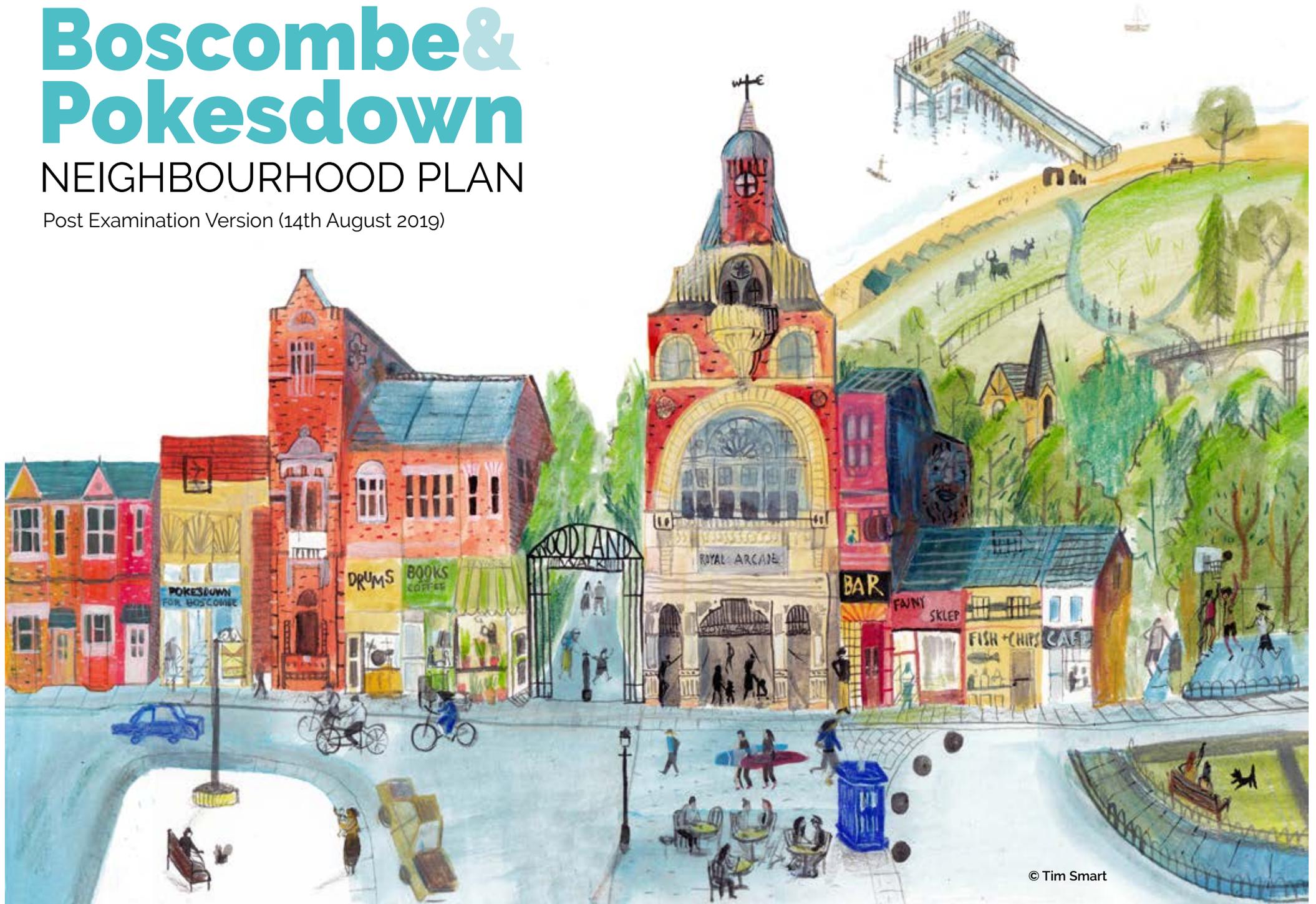


# Boscombe & Pokesdown

## NEIGHBOURHOOD PLAN

Post Examination Version (14th August 2019)



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## This document

### 1 This document

- 1.1** Boscombe and Pokesdown Neighbourhood Plan Forum is made up of people who live and/or work in Boscombe and Pokesdown within the borough of Bournemouth. It was established in 2016 when work commenced on a neighbourhood plan. The Boscombe and Pokesdown Neighbourhood Plan focuses on four themes, namely Heritage, Housing, Work, Shops and Services and Site Allocations.

- 1.2** This is a community-led plan, written by local people with support from our technical advisors, ECA Architecture & Planning. The plan aims to guide the future development, regeneration and conservation of the plan area.

- 1.3** **Digital copies of our plan can be downloaded from the following websites:**  
[www.bournemouth.gov.uk](http://www.bournemouth.gov.uk)  
[www.boscombepokesdown.org.uk](http://www.boscombepokesdown.org.uk)



## 2 Executive summary

- 2.1** Boscombe and Pokesdown Neighbourhood Plan (BAP NP) Forum comprises members who either live or work in the designated neighbourhood plan (NP) area. Members include residents, community activists, shopkeepers, business owners and ward councillors within the wards of Boscombe East and Boscombe West.
- 2.2** The community from Boscombe and Pokesdown decided to join up and prepare a joint NP in 2015 following various planning decisions and public realm alterations within the Forum's (the group that oversees implementation of the plan) boundary that they did not support. They were very concerned about the number of older buildings being replaced by contemporary developments of poor quality design, which provided only small flats and no family accommodation. They were equally concerned about the loss of retail floor space and the replacement of historic shopfronts. They were also concerned about the result of loss of green space where former front and rear gardens were lost to the new development and hardstanding to provide for greater number of cars.

- 2.3** Heritage is at the centre of the NP, as is the provision of family housing for which there is an overwhelming need. The Forum want people to stay in the area and for this to be an established sustainable place to live. The high street has a number of significant heritage assets and the Forum wish to celebrate these by having policies which will improve the public realm, renovate building façades and provide for a variety of uses so the vitality and viability of the area is improved.
- 2.4** The area has a number of regeneration initiatives taking place, but these are focused around Boscombe and there is little coordination between Pokesdown and Boscombe. The Forum is keen to ensure that the regeneration of the area is heritage-led and boosts local creative businesses. The area also contains a number of development sites and the Forum were keen to have an active say in what these sites are developed for. They want to ensure that these developments directly benefit the immediate environment and neighbourhoods in which they are located, and for the community to have a say in the planned delivery of infrastructure.

This NP therefore proposes 12 policies, as follows:

- BAP1:** The scale and density of development
- BAP2:** Good design for the 21<sup>st</sup> Century
- BAP3:** Shopfronts
- BAP4:** Open spaces
- BAP5:** Safe routes
- BAP6:** The number and type of new homes
- BAP7:** The quality of new homes
- BAP8:** Houses in multiple occupation (HMO's) and bedsits
- BAP9:** Christchurch Road
- BAP10:** Site allocations

- 2.5** A list of suggested projects and an implementation strategy is included in the final section and seeks to identify partners who can assist in the delivery of these policies together with potential funding sources.

### 3 Background

#### Who is Boscombe and Pokesdown Neighbourhood Plan Forum?

- 3.1 The Boscombe and Pokesdown Neighbourhood Plan Forum was set up under the Localism Act 2011 and formally adopted by Bournemouth Borough Council at their Cabinet meeting on 12 May 2016. The Forum has the power to prepare a neighbourhood plan. Work on the plan commenced in 2015 and has focused on four main themes: Heritage, Housing, Work, Shops and Services and Site Allocations.
- 3.2 The Forum is made up of key representatives from a defined geographical area which follows the ward boundaries of Boscombe West and Boscombe East.
- 3.3 Boscombe and Pokesdown Neighbourhood Plan Forum is chaired by Harry Seccombe and led by a working group of eight people and one technical advisor.
- 3.4 This plan has been prepared with support from ECA Community Interest Company, a planning and architectural practice with funding from My Community and Bournemouth 2026.

#### What is the Boscombe and Pokesdown Neighbourhood Plan?

- 3.5 The Boscombe and Pokesdown Neighbourhood Plan is a community-led plan, which aims to guide the future development, regeneration and conservation of the plan area. It contains a vision, aims and objectives. It contains planning policies and development principles for improving the area. Once adopted, the NP will form part of the statutory development plan and will need to be taken into account when all planning-related decisions are made, critically the determination of planning applications within the plan area.

#### What Area does the Plan Cover?

- 3.6 The NP boundary shown on Map 1 conforms with the neighbourhood forum boundary as approved by Bournemouth Borough Council on 12 May 2016. This is the boundary that was suggested by the Planning Authority. The Plan boundary follows the boundary of the combined wards of Boscombe East and Boscombe West.

#### What period of time does the plan cover?

- 3.7 The NP will form part of Bournemouth Borough Council's Development Plan. For this reason, it will cover the period up to 2026.



**Map 1** Neighbourhood plan boundary

□ Area Boundary



### 4 Meeting the basic conditions

- 4.1** Only a draft NP which meets Central Government criteria can be put to a referendum and be created.
- 4.2** The basic conditions are set out in para. 8(2) of Schedule 4B of the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. A Basics Conditions Statement is set out in the appendices. A neighbourhood plan can be made if it meets the following basic conditions:
- Has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - Contributes to the achievement of sustainable development; and
  - Is in general conformity with the strategic policies contained in the Development Plan for the area.
- 4.3** There is now an additional Basic Condition to be considered (since 28.12.2018). The Neighbourhood Planning (General) Regulations 2012 Section 2, para 1 states:
- “In relation to the examination of Neighbourhood Plans the following basic condition is prescribed for the purpose of paragraph 8(2)(g) of Schedule 4B to the 1990 Act-The making of the Neighbourhood Plan does not breach the requirements of

Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.” The Plan must also not breach, and otherwise be compatible with EU obligations and Human Rights requirements.

#### **Habitats Regulations Assessment of the Boscombe and Pokesdown**

#### **Neighbourhood Plan, Bournemouth, Footprint Ecology, May 2019**

- 4.4** A screening assessment to determine the need for an HRA in line with regulation and guidance was undertaken in 2018. The conclusion of that report was that a Habitats Regulations Assessment would not need to be carried out as it is not considered that any of the development proposed in the Boscombe & Pokesdown Neighbourhood Plan would be likely to have a significant effect on internationally designated wildlife sites (SAC, SPA or Ramsar).
- 4.5** However, following the European judgment the case of People Over Wind and Sweetman v Coillte Teoranta (C-323/17) (“Sweetman”) and the representations from Natural England to a number of Habitat Regulation Assessment consultations undertaken post the judgment, a further Habitats Regulations Assessment of the Boscombe and Pokesdown Neighbourhood Plan was

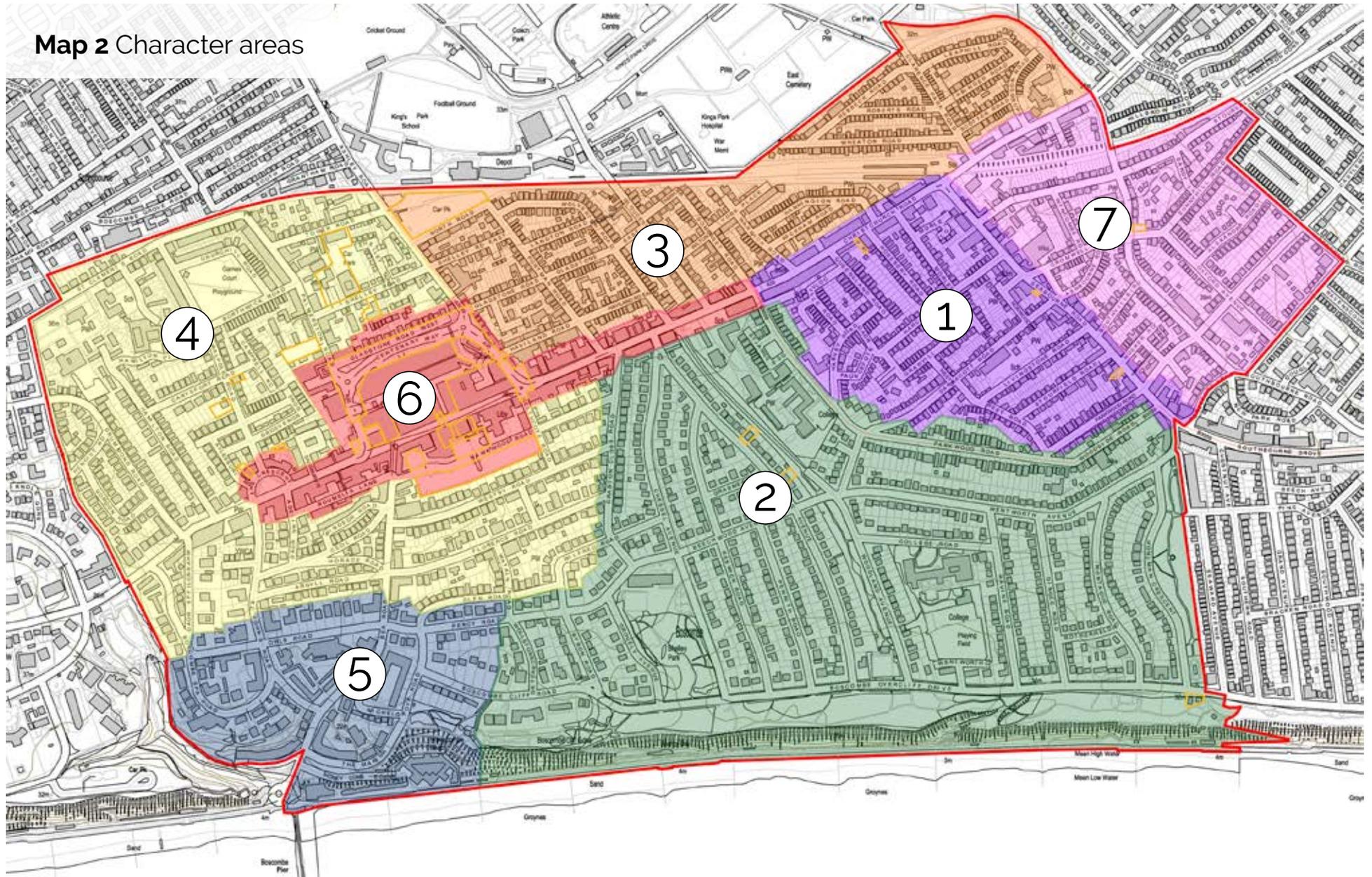
carried out by Bournemouth Christchurch and Poole Council in May 2019.

- 4.6** The Boscombe and Pokesdown Neighbourhood Plan area falls within the 400m to 5km zone of influence for the Dorset Heathlands SAC and SPA, defined by the Dorset Heathlands Planning Framework. The report records a screening for likely significant effects, and an appropriate assessment of identified risks through the key impact pathway of recreation pressure. The report makes the following conclusions:
- “The screening for likely significant effects only identified the impact pathway of recreation pressure as a result of the contribution of further housing within 5km of the Dorset Heathlands.
  - The screening assessment identified a number of minor text changes that do not alter the conclusions of the HRA but could be added to make positive additions in relation to the natural environment.
  - The appropriate assessment confirmed compliance with the Dorset Heathlands Planning Framework in relation to mitigating for recreation pressure, and recommended wording that should be added at an appropriate point within the Boscombe and

- Pokesdown Neighbourhood Plan.
  - In adopting this HRA report as their formal record of HRA, Bournemouth Christchurch and Poole Council considers its duties as competent authority under the Habitats Regulations to be fulfilled.
  - In conclusion, with the recommended text in place, which is set out below, there is certainty that strategic provision for Dorset Heathlands will be secured. No adverse effects on European site integrity can therefore be concluded".
- 4.7** Project level HRA and the provision of strategic SANG/HIP capacity will be the responsibility of Bournemouth Christchurch and Poole Council.
- 4.8** Residential development will need to adhere to the Dorset Heathlands Planning Framework, which includes developer contributions towards measures to mitigate for further recreation pressure on the Dorset Heathlands, which are recognised as being of international wildlife importance. Contributions include funding for measures to manage access within the European sites, and measures to provide other Suitable Alternative Natural Greenspaces (SANGs) and/or Heathland Infrastructure Projects (HIPs). As residential development proposals
- come forward for approval by the Council, project level HRA will be undertaken by the Council to confirm that the proposals will be accommodated within this strategic approach, including available capacity within strategic SANG and/or HIP.
- 4.9** The Boscombe and Pokesdown Neighbourhood Plan meets these basic conditions because:
- it is in general conformity with Development Plan policies, as contained in the adopted Bournemouth Local Plan Core Strategy (Adopted October 2012) and the Saved Policies in the Bournemouth Local Plan and other supplementary planning documents and guidance;
  - it seeks to preserve or enhance the character or appearance of the Conservation Area's listed buildings and their settings;
  - it is in accordance with policies contained within the National Planning Policy Framework (NPPF) and Guidance (NPPG), and European Planning Guidance;
  - it is based on a sound and robust evidence base;
  - it reflects the needs of the business and residential community;
  - it is a sustainable plan
- 4.10** A comprehensive list of relevant local, national and EU policies, and how the NP complies with these, is set out in the Basic Conditions Statement which is included as Appendix I.

About our area  
Character areas map

Map 2 Character areas





About our area  
Land use map

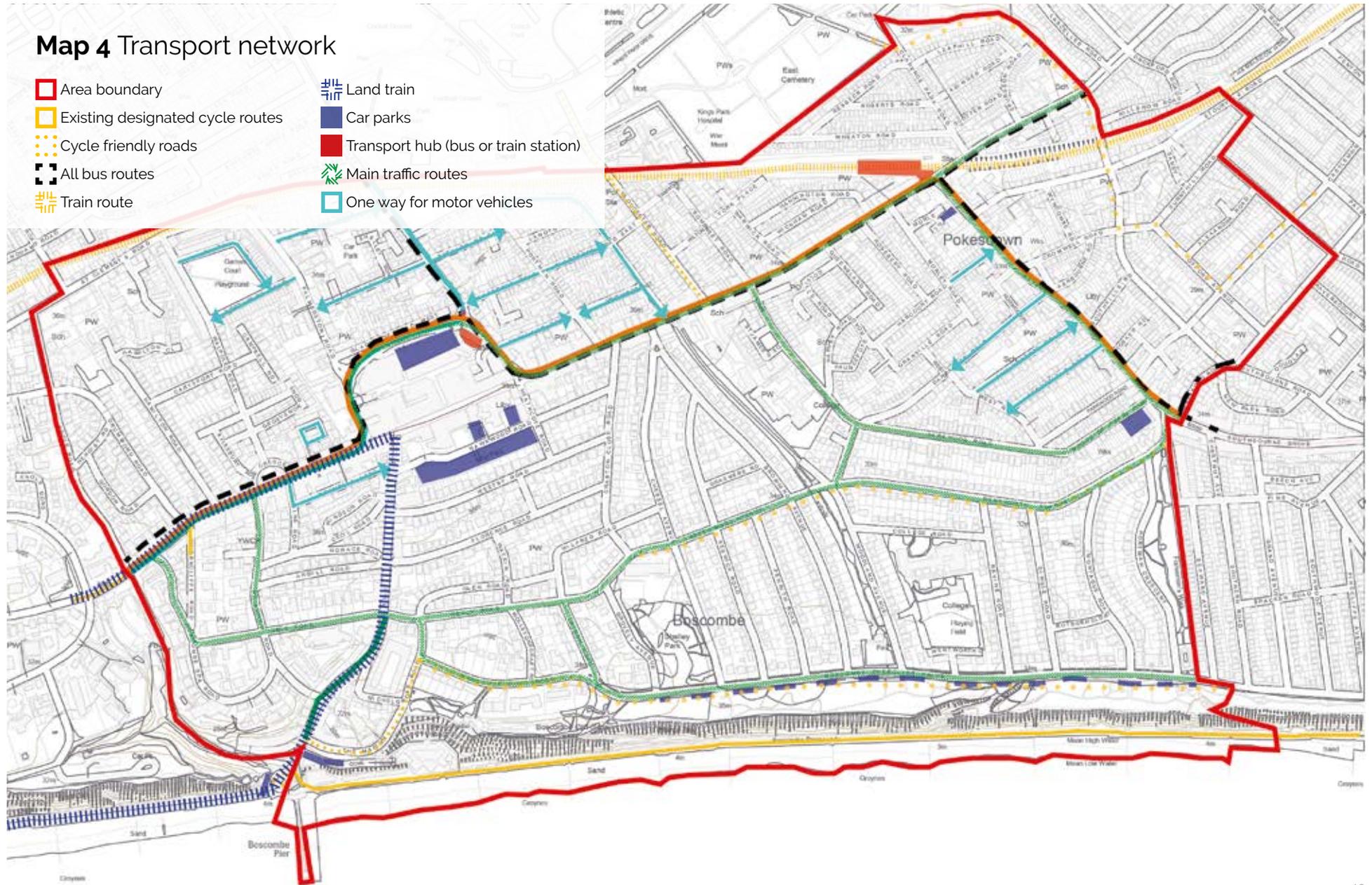
Map 3 Land use

- Residential
- Special residential  
(C2 use – care homes and supported housing)
- Public car parking
- Retail/Commercial
- Community
- Hotel/Tourism



### Map 4 Transport network

-  Area boundary
-  Existing designated cycle routes
-  Cycle friendly roads
-  All bus routes
-  Train route
-  Land train
-  Car parks
-  Transport hub (bus or train station)
-  Main traffic routes
-  One way for motor vehicles



## 5 About our area: area audits

Map 2 (page 9) shows the 7 character areas analysed in this section.



Location Plan



Land Use Plan



Main routes

## ANALYSIS AREA 1

### Location and Context

#### Context

This densely built up area stretches south of the main arterial Christchurch Road high street and comprises a mix of detached, semi-detached and terraced housing dating from the Edwardian period onwards. It has a tight urban grain and is predominantly of a domestic two-storey scale. It is a sustainable and accessible location, within easy walking distance to a number of shops, services and Pokesdown mainline station.

#### Land Use

Map 3 shows the land uses in the NP area. Pokesdown high street has become a business hub for furniture and antique dealers as well as vintage and retro clothing. These are interspersed with independent cafés, bars and retailers serving a niche market. There are a few larger commercial businesses located along Seabourne Road. The area to the south is residential in character with Pokesdown primary school centrally located.

#### Movement

Map 4 shows movement routes throughout the area. This section of the high street is part of a busy thoroughfare on the public transport link between Bournemouth and Christchurch, with no cycle lane. On-street parking exists along the high street providing access. Due to the tight urban grain, residential on-street parking constrains vehicle accessibility within the

compact street network. Good footpaths provide access to the high street and beaches to the south.

### Relevant Planning Policy

#### Bournemouth Core Strategy Policy

The commercial premises fronting Christchurch Road (1084-1126 and 1067-1125) and also the southern end of Seabourne Road from Wentworth Avenue north to Stourfield Road is designated a Secondary Frontage (Saved LP Policy 5.20). Planning permission is granted for uses other than A1 retail only under a number of circumstances including on the basis that it does not lead to an over-concentration of uses which will have an adverse affect on the area.



Shops on Christchurch Road

## Built Form

### Heritage Assets

The area contains a number of locally listed buildings such as The Pokesdown Centre on Christchurch Road and 136-144 Seabourne Road. There is evidence of a number of character buildings and a historical street network, however this is being eroded by some buildings suffering disrepair and infilling of more recent redevelopments.

### Public Realm

The tight urban grain creates a sense of enclosure to the residential street network with good natural surveillance. Generally footpaths are of good quality and provide safe access to the high street. The high street suffers from street



Pokesdown Village Green

clutter, which can interfere with access and is also interrupted by road junctions. Pokesdown Station is inaccessible for the disabled as the lift is broken. The station is manned part-time with someone at the ticket office and poorly lit.

### Management and Maintenance

The area surrounding the high street has a lot of daytime activity supported by a strong network of local retailers and residents that contribute to good community spirit in the area (Pokesdown Community Forum). The forum help maintain the area and campaign for improvements such as to Pokesdown Village Green and a lift for the station. The area has suffered some historical associations with crime and anti-social behaviour, which seems to be focused around the station.

## Opportunities for change

### Planning Policy:

The independent shopping hub of Pokesdown has become part of the identity of this part of the Christchurch Road. There is a need for planning policies that seek to improve and enhance the quality of shopfronts to upgrade the appearance of the area. This section of Christchurch Road also has a collection of historic buildings and shopfronts which could be improved and enhanced. There is a need to preserve and enhance historic buildings and provide good living conditions for residents above shops.

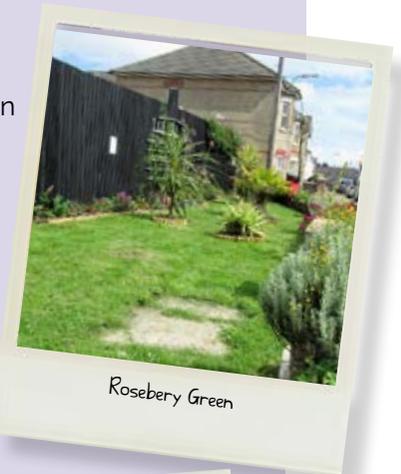
## Open Space

### Pokesdown Village Green

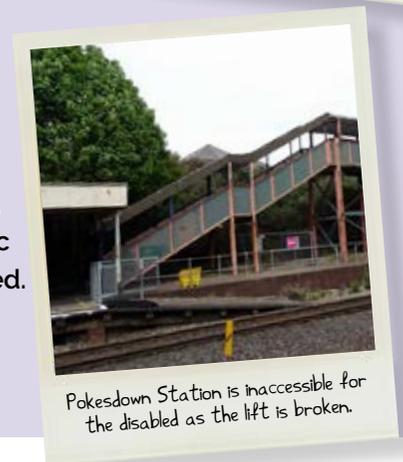
This is a community focal point recently improved with new landscaping, signage and an information board through the work of Pokesdown Community Forum.

### Rosebery Road green space

A small patch of green space on the corner of Christchurch Road and Rosebery Road with a bench.



Rosebery Green



Pokesdown Station is inaccessible for the disabled as the lift is broken.

## ANALYSIS AREA 2

### Location and Context

#### Context

This large area is predominantly residential, laid out in a strong linear pattern of development that stretches north and south from Beechwood Avenue, a tree lined road with a sylvan quality and is bounded by Christchurch Road to the north and includes the stunning beach and promenade to the south. Properties are generally detached, substantial dwellings set in spacious plots dating from the Victorian era.

Avenue has traffic control measures that provide good pedestrian and cycle access.

### Relevant Planning Policy

#### Bournemouth Core Strategy Policy

Under policy CS21 most of the area is protected from 'urban intensification'. New housing is only allowed if it is in accordance with the scale, character, appearance and density of the area and would not harm living conditions.

Shelley Park, Woodland Walk, Fisherman's Walk, the clifftop and beach are designated open spaces protected under Policy CS31. Parts of the clifftop area Site of Nature Conservation Interest (CS35) and have been designated a Local Nature Reserve, and the cliffs themselves are a Site of Special Scientific interest (CS34) where features, biodiversity and geodiversity should be preserved or enhanced.



The clifftop



Location Plan



Land Use Plan



Main routes

#### Land Use

This area is a predominantly residential in character with a sylvan quality. There are also a number of institutional uses with education and health buildings located at the Bournemouth Collegiate school, Chiropractic college, Thomas Garnet Primary School and the health centre at Shelley Manor. Shelley Theatre is a centre for local arts and theatre.

#### Movement

The main issue here is pedestrian access to the beach from Overcliff Drive, which, due to the steep clifftop has limited accessibility with only 3 footpaths to the beach, some containing steps. Due to the spacious and linear layout of the area it has good legibility and clear lines of sight and movement. Fisherman's Walk and Woodland Walk provide tree-lined footpaths linking Christchurch Road to the beach and Beechwood

## Built Form

### Heritage Assets

Boscombe Manor conservation area is within the south west of this area and is largely composed of detached villas built between 1895 and 1920. There are several buildings of outstanding quality. Shelley Manor Theatre is a Grade II listed building within the conservation area.

### Public Realm

The beach and associated promenade with its wide golden sand and natural undeveloped cliff top provides a significant amenity mainly used by local people and is therefore relatively quiet when compared to other adjacent beaches. The area benefits from traffic calming and parking measures to some roads e.g. along Parkwood Road, Beechwood Avenue and St James home

zone. Footpaths are of good quality and well lit. A pedestrian crossing exists outside the medical centre to control traffic and pedestrian access. Local parks are safe and well maintained, however Woodland Walk and Fisherman's Walk have poor natural surveillance and are poorly lit, which contributes to fear of crime.

### Management and Maintenance

Parks are generally well maintained, however both Woodland Walk and Fisherman's Walk could be enhanced with more appropriate lighting and/or art installations. St James residents association are active in managing and maintaining St James Square. Shelley Theatre are fund raising for investment into renovations that are needed for this to become a fully functioning cultural resource for the local community.

## Open Space

### The beach

Extensive white sandy beach and promenade. On Boscombe Overcliff there is a crazy golf and small play area, café and parking.

### Shelley Park

Area of recently refurbished public open space and tennis courts, which includes a children's play area. This is an important local amenity.

### St James home zone

Area of hard and soft landscaping lying outside of Corpus Christi School. Area includes benches and some play equipment.

### Woodland Walk

A tree lined footpath and cycle path linking Christchurch Road to the cliff top. Well landscaped but poor natural surveillance and lighting.

### Fisherman's Walk

Network of footpaths beneath trees providing access between Southbourne and the cliff top. The bandstand is a focal point for community events.

## Opportunities for change

### Planning Policy:

There is a need to protect the residential quality of the area from any further erosion by large blocks of flats or more informal conversions such as houses in multiple occupation (HMOs) serving the student population. This area has a good supply of green infrastructure and links to this from other parts of the plan area could be improved by better lighting enhancements to make routes safer.





Location Plan



Land Use Plan



Main routes

## ANALYSIS AREA 3

### Location and Context

#### Context

This built up area stretches north of Pokesdown High St and is predominantly pairs of semi-detached and terraced housing dating from the Edwardian period. It has a tight urban grain and is of a domestic scale. It is a sustainable and accessible location, within easy walking distance of shops and Pokesdown mainline station. It also adjoins Kings Park recreation ground to the north, outside the NP boundary.

#### Land Use

This area is dominated by residential uses and has a peaceful character, lying on the edge of the cemetery and Kings Park recreation ground. There is a stone masons located in the middle of the area set back from the residential street of Gloucester Road, one of several commercial premises in the area. Some new redevelopments including affordable housing are being developed in the western area.



#### Movement

The railway line cuts across part of this area which interrupts access to Kings Park. Generally there is good visibility and accessibility within the street network. This area provides a pedestrian and cycle link between Kings Park recreation ground and the residential area and beach to the south via either Kings Park Road or Gloucester Road. There is a need for safer crossings and traffic calming measures at the junctions where these roads meet Christchurch Road.

### Relevant Planning Policy

#### Bournemouth Core Strategy Policy

Urban intensification allowing more residential properties within 400 meters of the District Centre on Christchurch Road, Southbourne Grove and Southbourne Road is supported in Policy CS21 (Preferred Location for Housing) includes this area and could potentially open it up to flats and HMOs.

Core Strategy Policy CS41 seeks to conserve and improve townscape and ensure that all development is well designed and of a high quality.



Typical terraced and semi-detached housing

## Built Form

### Heritage Assets

The area contains a number of listed buildings at St James' Church and school and within the western area of Gladstone Road. There is evidence of a number of character buildings and the historical street network, however this is being gradually eroded by some newer infilling of more recent redevelopments.

### Public Realm

The residential street network generally provides good natural surveillance. Hannington Place is a substandard road that extends from



Grade II listed building 68 Gladstone Road, former British and Foreign School

Christchurch Road and joins York Place. Roads are generally wide enough to accommodate on-street parking without compromising legibility. Generally footpaths are of good quality and provide safe access to the high street to the south. There are a number of safe crossings along Christchurch Road, however these do not line up with pedestrian and cycle connectivity routes from Kings Park.

### Management and Maintenance

Pokesdown Community Forum help maintain the area and campaign for improvements including a lift for the station. They are working to make improvements to Hannington Place.

## Opportunities for change

### Planning Policy:

There is a need to protect the stock of family housing in this area and control urban intensification. The concentration of HMOs in the area has become problematic and brought about adverse effects to the quality of the environment and residential accommodation. There is a policy requirement to control the concentration of HMOs and improve living conditions in some parts of the plan area. There is a need to improve links between the station and the beach as well as access to the platform at the station, due to the broken lift.

## Open Space

### Kings Park

Large area of public open space, two children's play areas, indoor and outdoor bowls, athletics track, skate park, cricket field, football stadium and pavilion/cafe. This lies just outside the NP area, but is a local leisure and recreational resource.



Kings Park playground



Pokesdown Station



Graffiti in Hannington Place

## ANALYSIS AREA 4

### Location and Context

#### Context

This large area is predominantly residential comprising a mix of dwelling types and tenures including large detached dwellings, terrace housing, flats, open market housing, affordable housing, HMOs and specialist housing dating from the Victorian era onwards. The area has historical significance and comprises a number of listed buildings and conservation areas, as well as some more recent redevelopments.

#### Land Use

Land uses in this area are predominantly residential. There are two schools located in the northern area and two areas of public open space, the main one located at Churchill Gardens. There are a number of hotels within the southern section of this area, closer to the beach. The drug rehabilitation centre 'Providence Projects' is located along Walpole Road and a large health centre and clinic located along Shelley Road and Palmerston Road.

#### Movement

The area has a grid form of layout, which promotes good accessibility. On-street parking can constrain some routes especially around Churchill Gardens where roads narrow. Walpole Road, St Clements Road and Knole Road are used as cut through 'rat runs' to avoid congestion along Christchurch Road and can become hazardous for pedestrians and cyclists at peak times.

### Relevant Planning Policy

#### Bournemouth Core Strategy Policy

Urban intensification allowing more residential properties in this area is supported in Policy CS21 (Housing Distribution Across Bournemouth). New houses in multiple occupation (HMOs) are only permitted where no more than 10% of dwellings in the area adjacent to the application property are also HMOs (CS24).

Core Strategy Policy CS41 seeks to conserve and improve townscape and ensure that all development is well designed and of a high quality.



Location Plan



Land Use Plan



Main routes



Churchill Gardens Conservation Area



Churchill Gardens

## Built Form

### Heritage Assets

Churchill Gardens conservation area comprises good examples of late Victorian and Edwardian architecture. St Clements Church and school are all Grade II listed and the House of Bethany, now used as sheltered housing is Grade II listed. Boscombe Spa Conservation area is located within the southern part of this area and comprises a number of listed buildings.

### Public Realm

Given the high density of this area and the mix of tenures that exist and also school provision, there is limited provision of open



Listed Water Tower, 58 - 62 Palmerston Road

space, although Churchill Gardens is a well used park and community focal point. Traffic calming measures exist along school routes and Churchill Gardens where the road narrows. On-street parking within the dense street network can compromise legibility. There are no cycle routes.

### Management and Maintenance

The Churchill Gardens Conservation Area Management Plan was adopted in December 2015. This aims to improve housing standards in the area, partnership working between the council, Boscombe Regeneration Partnership and the local community and restore and enhance the significance of heritage assets.

## Opportunities for change

### Planning Policy:

The concentration of HMOs in this area particularly has given rise to adverse effects upon the living conditions and physical environment including anti-social behaviour and crime. There is a need to resist any new HMOs in this area and promote and encourage the development of high quality family accommodation.

There is a need to protect existing green spaces and upgrade these, as well as improve and enhance the road network and green links to make the area safer.

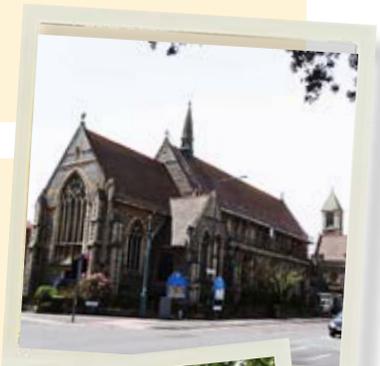
There are a number of development sites within the area that could be redeveloped to provide for the community's needs including family housing and community uses.

## Open Space

### Churchill Gardens

Area of open space with children's playground for a range of ages as well as basketball courts.

A well used local facility that has suffered from some problems of anti-social behaviour and dog fouling. This park contains some substantial trees and extensive lawn areas. There is potential for more features in the park to attract a wider age range.



Churchill Gardens

## ANALYSIS AREA 5

### Location and Context

#### Context

This smaller area has a unique character defined by the pier and beach. The layout of development here is not linear and the land falls away steeply towards the beach. Tourism uses and activities intersperse with residential uses in this area, which has a wealth of heritage assets being a holiday destination since the Victorian era. Buildings are generally a mix of older historical dwellings, some converted to flats, as well as large, modern redevelopments of flats. The area has undergone significant change following regeneration focussed on the 'reef' and Boscombe Pier.

#### Land Use

This area is predominantly residential in character, with a mix of other uses. There are more hotels in this area compared to other sub areas given the proximity to the pier and beach.

The tourism function of the area is supported by a number of pubs, cafés and shops located along the prom and Sea Road.

#### Movement

Sea Road links Boscombe town centre to the beach. Vehicle, pedestrian and cycle routes all lead to the pier and beach, which is accessible, although it is a steep gradient. Car parking is provided along Undercliff Drive to the west, outside the plan area, at a cost. The land train, a tourist facility, provides access between Boscombe and Bournemouth Main routes beaches and to Boscombe town centre.

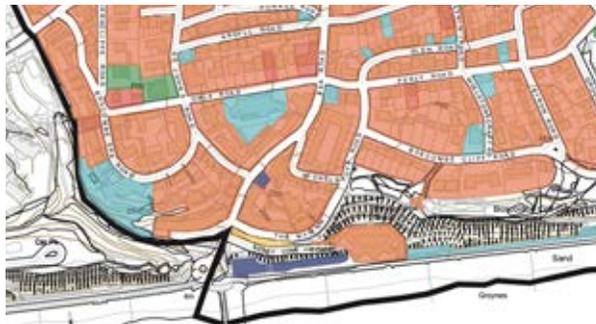
#### Relevant Planning Policy

##### Bournemouth Core Strategy Policy

Policy CS28 resists the loss of existing Tourist accommodation. Policy CS29 protects Tourism and cultural facilities. Policies CS39 and CS40 deal with heritage assets and the requirement to



Location Plan



Land Use Plan



Main routes



Looking towards Henisbury Head from Boscombe Pier

preserve or enhance their significance. The clifftop and beach are designated open spaces protected under Policy CS31. Parts of the clifftop are a Site of Nature Conservation Interest (CS35), and the cliffs themselves are a Site of Special Scientific interest (CS34) where features, biodiversity and geodiversity should be preserved or enhanced.

## Built Form

### Heritage Assets

Boscombe Spa conservation area is within most of this area and is largely composed of detached Victorian and Edwardian villas built between 1870 and 1910. There are several buildings of outstanding quality, including Grade II listed San Remo Towers and 9 Owls Road, Burlington Mansions, and the group of terrace townhouses along Windsor Road.

### Public Realm

The beach and associated promenade with its wide golden sand and natural undeveloped



Grade II listed San Remo Towers

clifftop provides a significant amenity for tourists and local residents. Public realm improvements funded by Boscombe Regeneration Partnership have enhanced the Pier and access to the beach and gardens. The promenade is well maintained, however some clutter exists around Urban Reef where the promenade narrows which can compromise legibility.

### Management and Maintenance

The beaches and parks are generally well maintained.



Boscombe Pier

## Opportunities for change

### Planning Policy:

The existing tourism function of this area has benefited from recent investment. There are policies in place to resist the loss of uses that contribute to the function of the area e.g. hotels. There is a need to maintain and upgrade existing safe routes in the area such as the promenade and network of streets off the main routes preferred by cyclists. The steep gradient on Sea Road is a barrier to movement. A new public transport bus/park and ride would attract more visitors from the beach to Boscombe central.

## Open Space

### The Beach

Extensive sandy beach and Promenade provide for a variety of formal and informal recreational activities, including surfing on the artificial reef. Other more specialist activities such as sailing can be done through adjacent shops.

### Boscombe Chine Gardens

Outside but adjacent to the boundary, this tree lined footpath and cycle path links Christchurch Road to the cliff top and includes landscaped and well lit gardens including children's play areas and basketball courts.

### Clifftop gardens

This attractive area of landscaped green space affords excellent clifftop views from its footpaths and benches.



## ANALYSIS AREA 6

### Location and Context

#### Context

This densely built up town centre area is focused along Christchurch Road running from its junction with St John's Road in the west to Parkwood Road in the east. Laid out in the Victorian and Edwardian period this area has been subject to substantial change although many of its historic buildings are still evident.

#### Land Use

Christchurch Road is a local shopping centre with a variety of convenience shops, including a Sainsbury's supermarket and some specialist comparison stores and services mainly within the fully occupied Sovereign Centre or recently renovated Royal Arcade. Residential flats occupy some upper floors, although many of the upper floors and shops are vacant. There is an apparent lack of offices and larger commercial premises/employment opportunities. The

Library on Heathcote Road is an important community hub and is an example of a good quality and well-designed new building.

#### Movement

This highly accessible location accommodates a small bus station but no designated cycle routes and limited cycle parking. There is a large car park on Hawkwood Road although on-street parking is limited. The central part of Christchurch Road is pedestrianised creating a sterile environment when the shops are closed. Vehicular movement north to south is restricted by one-way roads.

#### Relevant Planning Policies

##### Bournemouth Core Strategy Policy and Saved Local Plan Policies

The pedestrianised area including the Sovereign Centre is a designated Core Shopping Area where only A1, A2 and A3 uses are allowed, subject to certain criteria being satisfied. On the remaining secondary frontage (CS9 & Saved



Location Plan



Land Use Plan



Main routes



Royal Arcade: Significant heritage asset



The Crescent

Policy 5.20) development is allowed which maintains or improves the function, vitality & viability of the centre in relation to retail, cultural and community facilities and does not harm local residents amenities. The policy does not allow the loss of ground floor retail/commercial floorspace to residential use, although this often no longer requires planning permission.

Policy CS21 allows 'urban intensification' i.e. flats with limited car parking here and new HMOs are only restricted where there are others in the vicinity (CS24).

## **Built Form**

### **Heritage Assets**

The Crescent is located in the Boscombe Spa Conservation Area. There are only two listed buildings including the Royal Arcade (1892) which is an imposing mixed use building in the 'mixed renaissance style' also 506 Christchurch Road (opposite).

There are numerous fairly significant Edwardian and Victorian buildings which afford no statutory heritage protection, many of which have undergone some unsympathetic alterations in the past. Many of these premises are also under used and have good potential for re-use and renovation.

### **Public Realm**

The public realm includes an extensive pedestrian area which is made up of some poor

quality paving materials. But this is a vibrant area in the daytime and has potential. A new shared space on the junction of Christchurch Road and Centenary Way incorporates high quality materials although members are concerned that this remains a dangerous crossing. Centenary Way and its associated underpasses are outdated and intimidating areas.

### **Management and Maintenance**

Issues relating to antisocial behaviour in the parks and open spaces make the area less attractive especially in the hours of darkness.



Cafés and shops on the pedestrian precinct

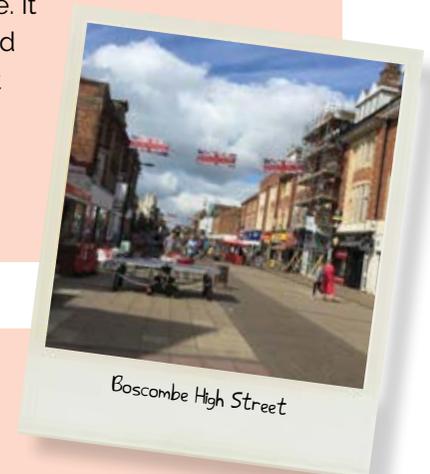
## **Open Space**

### **The Crescent**

This 'pocket park' was recently renovated in a 'conservation style' and contains benches, a lawn area, borders and large trees. Well used by dog walkers although there are some anti-social behaviour issues.

### **Boscombe High Street**

The large pedestrianised zone known as Boscombe High Street is a significant local amenity and vibrant thoroughfare during the daytime. It contains tables and chairs for adjacent cafés and a street market 2 days a week.



## **Opportunities for change**

### **Planning Policy:**

This area represents the greatest opportunity for change, with some potential redevelopment sites. There is a need to stimulate activity and investment in the high street and Sovereign Centre and also a need for office and small to medium sized commercial floorspace. There is a need to improve shopfronts and public realm and create more night time activity. A high concentration of HMOs in the area immediately surrounding this has given rise to adverse effects on the physical and social environment. There is a need to review this.

**About our area**  
Area audits  
AREA 7

## ANALYSIS AREA 7

### Location and Context

#### Context

This built up area stretches south east of Pokesdown and comprises mainly detached and pairs of semi-detached and terraced housing dating from the Edwardian period. The area is generally of a domestic, two storey scale. It is a sustainable and accessible location, within easy walking distance of shops and services in Pokesdown and Southbourne, as well as the mainline station.

#### Land Use

Seabourne Road extends south from Christchurch Road to join Southbourne Grove and is characterised by a mix of residential and commercial uses including hairdressers, takeaways and retail shops. Pokesdown and Southbourne Library and The Good Play cafe is along here. The Stourvale Centre is a community centre located on Stourvale Road east of the area. The area is predominantly residential.

#### Movement

This section of Christchurch Road is part of a busy thoroughfare on the public transport link between Bournemouth and Christchurch, with no cycle lane. On-street parking exists along most streets. Due to the tight urban grain, residential on-street parking constrains vehicle accessibility within the compact street network. Good footpaths provide access to Southbourne shops and Kings Park recreation ground.

### Relevant Planning Policy

#### Bournemouth Core Strategy Policy

The commercial premises fronting Christchurch Road & southern end of Seabourne Road from Wentworth Avenue to Stourfield Road is a designated Secondary Frontage (Saved LP Policy 5.20) where planning permission is granted for uses other than A1 retail, only in some circumstances. Urban intensification allowing more residential properties within 400



Location Plan



Land Use Plan



Main routes



Shops on Seabourne Road



Pokesdown and Southbourne Library

meters of the District Centre is supported in Policy CS21 and could potentially open up this area to flats and HMOs subject to policy CS24.

## Built Form

### Heritage Assets

The area contains a number of locally listed buildings including two along Southbourne Road. There is evidence of a number of character buildings and the historical street network, however this is being gradually eroded by infilling of more recent redevelopments.

### Public Realm

On-street parking can compromise legibility within residential streets. Generally footpaths are of good quality and provide safe access. Pokesdown Station is inaccessible for the disabled as the lift is broken. The station is unmanned and poorly lit. Access to Kings Park for recreation and leisure activity is focused on one main route via Southbourne Road and Kings

Park Drive. A pedestrian crossing and cycle paths exist on this section of Christchurch Road to aid accessibility.

### Management and Maintenance

Pokesdown Community Forum and Southbourne Traders Association help maintain the area. Southbourne-On-Sea Business Association work to improve the business environment for Southbourne and stimulate investment.



Kings Park nursery on Kings Park Drive

## Open Space

### Kings Park

Large area of public open space including two children's play areas, indoor and outdoor bowls, athletics track, skate park and cricket field and pavilion/cafe. This lies just outside the NP area, but is a local leisure and recreational resource, accessible from this area via Southbourne Road and Kings Park Drive.



Locally listed building Seabourne Road, Southbourne

## Opportunities for change

### Planning Policy:

With such a cohesive network of residential streets, this area has limited opportunity for change. Accessibility to the station and Kings Park is compromised by Christchurch Road and the railway line and there is a need for improved and safer pedestrian routes between Pokesdown Station and the clifftop and beach. There is a need to maintain and stimulate investment within the secondary retail frontage along Seabourne Road.



Public parking and flats

## Our vision, aims and objectives

### 6 Our vision, aims and objectives

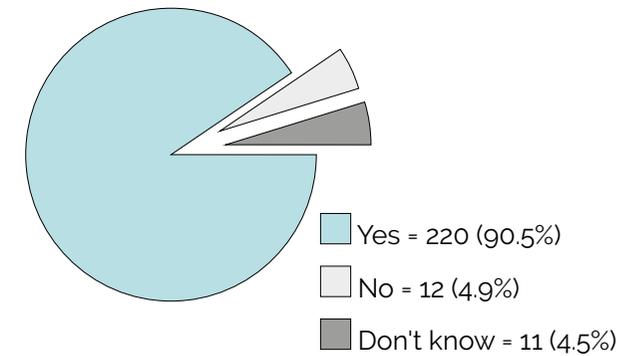
The Vision and Aims for the plan came about as a result of public consultation with the wider forum. This was undertaken through a workshop with members and an on-line survey. Some of the results are collated here.



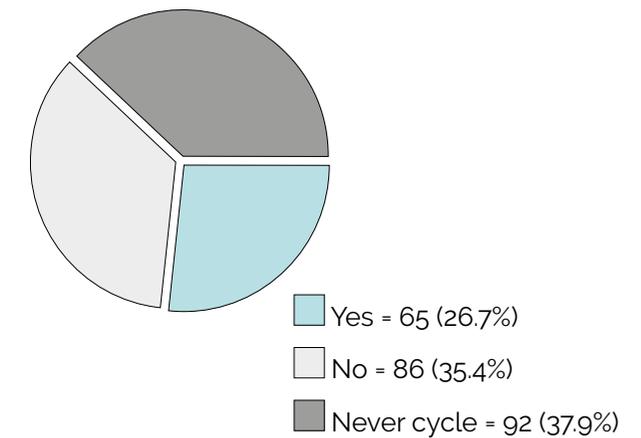
Some examples of questions asked and responses.

**Aim 8:** Identify what makes the neighbourhood unique in terms of its social and heritage assets, and create policies which preserve and enhance these assets for the next generation.

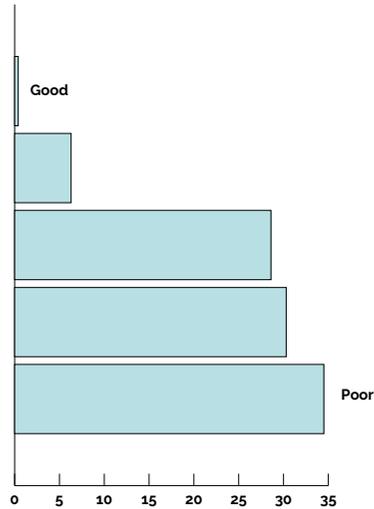
**Q.8.1:** Do you agree with this aim?



**Do you feel safe cycling through the area?**

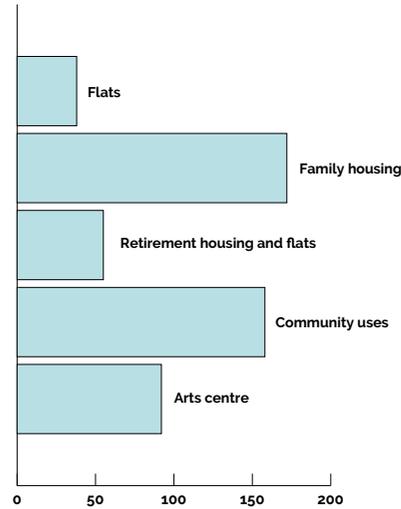


What do you think about the quality of Pokesdown Station?



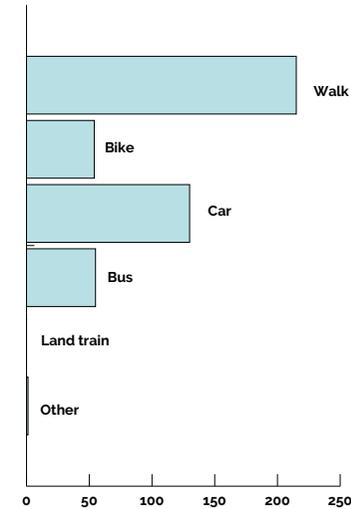
Good: 1 = 1 (0.4%)  
 2 = 15 (6.3%)  
 3 = 68 (28.6%)  
 4 = 72 (30.3%)  
 Poor : 5 = 82 (34.5%)

What should large redevelopment sites be used for?



Flats = 38 (15.8%)  
 Family housing = 172 (71.7%)  
 Retirement housing and flats = 55 (22.9%)  
 Community uses = 158 (65.8%)  
 Arts centre = 92 (38.3%)

How do you get to the shops?  
 Tick more than 1 if applicable.



Walk = 215 (87.8%)  
 Bike = 54 (22%)  
 Car = 130 (53.1%)  
 Bus = 55 (22.4%)  
 Land train = 0 (0%)  
 Other = 3 (1.2%)







Figure 3: 'What would you like to see less of?'



Figure 4: 'What would you like to see more of?'

## Our vision, aims and objectives

### Vision

The vision for the Boscombe and Pokesdown NP area in 20 years time is a desirable place to live, work and visit which is well-connected, prosperous, healthy and safe. All new development will be high quality and meet the existing community's needs without compromising the environment for future generations. Development will integrate with the social and historic fabric of the area and there will be good facilities for the whole community.



### Aim 1

Establish a clear vision and list of priority improvement projects for the NP area that most people support.

### Aim 2

Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.

### Aim 3

Improve access by all means of transport throughout the area particularly to and from the beach and make it easier to use public transport.



### Aim 4

Improve public parks, spaces and streets with a focus on designing out crime by providing safe, well-lit routes between key areas.

### Aim 5

Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of existing buildings and spaces for uses which the community wants and needs.

### Aim 6

Provide a desirable environment to do business.

### Aim 7

Make the best use of land by identifying sites that are under-used and have potential to be redeveloped for uses which meet the community's needs, identifying delivery mechanisms with key partners.

### Aim 8

Identify what makes the neighbourhood unique in terms of its social, heritage and community assets and create policies that protect, preserve and enhance these assets for the next generation.

### Aim 9

Change the perception of the neighbourhood by promoting it as a historic, thriving community by making it the most desirable place to live and/or work in the borough.

From the aims we devised four policy themes:

**Heritage**

Making the best of our natural and built environment and reducing crime.

**Homes**

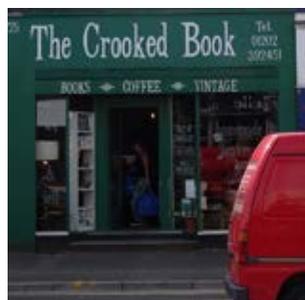
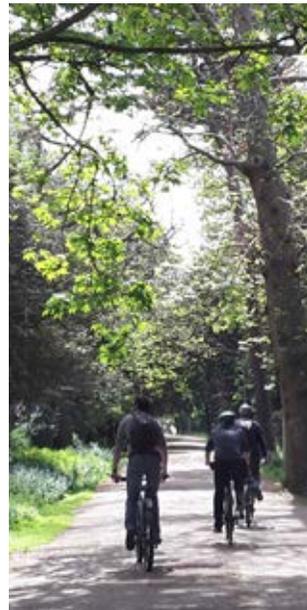
Providing homes that we need.

**Work, Shops and Service**

Preserving and enhancing Boscombe and Pokesdown high streets for employers, shoppers and the whole community.

**Sites**

Allocating sites for uses which the community needs.



**Map 5** Boscombe & Pokesdown Neighbourhood Plan:  
Proposals Map



**Legend**

-  Area Boundary
  -  BAP4: Proposed cycle connections
  -  BAP5: Proposed safe route
  -  BAP4: Open Spaces
  -  BAP4(8): Proposed transport hubs
  -  SAxx BAP10: Site Allocations
  -  Train Route
  -  BAP2: Proposed locally listed buildings & parks
1. Brewhouse & Kitchen, 147 Parkwood Rd
  2. Gainsborough Court, Cromwell Rd
  3. Memorial Stone, opposite 1 Chessel Ave
  4. Mead Court (Brewery) 27 Southbourne Rd
  5. 16 Wilfred Road
  6. Hampden Lane (all buildings)
  7. Southbourne Library
  8. Fisherman's Walk
  9. Pokesdown Station, Christchurch Rd
  10. 2 Percy Rd
  11. Portman Hotel, 97 Ashley Rd
  12. 2-48 North Rd
  13. NHS Hospital, 11 Shelley Rd
  14. Rosebury Park Church, Christchurch Rd
  15. Flower Shop, 739 Christchurch Rd
  16. The Bell Pub, 915 Christchurch Rd
  17. 3 Wickham Rd
  18. 25 West Rd
  19. 40 Florence Rd
  20. St Georges Methodist Church & Church Hall
  21. 661 - 685 Christchurch Road
  22. 'New Park' shopping terrace, 630 - 654 Christchurch
  23. Woodland Walk



## 7 Our policies

Our policies are arranged into four themes and this is represented in map form in the BAP Proposals Map 5:

### Heritage

Making the best of our natural and built environment and reducing crime

### Homes

Providing homes that we need

### Work, Shops and Service

Preserving and enhancing Boscombe and Pokesdown high streets for employers, shoppers and the whole community

### Sites

Allocating sites for uses which the community needs

## Theme One: Heritage

### Making the best of our natural and built environment

#### Background to our heritage policies

- 7.1 Pokesdown and Boscombe have origins tracing back to the Bronze Age with a complex history of affluence poverty, enterprise, ancient relics and even a possible Saint!
- 7.2 Settlement of the area can be traced back to the 16th Century: the earliest mention of the name 'Boscombe' is in 1574 when Boscombe was regarded as one of the 'most likely places for an enemy to land' (Michael Stead, A history of our village, fn. 24). Boscombe (then Bascombe) and Alum Chine both appear on John Norden's map of 1595 (The Liberty of Westover, 1912), which notes that the 'Cliffs extend along practically the whole of the coast, their average height

being about 100 ft'. Boscombe, Pokesdown and Southbourne existed as outlying heathland, farmland, woods and scattered cottages until the mid-19th century and some of these cottages survive today, especially in the Pokesdown area.

- 7.3 Buildings in Pokesdown generally date from an earlier period than Boscombe, being originally centred around a farm that had become a village with its own parish church by 1860. The high-density terraced housing built in the mid- to late-19th century attracted an increasing number of working people and Pokesdown Station opened in 1886 followed by Boscombe station in 1897. Between 1871 and 1881 the census population of Bournemouth tripled from 6,507 to 18,590 as the area emerged from a rural way of life to one of tourism and trade (Streets of Bournemouth, Michael Stead).



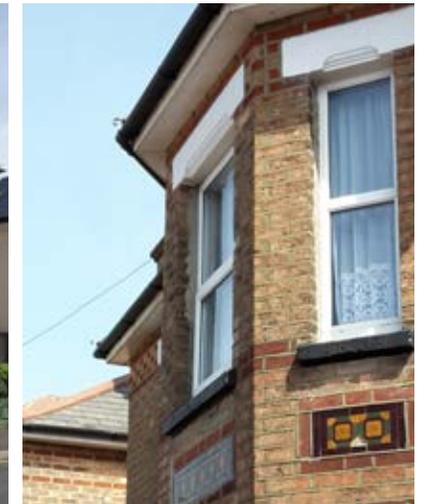
Image: Alwyn Ladell - Flickr



Image: Alwyn Ladell - Flickr



Image: Pokesdown Community Forum



**7.4** The latter part of the 19th century saw the rapid growth of Bournemouth and its satellite settlements. This was Boscombe's heyday when the area grew rapidly and The Royal Arcade and many other grand shops and villas were built, accommodating boarding houses especially along Christchurch Road and Boscombe Spa.

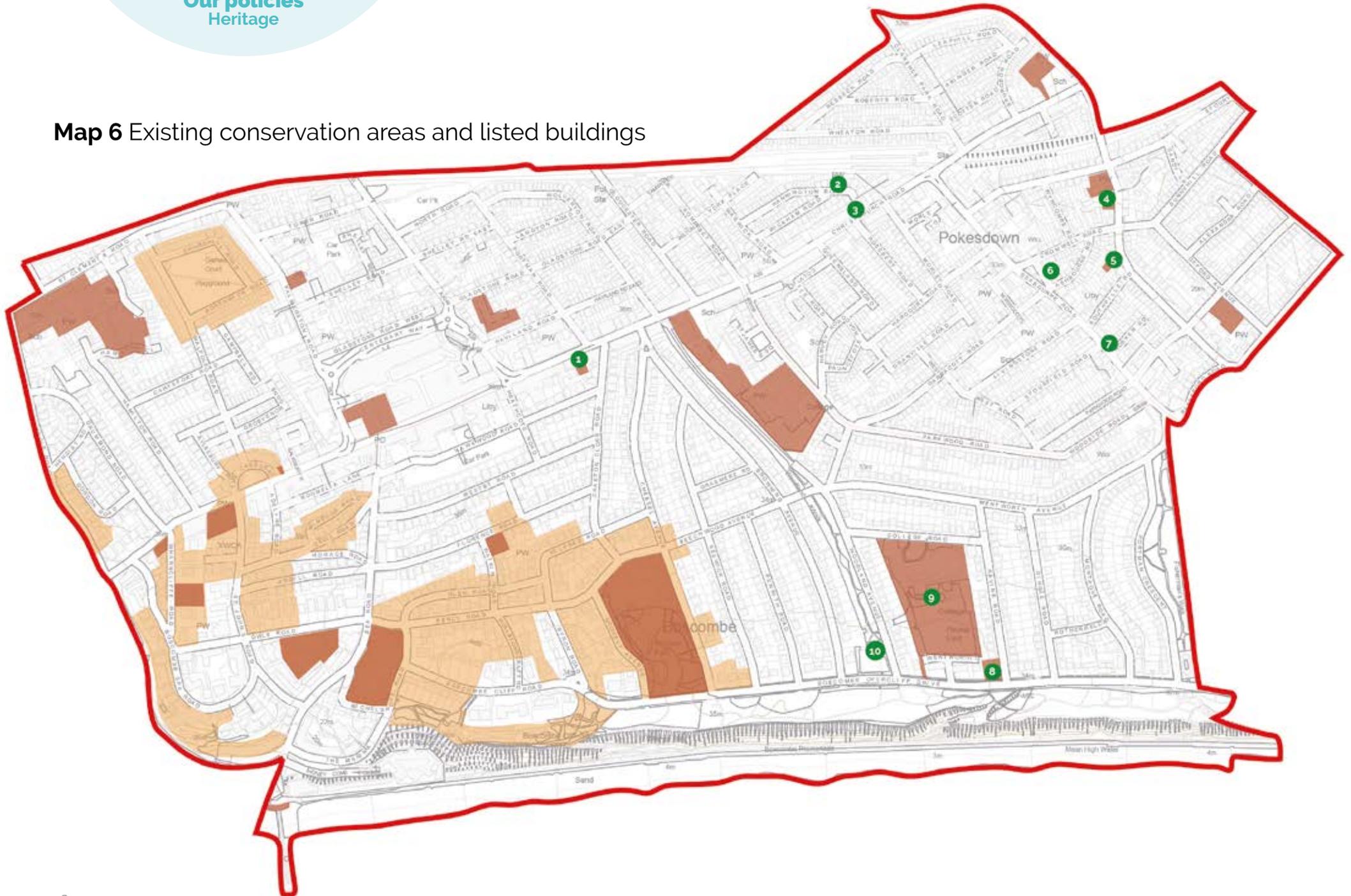
**7.5** The character area audits and assessments confirm that the area today is still characterised by historic buildings dating predominantly from the mid-19th to the mid-20th century. Some buildings have been replaced with infill developments and others have undergone significant alterations and extensions to accommodate modern-day

uses. It is recognised that over time the significance of many heritage assets in the area, including designated and non-designated assets, has been harmed. It is also recognised that there has been a lack of understanding of the real wealth of heritage assets in the NP area, which has led to inappropriate changes and harm to character and significance. Two of the three Conservation Areas within the NP area, namely Boscombe Manor and Boscombe Spa, do not have Conservation Area appraisals and/or Management Plans and so lack a cohesive understanding of their character and how it can be managed appropriately. Map 6 shows conservation area boundaries and listed buildings within the Plan area.

**7.6** There are generally (but not exclusively) five types of building in our area:

- Cottages dating from the 1820s, predominantly two floors;
- Victorian and Edwardian terraced housing and small businesses, predominantly two floors;
- Large Victorian Villas dating from 1880 predominantly seen in Boscombe West and Boscombe Spa, the majority with three floors;
- 19th-century commercial properties which are predominantly in retail uses along Christchurch Road and Seabourne Road;
- Contemporary 20th and 21st Century infill developments of between three and five storeys, predominantly in high-density residential areas.

Map 6 Existing conservation areas and listed buildings



**Legend**

Existing Conservation Areas

Existing Listed Buildings

Area Boundary

Existing Locally Listed Buildings:

1. Bournemouth Gas and Water Company, 709 Christchurch Road
2. Metropolitan Community Church, Hannington Road
3. Pokesdown Clinic, 896 Christchurch Road
4. 5 & 7 Southbourne Road
5. 21 Southbourne Road
6. Cobden Cottage, 4 Seabourne Place
7. Shopping parade, 136 - 144 Seabourne Road
8. Tudor Cottage, 48 Boscombe Overcliff Drive
9. Bournemouth Collegiate School, College Road
10. Boscombe Bowling Pavilion, Woodland Walk



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum

Members of the Pokesdown Council and their Officers.  
Photograph taken 18th November 1901 at Stourfield House.

Standing L to R  
G. Weisman, Manager of bus Company; G. Fall, Contractor; W. Potts, Assistant Surveyor; E. Burt, Solicitor and Clerk to the Council; E.W. Ingamells, Surveyor; J. Morley, Rate Collector; - Plummer, Treasurer; J. Bridle, Builder.

Seated L to R  
C. Sturney, Nurseryman; G. Cottman, Wine merchant; A. Wrenn, butcher; R. Parson, Dairyman; Corbin Harris, Contractor; W. Bolton, Postmaster; J. Carter, Builder; H. Hook, Oil merchant; W. Butler, Retired farmer.



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum



Image: Pokesdown Community Forum

## BAP1: The scale and density of development

### What are the relevant Aims?

- 7.7** The NP contains nine Aims, three of which are relevant to this theme, as follows:
- **Aim 2:** Provide better and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least 2 bedrooms throughout the area, subject to site opportunities and constraints;
  - **Aim 8:** Identify what makes the neighbourhood unique in terms of its heritage and community assets, creating policies that protect, preserve and enhance these assets for the next generation;
  - **Aim 9:** To change the perception of the neighbourhood by promoting it as a historic, thriving community by making it the most desirable place to live and/or work in the borough.

### What is the evidence?

- 7.8** The National Planning Policy Framework (NPPF) seeks to boost housing supply significantly and para. 47 allows local planning authorities to set out their own approach to housing density to reflect

local circumstances. In addition, para. 50 states that in order to deliver a wide choice of high quality homes, local planning authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

- 7.9** Policy CS21 of the Bournemouth Core Strategy lays out the spatial strategy for the borough, but does not set specific housing densities for areas. Instead it directs different amounts of housing to the following areas:
- A: Bournemouth Town Centre – 1500-2000 dwellings between 2011-2026;
  - B: Within 400m of a district centre – 2000-3000 dwellings between 2011-2026;
  - C: Within 400m, of key transport route – 1500-2500 dwellings between 2011-2026.

- 7.10** The Core Strategy Key Diagram confirms that a large amount of the NP area is within Zones B and C, the area within 400m of the district centre of Boscombe and 400m of the key transport route of Christchurch Road. As a result this area has witnessed significant change in recent years leading to an intensification of development at higher densities than elsewhere in the borough.

- 7.11** The Forum is very concerned that in some instances these developments have given rise to cramped living conditions, adverse impact upon residential amenity, insufficient car parking and lack of outside amenity space putting pressure on the adjacent public realm, as well as on schools, health and social services and the Police. From consultation with members it is evident that this is a real issue. People have said time and time again that there are significant problems with drugs, homelessness, poor living conditions, litter, dog waste, overgrown front gardens and anti-social behaviour. These are symptoms of people living in high housing densities in an area that simply does not have sufficient private amenity space, shops, services and transport to mitigate against the effects.

- 7.12** Boscombe Spa (Character Area 5) and Boscombe West (Character Area 4) in particular contain some large detached villa properties, which contribute positively to the character of the area. The gardens and spaces between these buildings should be retained and proposals resisted where they result in the loss of gardens or buildings taller than adjacent villas as this is likely to undermine the architectural character of buildings, which remain undeveloped.

- 7.13** This NP seeks to control the residential densities of new development in order to:
- Preserve the character and appearance of the area;
  - Create well designed homes that people want to live in;
  - Improve the reputation of the area by celebrating its heritage.

**Appropriate densities for Boscombe and Pokesdown**

**7.14** A balance needs to be struck between ensuring that land is not wasted and development is appropriate to the character and wider amenity of the area. As set out above, the NPPF enables local authorities to set its own densities. But there are no prescribed densities in the adopted Bournemouth Development Plan.

**7.15** A review of various guidance on densities has been carried out, including numerous local and national case studies as set out below and also contained within the CABA Guidance 'Better Neighbourhoods: Making higher densities work'. The plan area is best matched to the description in this document, 'Central, accessible, urban location, but not a City Centre with 24/7 access to regular public transport, good quality open space, shops and services'. The density gradient set out in the CABA guidance suggested that a density between 69 dwellings per hectare (sustainable urban density) and 93 dwellings per hectare (Central accessible urban density) would be appropriate. This would correlate with the findings of our local case studies.

**7.16** We calculate densities by measuring the number of units/dwellings on a site and dividing it by the site area, so

$$\frac{\text{dwellings}}{\text{hectares}} = \text{density (dwellings per hectare (DPH))}$$



Address	Development	Density (calculated at dwellings per hectare)
<b>Poor examples of development in the BAP area</b>		
2 Cromwell Road	34 flats on 0.23 ha	147 dph
8 and 8a Roumelia Lane	8 flats on 0.03ha	266 dph
16 Walpole Road/corner with Carysfort Road	8 flats on 0.035ha	228 dph
<b>Good examples of development in the BAP area</b>		
37 Harcourt Road	2 x houses and 7 flats on 0.08ha	112 dph
36 Browning Avenue	2 flats on 0.07 ha	28 dph
24 Browning Avenue	3 flats on 0.064 ha	46 dph

## What is higher density development?

The following table shows that density itself should not be viewed as a reliable guide to the form or quality of residential development.



An average dwelling size of four bedspaces has been assumed throughout this table although it should be noted that this is higher than the average household size in the UK.

Density gradient	Units/Ha	Persons/Ha
Low density detached – Hertfordshire	5	20
Average net density – Los Angeles	15	60
Milton Keynes average 1990	17	68
Average density of new development in UK 1981–91	22	88
Minimum density for a bus service	25	100
Private sector 1960s/70s – Hertfordshire	25	100
Inter-war estate – Hertfordshire	30	120
Private sector 1980s/90s – Hertfordshire	30	120
Hulme – Manchester 1970s	37	148
Average net density London	42	168
Ebenezer Howard – Garden city 1898	45	180
Minimum density for a tram service	60	240
Abercrombie – low density	62	247
New town higher density low-rise – Hertfordshire	64	256
Sustainable urban density	69	275
Victorian/Edwardian terraces – Hertfordshire	80	320
Abercrombie – medium density	84	336
Central accessible urban density	93	372
Holly Street – London 1990s	94	376
Holly Street – London 1970s	104	416
Abercrombie – high density	124	496
Hulme – Manchester 1930s	150	600
Average net density Islington – 1965	185	740
Singapore planned densities 1970s	250	1,000
Kowloon actual	1,250	5,000

**BAP1:  
The scale and density of development**

The retention of all buildings of architectural or local heritage value will be supported, in order to preserve the historic character and amenity of the area, save building materials and not exacerbate pressure on existing services.\*

Proposals should reflect the character of the area in terms of:

- I. the general height in adjacent and original buildings;
- II. the plot widths of adjoining buildings and sites;
- III. the spaces between buildings which should not be infilled even in low density areas;
- IV. including organic and animated roofscapes and elevations;\*\*

- V. the density of residential development which should not exacerbate existing overcrowding and pressure for on-street parking;

Residential densities in excess of 100 dph will not be supported unless it can be demonstrated that it is necessary for viability or to meet identified housing need.

All applications affecting Conservation Areas and/or heritage assets or their settings must comply fully with the requirements of national and local policy.

Continued on next postcard →



\*Proposals involving the demolition of existing buildings will not be supported unless there are exceptional circumstances to justify this which include: (1) the building is of poor quality design and out of keeping with the wider character of the area; (2) there is evidence that the building is not structurally capable of retention and conversion; (3) there is clear evidence that the development would bring substantial community benefits such as major employment opportunities.

\*\*\*'Organic and animated roofscapes' are defined as roofs with variation in height, profile and form including pitched, gabled and flat roofs. 'Organic and animated elevations' are those which contain windows and doors at various floor levels, built on varied planes using a varied palette of materials.

## BAP2: Good design for the 21st century

### What are the relevant Aims?

**7.17** This policy stems from three of the Aims of the NP as follows:

- **Aim 5:** Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of our existing buildings and spaces for uses that the community wants and needs.
- **Aim 8:** Identify what makes the neighbourhood unique in terms of its heritage and community assets, creating policies that protect, preserve and enhance these assets for the next generation.
- **Aim 9:** To change the perception of the neighbourhood by promoting it as a historic, thriving community by making it the most desirable place to live and work in the borough.

### What is the evidence?

**7.18** The Forum wishes to protect identified assets to ensure that all development proposals preserve or enhance the historic environment taking account of its social history and the wider character of the area, which makes it so unique. Forum members have described the area

as 'quirky' with 'heritage and history' at its heart. Its coastal location, long stretches of white sandy beach and a significant clifftop with its associated nature reserve also make this a very special place and attractive to visitors.

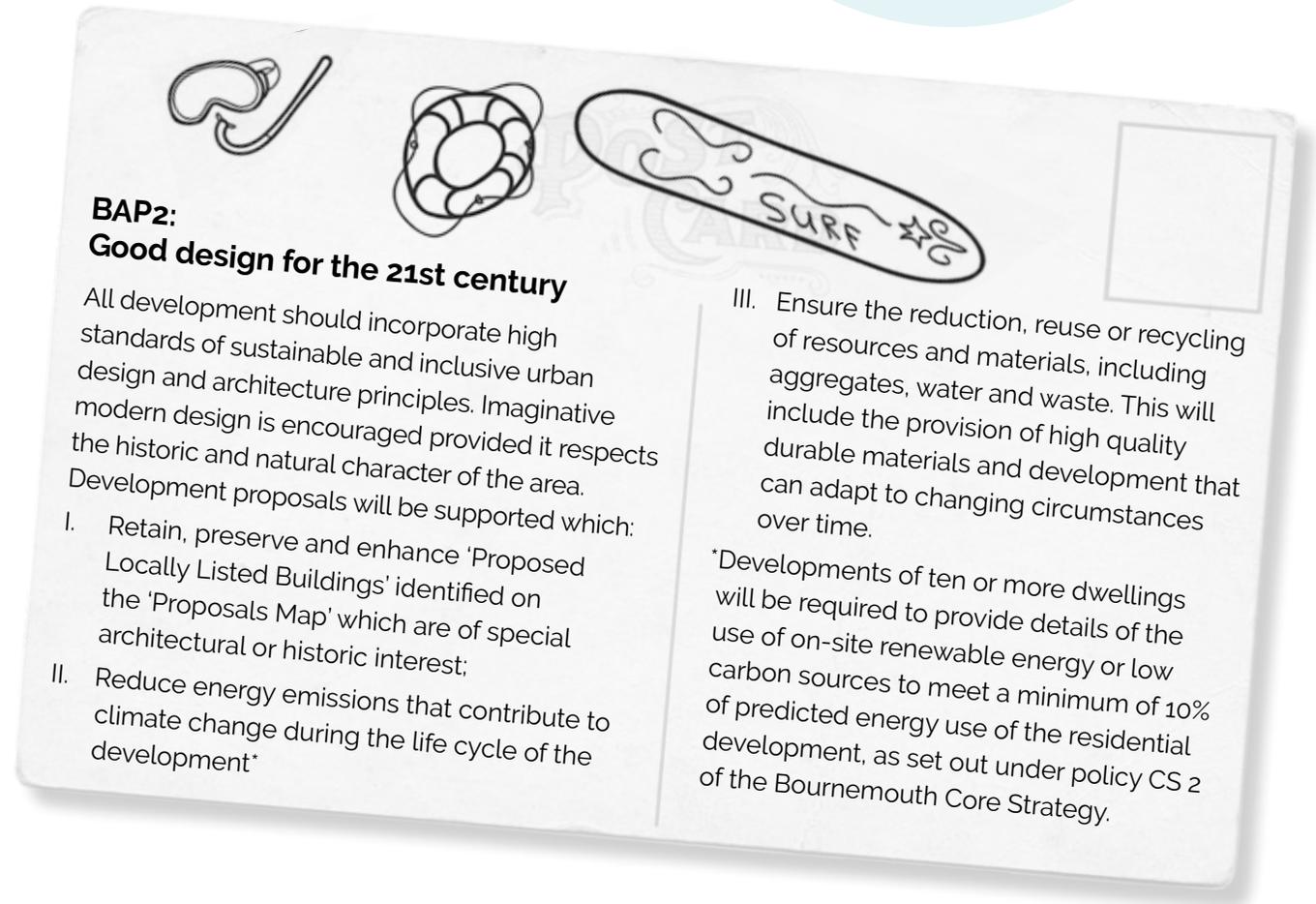
**7.19** However, very few people linger and stay in Boscombe and Pokesdown centres. Visitors' perceptions of the area are that there are too many boarded-up shops and they don't want to stay and linger. Members of the Forum also think these dead frontages contribute to poor appearance of some parts of the high street. Pokesdown Community Forum receives regular enquiries regarding the ownership status of boarded-up shops.

**7.20** Local people and members of the Forum have demonstrated a strong desire to preserve and enhance the area's unique historic character and to celebrate what makes it special. The Forum was surprised to discover that many of their treasured buildings have no statutory protections. At a workshop in December 2016, members 'redrew the heritage map' initially identifying 21 buildings they would like to see listed at local or national level and streets that should be included in new or existing Conservation Areas. The Forum are now conducting more detailed audit work and working closely with heritage officers from Historic England and Bournemouth Council to ensure that this happens. The priority is to create a



new Conservation Area on Christchurch Road and investigate the potential to introduce Article 4 directions to prohibit the demolition of locally listed buildings without planning permission where there are a considerable number of non-designated assets that require protection as a result of significant development pressure on these areas; for example, replacement shopfronts and changes of use to residential (some of which do not need planning permission, but Prior Approval under the General Permitted Development Order).

**7.21** Campaigners and members of the Forum are passionate about protecting the environment. Indeed this NP area has all the ingredients to become a sustainable community capable of meeting all its day-to-day needs. Policy BAP2 identifies how we can create a greener place, ensure that all new development is sustainable and for the benefit of the neighbourhood. This will be through ensuring that new development is capable of generating energy on site. Bournemouth Core Strategy policy CS2: Sustainable Homes and Premises requires 10% of predicated energy to be provided through renewable sources on site, but is applied to developments of 10 or more dwellings or 1000m<sup>2</sup> of non-residential floor space.



**7.22** The Forum also wants to reduce the carbon footprint of development and minimise its impact on the local and wider environment. In addition to this they have identified the potential for a larger, stand-alone renewable energy scheme harnessing power generated by the tide, wind and/or sun, all of which are in abundance in the NP area!

**7.23** The Forum agree with the most popular definition of sustainability contained in the Brundtland Report of 1987, which said: Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs.

### BAP3: Shopfronts

What are the relevant Aims?

7.25 The NP contains nine Aims, three of which are relevant to this policy, as follows:

- **Aim 5:** Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their individual character, boosting their footfall in the day and night by making better use of our existing buildings and spaces for uses that the community wants and needs.
- **Aim 6:** Provide a desirable environment to do business.
- **Aim 8:** Identify what makes the neighbourhood unique in terms of its heritage and community assets, creating policies, which protect, preserve and enhance these assets for the next generation.



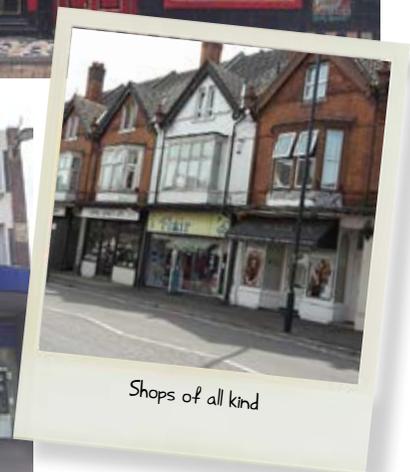
**What is the evidence?**

- 7.25** The character, appearance and design of shopfronts influence people's shopping choices and the amount of footfall. It is important that a high standard of design is executed in existing and new shopfronts in order to make the area attractive to shoppers.
- 7.26** Forum members want to celebrate the heritage of the area by retaining original features and shopfronts and providing high quality new or replacements shopfronts when they are needed. Existing planning policies are weak and not completely relevant to our unique area. Bournemouth's shopfront guidelines are also dated and there is a need to update these.
- 7.27** This Plan includes a proposal to designate parts of Christchurch Road as a Conservation Area in recognition of its unique historic character. This will assist in reducing the number of 'Prior Approval applications' and introduce higher standards of design for shopfronts. Christchurch Road is the life and soul of the area and the vitality of these roads relies on the appearance of shopfronts.
- 7.28** The 'town centre' for the NP area is focused along Christchurch Road in Boscombe from its junction with Adeline

Road in the east through to Pokesdown Station in the west and then south down to Seabourne Road, although this is largely mixed use in character. The current development plan, as set out in the Bournemouth Core Strategy and Saved Policies in the Bournemouth District Plan defines the shopping frontages on the Proposals Map as follows:

- Core Shopping Area – 552-654 Christchurch Road and 555-659 Christchurch Road
- Secondary Shopping Area – 660-940 Christchurch Road and 160-200 Seabourne Road and at the bottom of Seabourne Road.

- 7.29** Today the retail offer in Pokesdown and Southbourne is unique and provides a variety of antique shops and retro shops, which are used and valued by the community. These shops provide specialist 'comparison' retail attracting customers from the rest of the borough and beyond. The retail in Boscombe is focused around convenience retail to meet the local population's day-to-day needs and a wider variety of cafés and bars. Other smaller convenience shops and services are also scattered about the area.



**7.30** There are often conflicts between retailers' desire to conform to commerciality and the standardised approach to design of shopfronts and advertising, at the expense of the removal of original features. This results in generic design that fails to pay attention to the original design of the building and contributes to gradual loss of character. This creates a poor-quality, unattractive environment. In recent years there have been a number of original shopfronts replaced. The Forum are particularly concerned that the character of the area has been undermined by inappropriate shopfronts and concessions and loss of rear access.

**7.31** There are seven important elements that make up a well-designed shopfront. When shopkeepers are designing a



replacement or modified shopfront all of these elements must be carefully considered. The Forum would welcome Bournemouth Borough Council updating the Shopfront Design Guidance in order that it also reflects the character of the neighbourhood plan area as well.

**What makes up a good shopfront?**

**7.32** Key elements of a shopfront to consider when designing modifications or a replacement:

- **Original layout:** Central and curved entrances focus attention on the entrance and animate the frontage. Where there are two entrances with an entrance to the premises above this encourages footfall on the street and designs out potential crime.
- **Stall risers:** Focus attention on the shop display area and are an essential feature of any good shopfront. Where these have been removed it gives

the appearance that the upper floors are floating!

- **Fascia:** Large fascia can 'squash' a shopfront and create an over-dominant advert. They can often obscure original features and dominate the shopfront. They often go out of date and became tatty and dirty.
- **Signage:** Internally illuminated signs are bulky and look bad when they are not lit or are not working properly. The materials associated with them are also unattractive and not in keeping with the age and style of properties in the majority of the plan area. The design should be integrated and illumination should be external. Halo illumination (where individual letters/characters are illuminated) can also look more attractive. Keeping them simple with external illumination is always best!
- **Design features:** Original design features provide a real insight into



Example of original layout

Example of original layout



the physical and social history of a building and provide context for the area and the community. Features should be retained and sympathetically replaced. Features in real need of attention in our area include pilasters, architraves, mouldings and glazed tiles.

- **Materials:** The majority of shops in our area date from the late Nineteenth century when timber was almost exclusively used. Later Crittall windows and metal detailing was added to some shopfronts. These materials allow fine detailing and are easy to repair. In comparison modern shopfronts are a generic design and frame the window inappropriately. Shopfronts should be timber and glass unless it can be demonstrated that the alternative material is just as pleasing. Plastic is out of keeping with the positive character of the area.

### BAP3: Shopfronts



There is a presumption in favour of retaining and renovating shopfronts that are original to the building. Any replacement shopfronts should be designed to reflect the character of the whole building.

Replacement shopfronts should include all of the following elements, where appropriate:

- I. **Original layout:** Central and curved entrances, entrances to upper floors and rear service yards and facilities should be retained;
- II. **Stall risers:** At a height which matches existing or adjacent original stall risers;
- III. **Fascia:** To be a depth which matches the original fascia and does not obscure any original features;

IV. **Signs:** One projecting sign per building, placed at the same height as the fascia;

V. **Original design features:** All decorative elements (architraves, mouldings and glazed tiles) should be retained and restored or if in a poor state of repair replaced to match original;

VI. **Materials:** shopfronts should be timber and glass unless it can be demonstrated that the alternative material is appropriate.

Due to the impact on the character of the street scene solid roller shutters will not be supported. In exceptional circumstances a lattice style security shutter may be appropriate.

- **Roller shutters:** solid roller shutters obscure the interior of the shop and create an austere environment when the shop is closed. They create a dead frontage, which is not animated and is less attractive to walk past at night. If rollers shutters are essential then these should be open or lattice so the shop is still visible from behind. These can

be placed on the inside of a property, look fine, provide security and don't need planning permission. The shop display or interior should be lit at night for the same reason. Use of low energy lighting would be both appropriate and desirable.

## BAP4 and BAP5: Open spaces and safe routes

### What are the relevant Aims?

- 7.33** The NP contains nine aims, two of which are relevant to this policy as follows:
- **Aim 4:** Improve public parks, spaces and streets with a focus on designing out crime by providing safe, well-lit routes between key areas
  - **Aim 8:** Identify what makes the neighbourhood unique in terms of its heritage and community assets, creating policies that protect, preserve and enhance these assets for the next generation.

### What is the evidence?

- 7.34** Whilst there are only a few formal parks and open spaces they are key local amenities and provide pleasant walking routes within the area. Map 7 shows locations of green spaces. The beach is potentially a huge open space and playground, but residents find it difficult to get to due to lack of signage, convoluted roadways and steep inclines. It is of historic interest as a significant natural landscape feature commanding spectacular views from the top and bottom of the cliff, as well as being of special nature conservation interest and protection.

- 7.35** The Forum identified a series of potential green walking routes by (1) mapping the natural and green assets; (2) asking people to map their favourite cycle routes, walks and shortcuts; (3) asking people where they do not feel safe and avoid walking and (4) identifying key destinations for leisure, shops, services and living. Policy BAP4 was formulated from this and a walking map produced, which encourages the creation and enhancement of routes in order to promote a more sustainable way of travelling around the area whilst encouraging the use of local shops and services.

This policy applies to the following publicly accessible open spaces identified on the BAP Proposals Map 5 including (1) Churchill Gardens;



- (2) The Crescent; (3) Pokesdown Green; (4) Fisherman's Walk; (5) Woodland Walk; (6) Shelley Park; (7) Beach and promenade; (8) Boscombe Overcliff Drive and clifftop; (9) Boscombe Cliff Bowling Green; (10) Land next to 61 St Clements Road; (11) Open space immediately to the east of Site SA4.

The neighbourhood funding element of Community Infrastructure Levy (CIL) will be available to be spent on improving access to and the environments of these spaces.

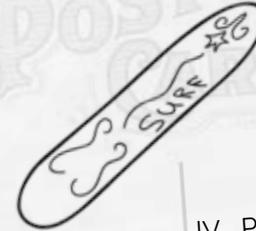




### BAP4: Open spaces

Where practical, development will be encouraged where it:

- I. Enhances the character and appearance of open spaces with well-designed amenities which take account of all ages and users;
- II. Provides new lighting that designs out crime whilst being sensitive to the natural and historic environment;
- III. Increases biodiversity by, for example, the provision of bat and bird boxes, whilst improving public access and usage and promote community gardens.



### BAP5: Safe routes

Where practical, development will:

- I. Provide safe routes\* and cycle connections as shown on the Proposals Map;
- II. Provide safe routes and cycle connections to open spaces, especially to enable easy and inclusive access;
- III. Provide safe routes and improvements to transport hubs at Pokesdown Station, Boscombe Halt and Boscombe Bus Interchange;

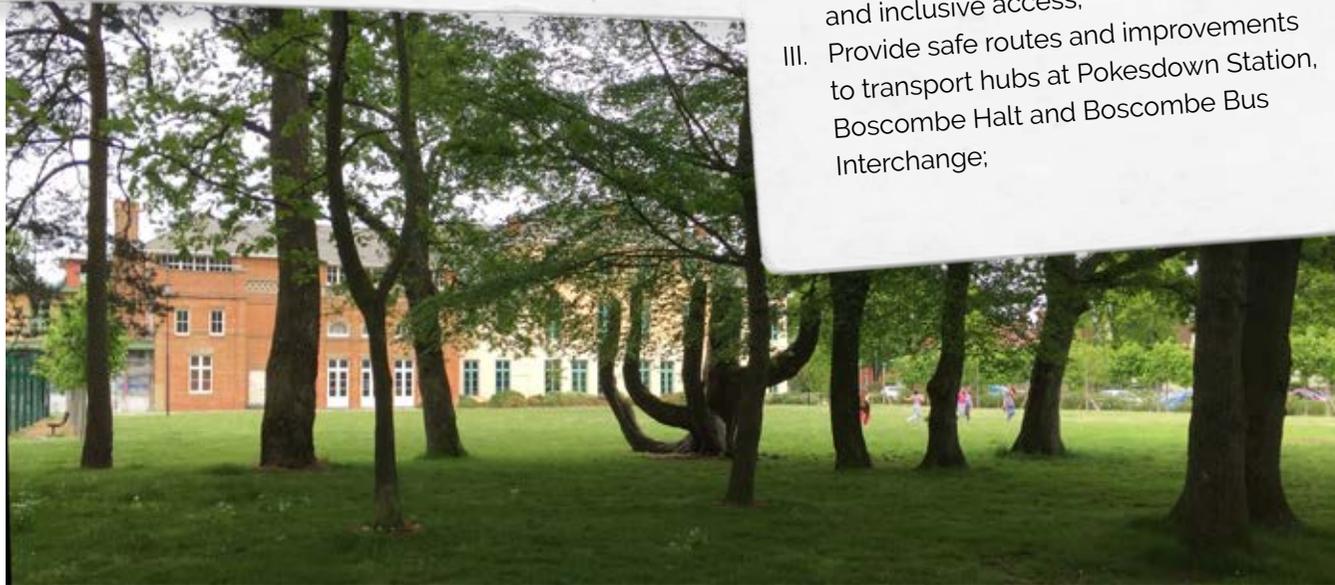
- IV. Provide new and improved paths to the beach from Boscombe Overcliff Drive taking account of nature conservation interests and the need to minimise street lighting along the Overcliff;

\*'Safe Routes' are defined as pavements and paths which have good lighting and safe road crossings.



### References

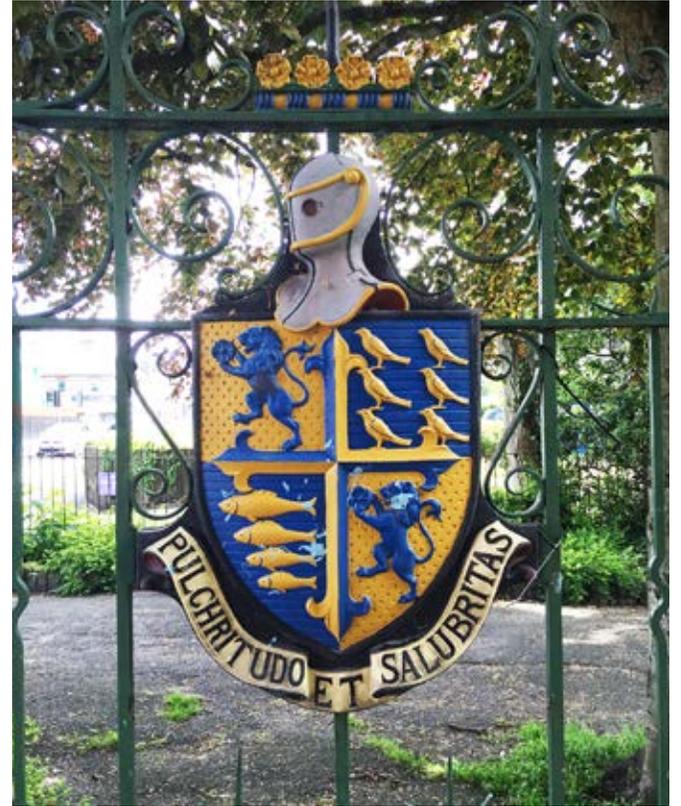
The liberty of Westover: with Holdenhurst and Bournemouth, Pages 133-137 of A History of the County of Hampshire: Volume 5. Originally published by Victoria County History, London, 1912 (Michael Stead, A history of our village, fn. 24).



### Map 7 Existing open spaces

- Green Recreational Area
- Inaccessible Green Area
- Other Public Realm
- Green Space/Public Realm outside of BAP Boundary





## 8 Housing

### Theme Two: Providing the homes that we need

#### Background to our Housing Policies

##### What are the relevant Aims?

- 8.1 Two of the aims of the NP are relevant to this chapter, namely:
- **Aim 2:** Provide better homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area;
  - **Aim 7:** Identify sites that are under-used and have potential to be redeveloped for uses that meet

the community's needs, identifying delivery mechanisms with key partners.

##### What is the evidence?

- 8.2 Boscombe and Pokesdown Neighbourhood Forum conducted a questionnaire between July and October 2016. The questionnaire received 246 responses, which is considered to be a good turnout rate. The findings of the questionnaire in relation to housing can be summarised as follows:
- Almost 85% of people agreed with Aim 2.
  - 80% of people would like to see more family housing and large flats in the area.
  - 82% of people do not want any more HMOs or bedsits in the area.
  - Over 50% of people want to prevent

the development of one bedroom flats in the area.

- 8.3 The policies and aims of this part of the plan have been prepared in consultation with local residents, businesses, landlords and Bournemouth Council departments, though a series of presentations, working groups, meetings and email correspondence in Spring - Summer 2017.

##### Some facts

- 8.4 The NP area is made up of Boscombe East and Boscombe West. According to the 2011 census, there are 20,719 people living in the wards of Boscombe East and West. In 2014 the population was estimated to have increased to 22,000 (ward profile July 2016). A population of 22,000 over an



area calculated at 282 hectares represents a density of 78 persons per hectare. This is significantly higher than the borough average of 40 persons per hectare. The 2001 census recorded the density as 68 persons per hectare.

**8.5** Table 1 shows the population and number of households in the NP area in 2001. Table 2 shows the same data for 2011. This shows that the population in the NP area has increased by 3,729 people and that the number of households has increased by 2,176. The tables also show that, as a proportion of the Bournemouth area, the population and number of households has increased.

**8.6** Population density in Boscombe West is particularly high at 99 persons per hectare. This can be compared to the London borough of Camden, which has a density of 101 persons per hectare. However, the



Table 1: Population and households 2001

(Source: ONS Neighbourhood statistics)

2001	Boscombe East	Boscombe West	NP area total	Bournemouth	as % of Bmth	England
Population	9,392	7,598	16,990	163,344	10.4%	49,138,831
Households	4,143	4,010	8,153	72,212	10.4%	19,073,100

Table 2: Population and households 2011

(Source: ONS Neighbourhood statistics)

2011	Boscombe East	Boscombe West	NP area total	Bournemouth	as % of Bmth	England
Population	10,876	9,843	20,719	183,491	11%	53,493,700
Households	4,888	5,441	10,329	82,374	12.4%	22,063,368



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NP area does not have a comparable level of access to public transport, shops and services 24 hrs. a day, 7 days a week, like Central London does. This gives an indication as to why the NP area is showing signs of stress such as traffic congestion, rubbish and social issues. Tables 3 and 4 show these figures.

**8.7** The population density of Boscombe East is far lower at 59 persons per hectare, but still exceeds the average for the borough.

**8.8** Other features of change in the area show a significant increase in flats at the expense of houses. In the 10 year period between 2001 and 2011 the census shows that the number of households in the area increased from 8,153 to 10,329, but that the proportion of houses went down by 6% from 30% in 2001 to 24% in 2011. The data also shows that the proportion of purpose built flats increased dramatically by 17% from 20% in 2001 to 37% in 2011.

**8.9** This is compared to Bournemouth overall where the proportion of houses equates to nearly 50% in 2011 and 76% across England. The proportion of purpose built flats equates to 30% across Bournemouth in 2011 and 16% in England overall. Tables 5 and 6 show these figures.

Table 3: Population density

(Source: ONS Neighbourhood statistics)

	Boscombe East		Boscombe West		NP area total	
	2001	2011	2001	2011	2001	2011
All usual residents	9,392	10,876	7,598	9,843	19,235	20,719
Area (hectares)	183	183	99	99	282	282
Density (number of persons per hectare)	51.3	59.4	76.7	99.4	68.2	73.5



Table 4: Population density Bournemouth and England, London, Camden (for comparison)

(Source: ONS Neighbourhood statistics)

	Bournemouth		England		London		Camden	
	2001	2011	2001	2011	2001	2011	2001	2011
All usual residents	163,444	183,491	49,138,831	53,012,456	7,172,091	8,173,941	198,020	220,338
Area (hectares)	4,618	4,618	13,027,843	13,027,843	157,205	157,215	2,180	2,180
Density (number of persons per hectare)	35.4	39.7	3.8	4.1	45.6	52.0	90.8	101.1

Table 5: Change in accommodation type 2001 – 2011

(Source: ONS Neighbourhood statistics)

Location	Boscombe East		Boscombe West		NP area total	(as % of the NP total 2001)	NP area total	(as % of the NP total 2011)	% change
	2001	2011	2001	2011					
Census year	2001	2011	2001	2011	2001		2011		
Houses	2,243	2,267	700	568	2,943	30%	2,835	24%	-6%
Flats (purpose-built)	629	1,355	1,391	3,061	2,020	20%	4,416	37%	17%
Flats (converted incl bedsits)	1,219	1,348	2,277	2,163	3,496	35%	3,511	29%	-6%
Flat in commercial building	275	240	174	183	449	5%	423	4%	-1%
Vacant	380	191	380	292	760	8%	483	0	
2nd homes	154	128	154	264	308	3%	392	0	
<b>Totals</b>	<b>4,900</b>	<b>5,529</b>	<b>5,076</b>	<b>6,531</b>	<b>9,976</b>	<b>100%</b>	<b>12,060</b>	<b>100%</b>	

Table 6: Change in accommodation type 2001 – 2011 Bournemouth and England

(Source: ONS Neighbourhood statistics)

	Bournemouth					England				
	2001	as %	2011		% change	2001	as %	2011		% change
Houses	43,253	53%	43,912	47%	-6%	16,993,672	77%	17,847,916	76%	-1%
Flats (purpose-built)	17,476	22%	27,388	30%	8%	2,967,790	13%	3,854,451	16%	3%
Flats (converted incl bedsits)	13,443	17%	13,225	14%	-3%	968,266	4%	984,284	4%	0
Flat in commercial building	2,165	3%	2,058	2%	-1%	244,179	1%	257,218	1%	0
Vacant	3,027	0	3,051	0		676,196	0	412,706	2%	
2nd homes	1,586	0	3,097	0		135,202	0	133,598	1%	
<b>Totals</b>	<b>80,950</b>		<b>92,731</b>			<b>21,985,305</b>		<b>23,490,173</b>		

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Approximate Gross Internal Area = 30.1 sq m / 324 sq ft



**8.10** Overcrowding data is measured by the number of persons per room within a household. The census confirms that the number of households in the NP area increased by 27% from 8,153 in 2001 to 10,329 in 2011. The proportion of households identified as having 0.5 persons per room stands at around 70% in the NP area, which is a similar figure in Bournemouth and England as a whole.

**8.11** There is evidence to show that the number of households identified at between 0.5 – 1 person per room and 1 – 1.5 person per room (i.e. the number of households where there are more people per room) is increasing from 28%-30% and 1%-2% respectively which is slightly higher than the Bournemouth and England figures overall. This is shown in Table 7.

**8.12** 49% of households are identified as one-person households in the NP area. This is compared to 39% in Bournemouth overall and 30% nationwide. This shows a high percentage of lone households in the NP area.



Table 7: Person per room (households)

(Source: ONS Neighbourhood statistics)

Location	Boscombe East		Boscombe West		NP area total			
	2001	2011	2001	2011	2001	%	2011	%
Census year	2001	2011	2001	2011	2001	%	2011	%
All households	4143	4,888	4,010	5,441	8,153		10,329	
Up to 0.5 persons per room (households)	2,996	3,441	2,766	3,528	5,762	71%	6,969	67%
Over 0.5 and up to 1.0 persons per room	1099	1,368	1,151	1,684	2,250	28%	3,052	30%
Over 1.0 and up to 1.5 persons per room	32	50	37	115	69	1%	165	2%
Over 1.5 persons per room	16	29	56	114	72	1%	143	1%

Location	Bournemouth				England			
	2001		2011		2001		2011	
Census year	2001		2011		2001		2011	
All households	72,212		82,374		20,451,427		22,063,368	
Up to 0.5 persons per room (households)	52,080	72%	57,826	70%	14,545,916	71%	15,695,637	71%
Over 0.5 and up to 1.0 persons per room	19,197	27%	23,063	28%	5,518,751	27%	5,904,342	27%
Over 1.0 and up to 1.5 persons per room	613	1%	937	1%	269,925	1%	343,583	2%
Over 1.5 persons per room	322	0%	548	1%	116,835	1%	119,806	1%



**Other interesting facts from the Bournemouth Ward Profile, July 2016 are:**

**Boscombe West**

- The proportion claiming unemployment related benefits stood at 3.1%. The equivalent figure for Bournemouth was 1.5% and the UK 1.9%. (March 2016). This equates to double the borough-wide figure.
- There is a larger proportion of residents with 'other qualifications' compared with the borough and England and Wales. Other qualifications include vocational/work-related qualifications and qualifications from overseas.
- There are fewer households with dependent children in this ward although the proportion of these living in lone parent households is a very similar proportion to the borough as a whole.
- 34.5% of households are living in overcrowded conditions based on the number of rooms.
- Over 62% of households live in privately rented accommodation; this compares with only 31% in the borough as a whole.
- Most accommodation in this ward is in flats with nearly 59% of households living in privately rented flats.

- The 2011 Census recorded 5,975 household spaces in the ward, comprising 568 houses and 5,407 flats. In 2001 there were 700 houses and 3,842 flats in this area.
- Between 2001- 2011, the number of household spaces have increased by over 30%.

**Boscombe East**

- As of March 2016, ward claimant numbers stood at 1.9%. The equivalent figure for Bournemouth was 1.5% and the UK 1.9%.
- Just over 57% of households are owner occupiers with 36% renting privately and only 7% renting from housing associations or the local authority.
- Purpose built flats and flats in converted houses are the largest housing type.
- The percentage of households living in overcrowded accommodation is slightly higher than in Bournemouth.
- The 2011 census recorded 5,211 household spaces, 2,267 were houses and 2,943 were flats.
- Between 2001 and 2011, the number of household spaces increased by 18% for all properties but by 39% for flats. The number of household spaces increased by just 24.



## Relevant Strategic Policies

- 8.13** There is already a planning policy structure in place that sets the framework for development in the area, but these policies are either not sufficiently detailed or relevant to the NP area and further policies are needed to secure the community's aspirations. The following national and local policies provide a framework for our policies:
- 8.14** The most relevant national housing policies are included in para. 47 and 50 of the NPPF, which states that local authorities should boost significantly the

supply of housing for which there is a known need, and plan for a wide range of housing in terms of size, mix and tenure.

- 8.15** Bournemouth Borough Council have the following borough-wide policies contained in the Core Strategy (2012):
- Policy CS19: Protecting small family dwelling houses
  - Policy CS20: Encouraging small family dwelling houses
  - Policy CS21: Housing Distribution across Bournemouth
  - Policy CS24: Houses in multiple occupation

- 8.16** The evidence base being used to formulate the housing policies is as follows:
- Bournemouth Local Plan: Core Strategy and evidence base 2012
  - Saved policies from the Bournemouth District Wide Local Plan (originally 2002, saved in 2007, saved policies updated in 2013)
  - Strategic Housing Market Assessment 2015
  - Bournemouth Borough Council Annual Monitoring Report (AMR) (March 2017)
  - Article 4 Direction – Houses in multiple occupation (Bournemouth Borough Council, 2011)
  - Selective Licensing Proposal for Boscombe East, Boscombe West and East Cliff & Springbourne (Consultation Document January 2017)
  - Homes for Boscombe, Housing Regeneration Vision 2012 – 2015 and update (Boscombe Regeneration Partnership)
  - Residential Development; a design guide (2008) Parking Supplementary Planning Document (July 2014).



## BAP6 and BAP7: Fulfilling our housing needs

### Background to Local Housing Need

**8.17** We have not undertaken a Housing Needs Assessment for the NP area. To work out the 'objectively assessed need' (OAN) for new homes, which is what local authorities use to assess housing need, we would need to have access to figures to show potential economic growth in the NP area and the demand for affordable homes in the area.

**8.18** There is currently no evidence on the level of housing need at ward level. There is a proposal in the government's housing white paper 'Fixing our broken housing market' published in February 2017 to make amendments to legislation to enable neighbourhood planning groups to obtain a housing requirement figure from their Local Planning Authority (LPA). However, no guidance is given as to how that "housing requirement figure" will be set by local authorities. At the time of writing Bournemouth Council are awaiting guidance from central government on this issue.

**8.19** The council is currently working with other authorities in the Eastern Dorset Housing Market Area to commission an update to the Eastern Dorset Strategic Housing Market Assessment (SHMA). Initial data is anticipated later in 2017.

**8.20** The Eastern Dorset 2015 Strategic Housing Market Assessment summary for Bournemouth published in August 2015 identified the following in terms of housing need:

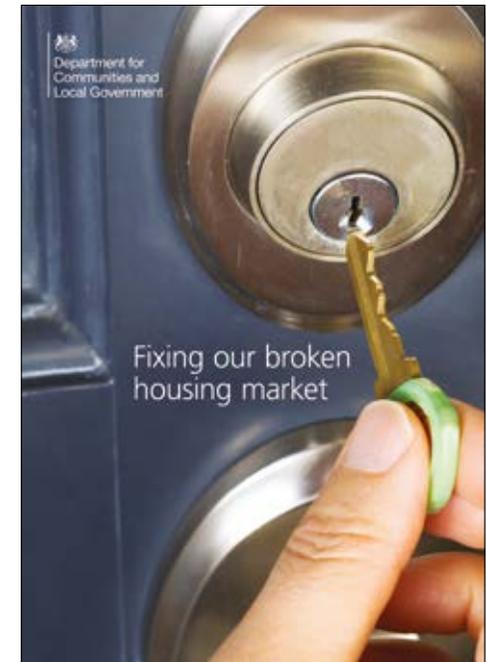
- It is projected that the population of Bournemouth will increase by over 30,000 between 2013 and 2033 from 188,733 in 2013 to 219,423 in 2033 – a percentage change of 16%
- Household growth is projected to increase in the same period in

Bournemouth by 18,104 or a change of 21.3 % – higher than in the eastern Dorset region overall and the average in England overall

- This equates to a projected base need for 956 dwellings per annum between 2013 and 2033 borough-wide
- The objectively assessed housing need (2013 – 2033) is identified as 979 dwellings per annum in Bournemouth, which also takes into account the affordable housing need.



[www.dorsetforyou.gov.uk/media/210470/SHMA-Executive-Summary-2015/pdf/SHMA\\_Executive\\_Summary\\_2015.pdf](http://www.dorsetforyou.gov.uk/media/210470/SHMA-Executive-Summary-2015/pdf/SHMA_Executive_Summary_2015.pdf)



[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

**8.21** Tables 2 and 3 of the SHMA set out below show the projected household growth in Bournemouth, the region and England, and shows how the base housing figures have been worked out.

**Housing Need in the NP area**

**8.22** Since the neighbourhood plan went out for consultation, further guidance and data have been published to assist with quantifying housing need, specifically:

- The new 2014-based population and household projections published by Office for National Statistics (ONS)
- The government's proposed national standard for calculating housing need, published in the housing white paper, 'Planning for the right homes in the right places'

**8.23** Consultation feedback from Bournemouth Borough Council has advised the following as an approach to quantifying housing need in the NP area:

*"I would suggest that you take the 2011 Census figure for the number of households in Boscombe East and Boscombe West as a percentage of the Borough figure (12.5%), and apply it to the most current available OAN (objectively assessed need) available. Our SHMA 2015 OAN is 979 per year."*

**8.24** Table 2, (page 55) sets out data to show the total number of households in the neighbourhood plan area and Bournemouth as a whole. 10,329 and 82,374 respectively). This equates to 12.5 % of the total number of households in Bournemouth as a whole.

**8.25** Using the method advocated by the Borough Council we have identified a potential housing need range of between 123 and 183 dwellings per annum.

**8.26** This is worked out by calculating 12.5% of the borough-wide housing need based on both the recent SHMA 2015 OAN – 979 dwellings and using the government's standard methodology – 1,458 dwellings. (This figure is taken from the published data sets on the government's consultation on the white paper: <https://www.gov.uk/government/consultations/planning-for-the-right-homes-in-the-right-places-consultation-proposals>).

Table 2 (from SHMA): Projected Household Growth, 2012-based Household Projections (2013-2033) (Source: Eastern Dorset SHMA Report)

	Households 2013	Households 2033	Change in households	% change from 2013
Bournemouth	84,848	102,952	18,104	21.3%
Eastern Dorset	258,474	305,300	46,826	18.1%
South West	2,308,994	2,721,252	412,258	17.9%
England	22,499,536	26,797,826	4,298,290	19.1%

Table 3 (from SHMA): Projected Household Growth 2013-33 – 2012-based SNPP with 2012-based Household Formation Rates

(Source: Eastern Dorset SHMA Report)

	Bournemouth	Christchurch	East Dorset	North Dorset	Poole	Purbeck	Eastern Dorset
Households 2013	84,848	21,727	38,043	29,457	64,559	19,839	258,474
Households 2033	102,952	26,009	43,780	33,345	77,234	21,981	305,300
Change in households	18,104	4,282	5,736	3,887	12,675	2,142	46,826
Per annum	905	214	287	194	634	107	2,341
Dwellings (per annum)	956	231	298	206	665	121	2,477

**BAP6:  
The number and type of new homes**

Provision will be made for between 123-183 market dwellings per year during the plan period, with a presumption in favour of retaining existing historic buildings to provide homes with two or more bedrooms. Affordable housing will be provided in addition to this in accordance with Development Plan policies. These additional dwellings will be provided through:

- A. Sympathetic conversion and extension of existing buildings and upper floors of commercial premises:
- i. In developments of **9 or less dwellings**, to include:
    - At least 1 x 2 bedroom flat with direct access to outside amenity space if available;
    - At least 1 unit which meets lifetime home standards;
    - Car-free housing may be acceptable above commercial premises on Christchurch Road, on heritage buildings and in highly constrained locations provided that appropriate financial contributions are made towards alternatives such as car clubs, walking and cycling improvements and public transport provision.



- ii. Proposals for **10 or more units** which include:
  - 50% 3 bedrooms or larger dwellings;
  - 40% 2 bedroom dwellings;
  - 10% 1 bedroom dwellings;

B. Sensitive redevelopment of sites where the proposal includes:

- 50% to be 3 bedrooms or larger;
- 40% to be 2 bedrooms;
- 10% to be 1 bedroom.

Applications which include a different housing size mix must be supported by up-to-date housing need evidence and/or an assessment which demonstrates that compliance with the requirements of A ii and/or B are not viable.

**Informative:** The costs of a viability assessment and the verification of evidence submitted will be met by the applicant.

Any proposals affecting Designated or Non-Designated Heritage Assets will have to comply with national and local heritage policies.

**8.27** This data can be broken down further to show the need for different size homes using data from the SHMA and applying the same ratios to the NP area and data.

**8.28** Table 8 (next page) of the SHMA sets out the estimated dwelling requirement by number of bedrooms for the market sector.

**8.29** If we apply the same figures to the minimum OAN figure identified for the NP area (123 dwellings), this would equate to:

- 17 one beds
- 49 two beds
- 37 three beds
- 19 four beds

**8.30** It would appear that the above percentages tally with the Forum's aims to provide more two and three bedroom dwellings in the area than smaller one bedroom properties. This is therefore reflected in the NP policies.

**8.31** An analysis by Bournemouth Council of residential completions for the ten years between 2006-2016 for the neighbourhood plan wards, confirms that the types of dwellings being completed varies significantly from those identified in the OAN. Namely 50% of new dwellings in Boscombe East in this period were 1 bedroom flats. The results are included in Table 9 on the next page.

**Aims of NP housing policy**

**8.32** The Housing policies in the NP should therefore aim to:

- Promote family housing
- Encourage development that provides a mix of house types consistent with the needs of the community
- Encourage new developments of an appropriate density



Table 8: Estimated dwelling requirement by number of bedrooms (2013 to 2033) – Market Sector

Area	1 bedroom	2 bedrooms	3 bedrooms	4+ bedrooms
Bournemouth	13.7%	40.9%	29.8%	15.7%
East Dorset	8.3%	48.7%	43.0%	0.0%

(Source: Eastern Dorset SHMA Report)

Table 9: Number of bedrooms in dwellings built in Boscombe East (2006/07 - 2015/16)

Boscombe East					Financial Year	Boscombe West										
Dwelling Type	Bedrooms (Gross)					Losses (units not bedrooms)	NET Totals	Net %	Dwelling Type	Bedrooms (Gross)				Losses (units not bedrooms)	NET Totals	Net %
	1	2	3	4+					1	2	3	4+				
Bungalow	3	2	1	0	0	6	1%	2006/07 - 2015/16	Bungalow	0	8	0	0	-1	7	n/a
Flat	311	227	105	3	-73	573	92%		Flat	655	509	46	2	-93	1119	n/a
House	13	38	29	5	-44	41	7%		House	4	23	15	4	-29	17	n/a
Other	0	0	2	2	-2	2	0%		Other	0	0	0	2	-9	-7	n/a
GROSS Total	327	267	137	10	-119	622	100%		GROSS Total	659	540	61	8	-132	1136	100%

(Source: Bournemouth Council of residential completions)

### BAP7: The quality of new homes

All new residential units either through new build or conversion will be encouraged to comply with the following:

- I. 'Technical housing standards - nationally described space standard (March 2015)' which include minimum gross internal floor areas of:
  - 1 bedroom, 1 person units to be at least 39 sq. m;
  - 1 bedroom, 2 person units to be at least 50 sq. m;
  - 2 bedroom, 3 person units to be at least 61 sq. m;
  - 3 bedroom, 4 person units to be at least 74. sq. m.

- II. The density of developments should be in accordance with BAP1;
- III. Provision of adequate amenity space, refuse storage, post boxes, door bells, car and bicycle storage, designed to a high standard so as not to harm visual amenity;
- IV. Have regard to the design policies of this plan and that of the Bournemouth Core Strategy.





**8.36** The challenges identified above may have given rise to the challenges faced in the NP area, where a high concentration of a particular (transient) social group living in insecure accommodation has led to a change in infrastructure. This has undermined the provision of community facilities and services for families and the resident population, in favour of a concentration of takeaways, pubs, accommodation letting agents, convenience shops and discount food retailers.

**8.37** In 2012 Bournemouth Borough Council, in association with Bournemouth 2026 and Boscombe Regeneration Partnership published 'Homes for Boscombe – Housing Regeneration Vision 2012 – 2015'. The purpose of the report was to set out 'the strategic vision for the regeneration of housing in Boscombe.' The report published findings of the National Place Survey undertaken in 2008. The results are summarized below:

- "28% of Boscombe West respondents felt they belonged to their neighbourhood compared to a Bournemouth wide level of 49% and a national level of 59%.
- 55% of Boscombe West respondents said they were satisfied with the

Following a New Housing Design Debate in parliament on 5 September 2017, Neil Parish MP discussed housing with John Humphries on the Today Programme on BBC Radio 4 Wednesday 6 September 2017.

Some issues/comments he made were:

- He'd worked in planning for 12 years so is aware of many planning issues
- Make sure density of new builds is correct for the area
- Developers to take into account local design
- Residents should have more say on the design of new builds in their area.
- How buildings should look, i.e. not a repeat of same design in every town.
- Every town/area should have its own identity
- The way they are built, the quality, all need more time spent on them
- Planning needs to keep an eye on half-built properties when developers go broke
- New Homes Ombudsman is required.

See below transcript from the start of the debate on 5 September:

***I will make two points in my speech. I will argue that the majority of new homes should be built in a high-quality***

***traditional design, so that they are popular with the public. Secondly, I will call for the creation of a new homes ombudsman, to give homebuyers redress for any problems with their new homes, to ensure the highest possible standards.***

***There was one policy in the Conservative election manifesto that I dare say I was delighted to recommend to everyone, unlike one or two in the manifesto. We are committed to building***

***"better houses, to match the quality of those we have inherited from previous generations. That means supporting high-quality, high-density housing like mansion blocks, mews houses and terraced streets."***

[www.neilparish.co.uk/news/new-housing-design-debate](http://www.neilparish.co.uk/news/new-housing-design-debate)



local area compared to 82% for Bournemouth overall.

- 67% of Boscombe West respondents said they felt there was an issue with Anti Social Behaviour (ASB) compared to just 21% for Bournemouth and 20% nationally.
- 80% of Boscombe West respondents stated that they felt that drunk or rowdy behaviour was a problem for their area."

**8.38** A local survey was carried out in 2010 which showed improvements in some areas since the 2008 Place Survey. For instance, satisfaction with the area had improved to a level of 67%, however ASB was still identified as an issue, although perceptions of this are reducing. Drunk and rowdy behaviour and perceptions of drug use or drug dealing were still identified at around the 80% level in the 2010 survey. (Homes for Boscombe, 2012. Pg. 5).

**8.39** The 'Homes for Boscombe' report also identified the housing issues in Boscombe being linked to the 'transient population':

***"Nearly one third of people in Boscombe have lived in their homes for less than 2 years and more than half want to move in the next 5 years. The population is relatively transient – in part due to the***

***nature of privately rented property, in part because accommodation is too small for their needs, and in part because as people's economic situation improves they move away from Boscombe."*** Homes for Boscombe. 2012. Page 6

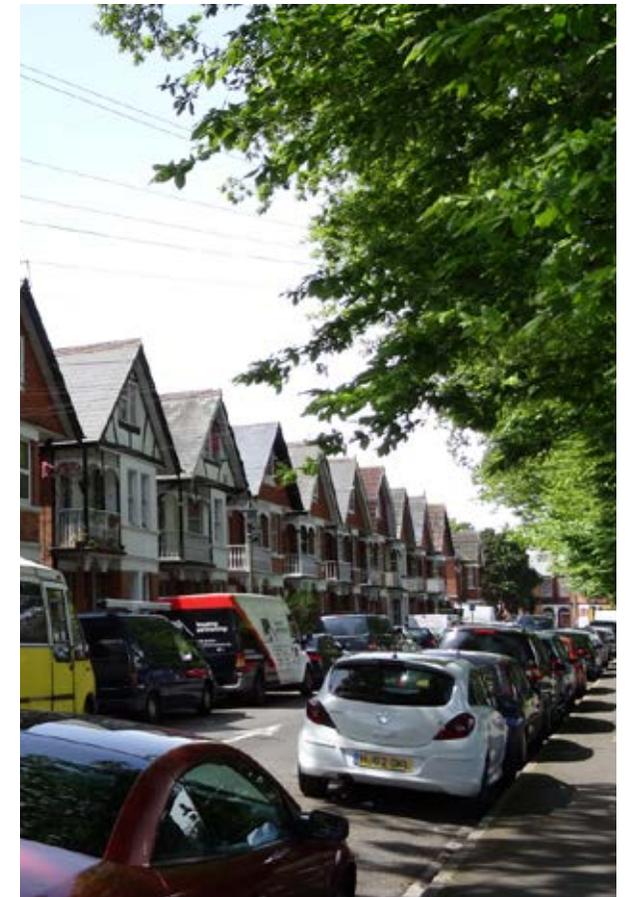
**8.40** The report also identifies the 'high proportion of households with complex/ support needs':

***"1 in 3 of Bournemouth's drug and alcohol service users live in Boscombe. There are 18 supported housing schemes, representing 17.5% of all supported housing stock in Bournemouth. Providers of such accommodation have confirmed it is not the demand from the client group that draws them to Boscombe, but the price of the accommodation and the yields which can then be gained."*** Homes for Boscombe. 2012. Page 7

**8.41** The report discusses issues identified by the police relating to persistent offenders and probation housing resources in the area, which 'make for hot spots of repeat offending.' (Homes for Boscombe. 2012. Page 7). This demonstrates that the transient population that is concentrated in the NP area is a social group comprising a number of different profiles including ex-offenders, those accessing drug and alcohol support services and people on low incomes.

**What do the statistics show?**

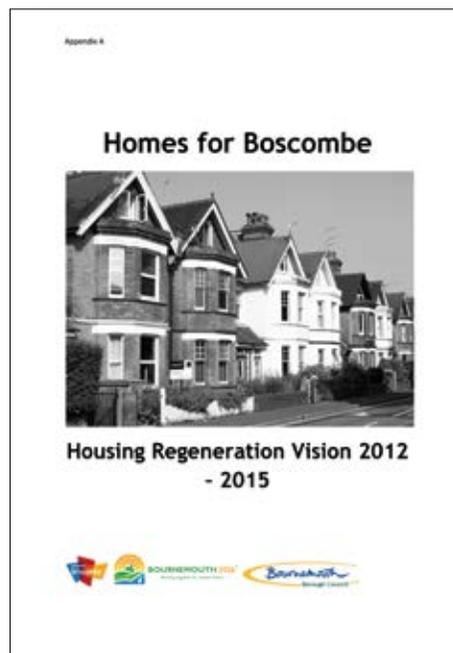
**8.42** The previous section of this document identified that the proportion of households has increased significantly in the NP area and that these have mainly been in the form of flats. This has given rise to a dramatic increase in densities of buildings and people in the area.



**8.43** The report 'Homes for Boscombe' identified that 'nearly 50% of households live in privately rented accommodation. The majority of rented accommodation is flats (many are conversions)'. In addition the report cites the findings of the Bournemouth Housing Register 2012 as follows:

*"29% of households are living in overcrowded conditions. There are currently 8,849 households on the housing register of which 1,206 (13.6%) are from the Boscombe area. 15.5% of those households have an overcrowding issue. The general housing register comprises 20.5% overcrowded households."*

**8.44** There are 143 HMOs with a mandatory license in the NP area compared to 517 throughout the borough, which equates to 27% of the borough's licensed HMOs. In addition, there are other HMOs that are difficult to quantify as they do not require a license. Table 2 (page 55) confirms that this is disproportionate to the number of households in the NP area when compared to the rest of the borough, as the NP area accommodates just 12.4% of all the borough's households (10,329 out of 82,374 households). This data provides the context for the social and physical issues in the NP area and parts of Boscombe West in particular.



[www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRegeneration/homes-for-boscombe-vision-2012-2015.pdf](http://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRegeneration/homes-for-boscombe-vision-2012-2015.pdf)

**8.45** Map 8 confirms that there is a significant concentration of licensed HMOs in the northwestern part of Boscombe West centred around Churchill Gardens.

#### What is the policy position in Bournemouth?

**8.46** The council has a restraint policy on the number of HMOs as set out in Core Strategy policy CS24 and an Article 4 direction, which seeks to control the number of HMOs in the borough.

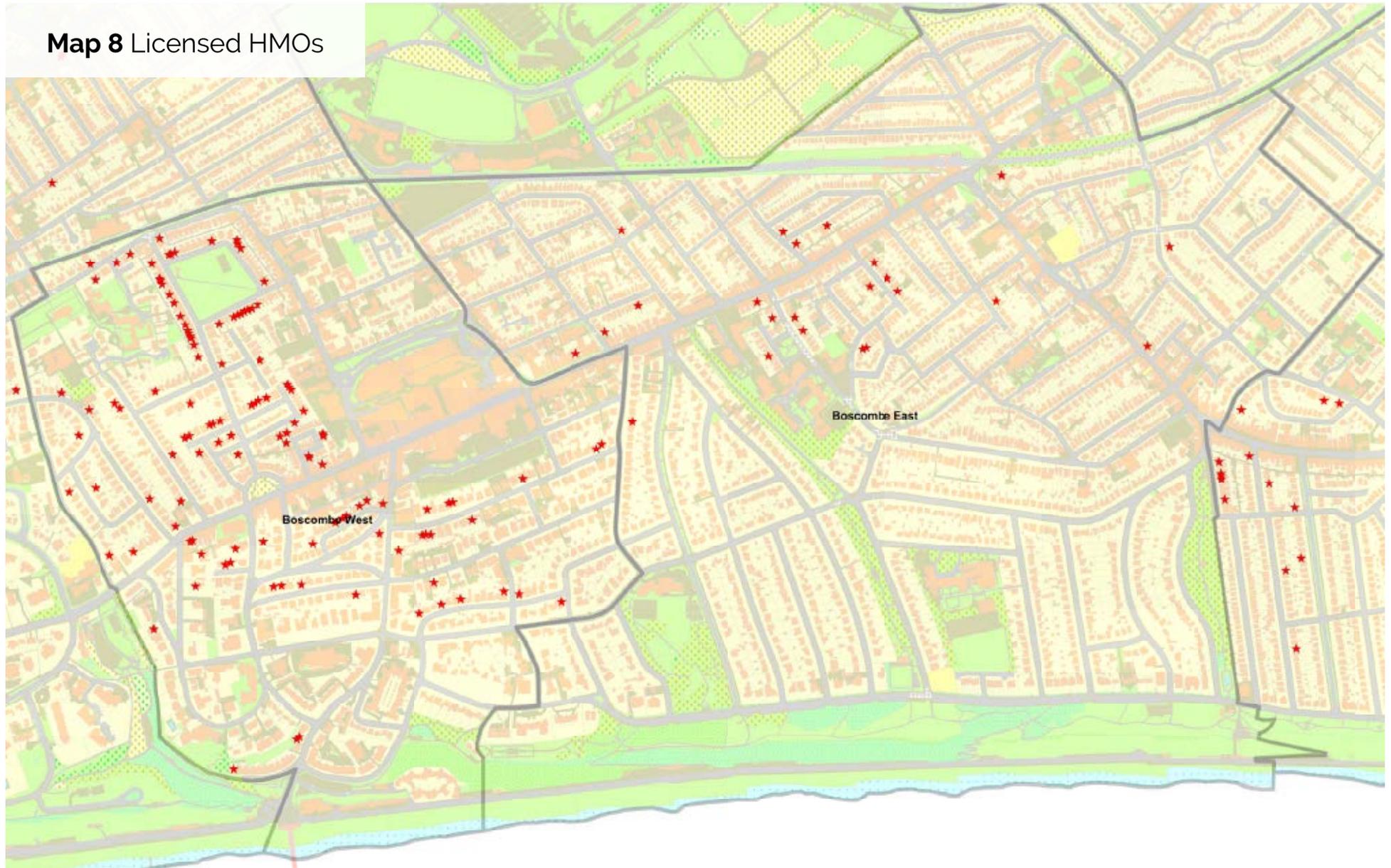
Table 10: Bournemouth HMOs by ward

Ward	HMO Mandatory Licence
Boscombe East	23
Boscombe West	120
Central	55
East Cliff and Springbourne	88
East Southbourne and Tuckton	7
Kinson North	0
Kinson South	0
Littledown and Iford	0
Moordown	4
Queen's Park	39
Redhill and Northbourne	1
Strouden Park	0
Talbot and Branksome Woods	46
Throop and Muscliffe	0
Wallisdown and Winton West	13
West Southbourne	19
Westbourne and West Cliff	76
Winton East	26
Total	217

(Source: Bournemouth Borough Council)

**8.47** Larger HMOs are a 'sui generis use' and therefore always need planning permission. The Article 4 direction removes permitted development rights and applies to the whole area covered by Bournemouth Borough Council.

**Map 8** Licensed HMOs



(Source: Bournemouth Borough Council)

**8.48** Therefore, all developments of HMOs require planning permission to be sought from the council, and are already subject to the restraint policy set out in Policy CS24. This states that:

*"In order to encourage mixed and balanced communities, the change of use from a Use Class C3 dwelling house to a house in multiple occupation (HMO), either Use Class C4 or Sui Generis, will only be permitted where no more than 10% of dwellings in the area adjacent to the application property area within a Use Class C4 or Sui Generis HMO use."*

**What does the forum want to achieve in addition to the policy position?**

**8.49** The evidence makes a compelling case for addressing the high concentration of HMOs in the NP area. The council have already made significant steps to address the high concentration of HMOs through the adoption of the Core Strategy policy CS24 (2012) and the Article 4 Direction in 2011.

**8.50** In order to seek to control or restrict the concentration of HMOs, any future policy approach in the NP should consider the type of control that it seeks i.e. seeking to allocate an 'area of restraint' and/or a threshold, similar to that already in place, but perhaps a more stringent or stricter approach.

**BAP8: Houses in multiple occupation (HMOs) and bedsits**

The change of use to a House in Multiple Occupation will only be permitted where:

- there will be no harm to the character and appearance of the building or adjacent buildings;
- the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
- internal and external amenity space, refuse storage, letterboxes, door bells and car and bicycle parking would be provided at an appropriate quantity, and would be of a high standard so as not to harm visual amenity;

- the proposal would not cause unacceptable highway problems or exacerbate on-street parking pressure to an unacceptable degree; and,
- the proposal would not result in an over-concentration of HMOs in any one area of the ward, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community in accordance with the Development Plan.

The conversion or redevelopment of existing HMO's to larger residential units in accordance with other policies in this plan will be supported.



**Our policies**  
Providing the homes  
that we need



## 9 Work, shops and services

### Theme Three: Work, shops and services

#### Background to this chapter and our policies

##### What are the relevant Aims?

- 9.1 Aims 5 and 6 are the most relevant to this chapter:
- **Aim 5:** Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of our existing buildings and spaces for uses that the community wants and needs
  - **Aim 6:** Provide a desirable environment to do business



- 9.3 There is no single major employer or office building in the neighbourhood plan area but there are numerous small to medium scale employers attracted by historically low rents and the area's slightly alternative image. The area still accommodates some hotels and guesthouses and there are numerous shops, restaurants, cafés and pubs predominantly located in and around Christchurch Road which is within walking distance to a large residential population of varying affluence. In addition to this and scattered throughout the area are numerous local services which includes two libraries, five junior/primary/infant schools, nurseries, doctors' surgeries and NHS medical facilities. There are a number of churches and places of worship and The Shelley Theatre is an important arts facility and theatre.



**9.4** We have combined the employment and work issues with shopping and services because these are town centre uses which have the potential to regenerate Christchurch Road and make the wider neighbourhood plan area more sustainable. We want the area to provide for its day-to-day needs so people do not have to travel outside the area for their work, shopping or services. We want to create a truly sustainable neighbourhood;

*'To create a vibrant high street providing shops, services and leisure for our diverse community and to provide space for a wide variety of businesses to establish and flourish.'*

#### Facts about our area

**9.5** We need to plan for the unique economic factors affecting our area. The 2011 census (ONS) and 2016 ward profiles (Bournemouth Borough Council) draw the following relevant conclusions:

- There is high unemployment in Boscombe West. In 2011, 8.6% of the working population was unemployed in Boscombe West and 6.3% in Boscombe East compared with 5.5% in Bournemouth and 6.3% nationally;
- Of the economically active population there is a proportionally small amount of people who are retired (25.6% in Boscombe West and 34.3% in Boscombe East) when compared with 40.5% in Bournemouth and 45.6% nationally;

- Boscombe East has a higher proportion of self-employed people (16.3%) when compared with the national average (13.9%);
- In Boscombe West a significant amount of the economically active population (34.4%) are long-term sick or disabled, which is extremely high when compared to Boscombe East (17.1%) the borough (14.9%) and national average (13.8%);
- The number of people in professional occupations is comparatively low where as those in Elementary Occupations is very high – 16.5% when compared with 11.1% nationally;
- The number employed in accommodation and food service activities is comparatively high



## Our policies

Work, shops  
and services

- reflecting the abundance of tourism-related business in the borough – 12.2% compared with 5.6% nationally;
- Over 44% of households don't have a car in Boscombe West when compared with just under 26% in Bournemouth;
- The life expectancy at birth in 2008-2012 for Boscombe West ward males is 71.4 and for females the figure is 79.7 years. Comparisons show that for males, the Bournemouth figure is 78.6 years and the national figure is 78.9, while for women the Bournemouth figure is 82.9 years and the national figure is 82.8 years.
- The area is home to the Bournemouth Volunteer Centre, which is part of Bournemouth Council for Voluntary Services and based at the Boscombe

Link in Palmerston Road, also home to Dorset Race Equality Council;

- The Boscombe Regeneration Partnership launched the Boscombe Commitment and Action Plan in 2012;
- As at March 2016, the proportion claiming unemployment-related benefits stood at 3.1% in Boscombe West and 1.9% in Boscombe East compared with 1.5% in Bournemouth and 1.9% nationally.
- An Enterprise Hub operates from Darracott Road, delivering a European-funded scheme – Outset Bournemouth – supporting people into self-employment.
- The coastal part of the ward is also covered by the Coastal BID which aims to increase the numbers of those

visiting Bournemouth off-season, encourage repeat visits, increase the visitor spend and help businesses by negotiating discounts with key suppliers.

### What the Forum want: Survey Results

- 9.6 Boscombe and Pokesdown Neighbourhood Forum conducted a questionnaire between July and October 2016. The questionnaire received 246 responses, relevant findings of which can be summarised as follows:
- Almost 92% of people agreed with the aim: 'Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of



our existing buildings and spaces for uses which the community wants and needs.'

- Most respondents wanted more diversity on the high street with 75% wanting good quality food shops and 82% wanting more independent retailers.
- Respondents wanted to see less betting shops and payday loan companies. Charity shops were also cited as unpopular.
- 76.9% value the vintage and antiques quarter in Pokesdown.
- 95.9% agreed that we need to provide a desirable place to do business.
- 78.6% said there should be more focus on creative industries in our area.

- When asked 'Do we need more office space?' the response was mixed with 38% saying 'don't know', 28% saying 'yes' and 33% saying 'no'.
- There was general support (68%) for a new purpose built events space.

**9.7** The Forum conducted a more detailed and relevant survey in July-August 2017 which was targeted at business owners, the results of which are summarised here:

- The majority of people think vacant shops on Christchurch Road are a problem.
- The majority of people think vacant shops should be used as office or workshop space or as housing.



Shop on Seabourne Road



Seabourne Road Fish & Chips





- The majority of people think vacant shops in the Royal Arcade should be used as small cafés and independent restaurants or as an art gallery or exhibition space.
- Over 90% of people support a mixed high street which includes shops, food, drink, leisure and services.

### Relevant Strategic Policies

- 9.8** The National Planning Policy Guidance (NPPF) places great emphasis on the need to create a *Strong, Responsive and Competitive Economy* by ensuring that sufficient land is available in the right place and at the right time to support growth and innovation and also by identifying and coordinating development

requirements. Chapter 1 specifically relates to '*Building a Strong, Competitive Economy*'. Policies in this neighbourhood plan have taken into consideration the requirements of this national policy framework, specifically para. 21 which sets out the requirements for preparing planning policies, as follows:

'In drawing up Local Plans, local planning authorities should:

- set out a clear economic vision and strategy for their area which positively and pro-actively encourages sustainable economic growth;
- set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;
- support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;
- plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;

- identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and
- facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'.

- 9.9** Chapter 2 of the NPPF seeks to ensure the vitality of town centres and confirms in para. 23 that planning policies should be positive, promote competitive town centres and should seek to manage



The National Planning Policy Guidance

[www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

and grow centres over the plan period. It specifically states that policies should define shopping areas, making clear which uses will be permitted in such locations. It also states that planning policies should:

- retain and enhance existing markets;
- allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres;
- recognise that residential development can play an important role in ensuring the vitality of centres;
- where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

### Relevant Local Plan Policy

**9.10** Bournemouth Council have a number of borough-wide policies contained in the Core Strategy (2012) and Saved Policies of the 2002 Local Plan, the following of which are of most relevance:

- Saved Local Plan Policy, 5.19: The commercial premises fronting Christchurch Road from its junction with Palmerston Road to Ashley Road is designated a 'Core Shopping Area' where current planning policy allows A1 retail uses. A2 and A3 uses are allowed where they make a positive contribution to the diversification of the core including retail character, vitality and viability and the change meets a number of criteria.

- Saved Local Plan Policy 5.20: The remaining parts of Christchurch Road within the neighbourhood plan area (1084-1126 and 1067-1125 Christchurch Road) and also the southern end of Seabourne Road are designated as a Secondary Shopping Frontage where Planning Permission is granted for uses other than A1 retail under a number of special circumstances including on the basis that it does not lead to an over concentration of uses which will have an adverse effect on the area.
- CS9: Enhancing District Centres: Boscombe, Boscombe East and Southbourne Grove are also designated as 'District Centres' where policy CS9 provides for more



diversification provided that proposals 'enhance the function, vitality and viability of the district centres.

Uses must maintain or improve the function, vitality and viability of a centre in relation to its retail, cultural and community facilities. In these locations proposals for the change of use of ground floor retail/commercial floorspace to residential use is not allowed although development that unreasonably harms the amenity of local residents should not be allowed. A range of environmental improvements will be encouraged in and around the centres.

- Other relevant policies seek to protect existing local facilities and services including Core Strategy Policy CS11: Protecting Local Facilities and Services and CS12: retaining Community Uses
- CS26: Protecting Allocated Employment Sites: Ashley Road Coal Yard is the only protected employment site in the plan area. New development is expected to provide uses falling within Class B1, B2 or B8. The loss of B1, B2 and B8 floorspace on other sites is not permitted by Policy CS27 'Protecting Unallocated Employment Sites' unless it can be demonstrated that the current use causes environmental problems and the

location of the premises is no longer suitable for employment use.

#### **The Boscombe Commitment, 2016**

**9.11** The study highlights the importance of Boscombe as a District Centre but confirms that it only attracts a small percentage of the borough's convenience and comparison shopping expenditure (7.5% and 4% respectively). Paragraph 3.51 highlights that Boscombe has a significantly higher than average vacancy rate when compared with the national average. The report identifies opportunities for enhancements, noting the poor offer of comparison shops. The continued threat of investments in Bournemouth and Castlepoint Centres instead of Boscombe is noted. It is also noted that Pokesdown is not analysed as a separate centre, despite it having a very different character to Boscombe.

**9.12** The Boscombe Commitment is of particular relevance and seeks to improve the economic prospects of Boscombe in a number of ways. Of most relevance to the neighbourhood plan are to:

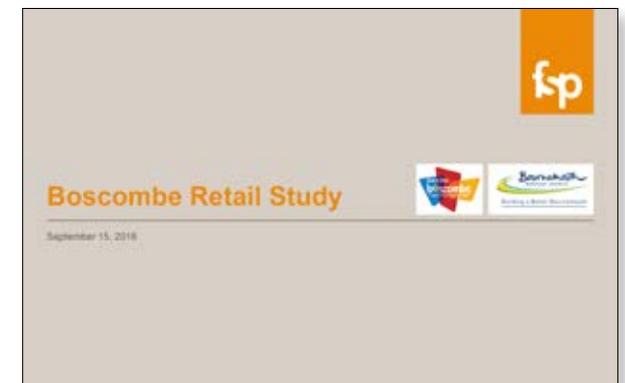
- Promote and develop Boscombe town centre in particular for its accessibility, value and established brands;
- Encourage inward investment;
- Support local entrepreneurs to set up

and grow their business and remain in Boscombe;

- Supporting creative industries to thrive and remain in the area;
- Improve and grow the market, attracting more shoppers to the area;
- Consider what's viable as a retail area and in terms of an evening economy and develop that vision.

#### **The Boscombe Retail Study, 2015**

**9.13** The Boscombe Retail Study (September 2015) is highly relevant and has heavily influenced our policies. It was commissioned by the Boscombe Regeneration Partnership and carried out by independent retail consultants, FSP Retail Business Consultants. It covers the primary shopping streets in the



The Boscombe Retail Study (September 2015)

[www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRegeneration/BoscombeRegenDocs/BoscombeRegenPublications/boscombe-report-2016-final.pdf](http://www.bournemouth.gov.uk/communityliving/LivinginBournemouth/BoscombeRegeneration/BoscombeRegenDocs/BoscombeRegenPublications/boscombe-report-2016-final.pdf)

neighbourhood plan area which includes the whole of Christchurch Road and Seabourne Road. It forms an important part of the evidence base for the neighbourhood plan and has been critical in informing the relevant planning policies in this section of the plan. However, the Forum does not accept all the recommendations of the report; further details are set out below.

**9.14** The following findings are of most relevance to our plan:

- Boscombe's vacancy rate is 14% compared to 12.4% nationally;
- Condensing the spatial extent of the shopping area by converting some units to other uses would create a

more focused retail hub around the Sovereign Centre and the precinct;

- The number of independent shops is an asset;
- There are 7 distinct retail zones as follows:

- 1 *Sovereign Centre*
- 2 *Christchurch Road West (between Palmerston Road and The Crescent)*
- 3 *Royal Arcade*
- 4 *Boscombe Central – main pedestrianised area (Christchurch Road)*
- 5 *Christchurch Road East – between Ashley Road and Chessel Avenue*
- 6 *Pokesdown (other retail) – Christchurch Road between Chessel Avenue and Seabourne Road*
- 7 *Seabourne Road to Southbourne Grove*



## Analysis and implications for neighbourhood plan policy

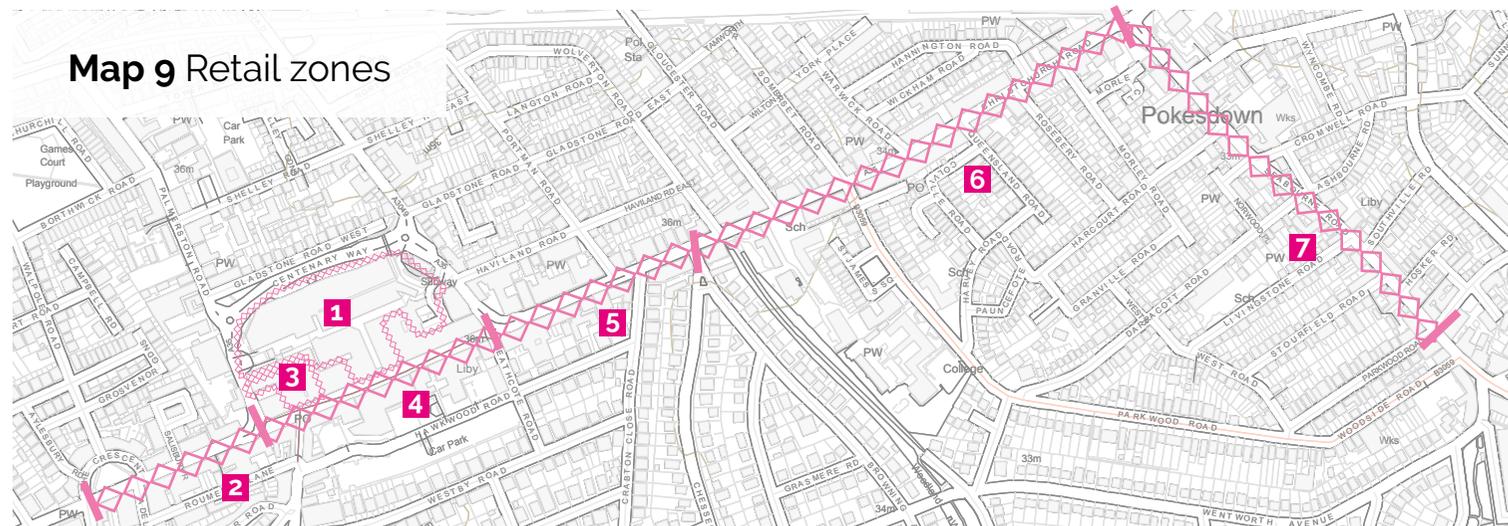
**9.15** The table below summarises the discussions taken place in the context of the Boscombe Retail Study (FSP Retail Business Consultants, 2016) and existing planning policy. Policies on managing the high street have come out of this.

Table 11: Analysis of Boscombe Retail Study, existing planning policies and implications for the neighbourhood plan

BAP Retail Zone	Assumption from discussion	Source of information and existing planning policy	NP planning policy implications	Strategic planning policy implications
1	Sovereign Centre: Sales density is comparatively low. 'All stores performed significantly worse than average across FSP audited Locations'	Boscombe Retail Study (Zone 1) (pg. 42) Core Shopping Frontage under adopted planning policy (2002 and 2012)	Given the age and configuration of the centre and findings of Site Allocations report (AECOM) consider reallocation/alterations/redevelopment for other uses on the upper floors. Need to consider parking supply and demand in town centre to ensure vitality and viability of the wider centre is not harmed.  Potential on upper floors for residential/employment uses. Potential for a 4-6 storey building across this large site.	To be compliant with Strategic Policy 5.19 and CSg: Ground floor uses to remain as A1 with some potential for A2, A3 uses provided it is demonstrated that it would improve the function, vitality and viability of the centre.
2	Christchurch Road West (between Palmerston Road and Crescent) has a high proportion of food and beverage outlets. Household goods and leisure goods perform strongly here.	Boscombe Retail Study (Zone 2) (pg. 42) Secondary Shopping Area and District Centre	This area is performing relatively well. The proliferation of takeaways in this location is due to the areas proximity to a number of HMOs.  Existing land use policy seems to be adequate here. Could consider policies to provide more flexibility and the introduction of services and shopfront improvements.	None
3	Royal Arcade: lowest sales area, performs poorly despite potential as a destination.	Boscombe Retail Study (Zone 3) (pg. 42) This is Core Shopping Frontage under adopted planning policies (2002 and 2012)	There is no potential for redevelopment and significant internal alterations given Grade 2 listed status of the site. Land use policies currently restrict other uses and diversification here.  Need to consider alternative uses and more flexibility to secure viability of the building and wider area.  Planning History includes residential on the upper floors but this does not appear to be viable.	To be compliant with Strategic Policy 5.19 and CSg: ground floor uses to remain as A1 with some potential for A2, A3, D2 use providing it demonstrates that it would improve the function, vitality and viability of the centre.  Potential on upper floors for other uses. Introduce more services here too.

Table 11: Analysis of Boscombe Retail Study, existing planning policies and implications for the neighbourhood plan (continued)

BAP Retail Zone	Assumption from discussion	Source of information and existing planning policy	NP planning policy implications	Strategic planning policy implications
4	Boscombe Central: The Pedestrianised precinct: strong performance. With Household Goods and Leisure Goods performing best here.	Boscombe Retail Study (Zone 4) (pg. 42) This is Core Shopping Frontage under adopted planning policies (2002 and 2012)	Land use policies currently about right. More flexibility to be considered. Improvements to the environment and public realm would enhance footfall and introduction of vehicles during the evenings would benefit the night time economy and encourage more active use of the O2 venue and The Royal Arcade.	To be compliant with Strategic Policy 5.19 and CSg: Ground floor uses to remain as A1 with some potential for A2, A3, D2 uses provided it is demonstrated that it would improve the function, vitality and viability of the centre.  Potential on upper floors for other uses. Introduce more services here to meet local need.
5	Christchurch Road East (Between Ashley Road and Chessel Ave) performs relatively poorly. High proportion of units classified as Food and Beverage. Household Goods and Leisure Goods perform worst here. Personal goods perform best.	Boscombe Retail Study (Zone 5) (pg. 42) Secondary Shopping Area and District Centre.	This is neither the heart of Boscombe or Pokesdown.  A lot more flexibility should be provided here for a range of uses that could include residential, B1, D2 and other local services. This has the potential to focus activities around Pokesdown and Boscombe Centres.	Saved Local Plan Policy 5.20: Christchurch Road (1084-1126 and 1067-1125 Christchurch Road) designated as a Secondary Shopping Frontage where there is a presumption in favour of A1 use but Core Strategy Policy CSg seeks to enhance District Centres and provide for more diversification. There is some flexibility in current policy to allow for variation here.  Secondary frontage is more of a local issue so can be amended in NP Policy.



- 1** Sovereign Centre
- 2** Christchurch Road West
- 3** Royal Arcade
- 4** Boscombe Central
- 5** Christchurch Road East
- 6** Pokesdown
- 7** Seabourne Road

Table 11: Analysis of Boscombe Retail Study, existing planning policies and implications for the neighbourhood plan (continued)

BAP Retail Zone	Assumption from discussion	Source of information and existing planning policy	NP planning policy implications	Strategic planning policy implications
6	Pokesdown: Christchurch Road (between Chessel Avenue and Southbourne Grove): As there are a number of specialist retailers in the area this zone performs almost as well as Zone 2 (Christchurch Road West) Household Goods perform better than the catering sector here.	Boscombe Retail Study (Zone 6) (pg. 43) Secondary Shopping Area and District Centre 2016 survey: Almost 92% of people agreed with the aim: 'Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of our existing buildings and spaces for uses which the community wants and needs'	This area is performing relatively well. The Forum has a strong desire to maintain and enhance Pokesdown as a specialist shopping area.  There is a presumption in favour of retail here, but planning permission has been granted in recent years for reduction in size of retail units, residential and other non core uses which has weakened the centre.  The introduction of Core Frontage would provide more protection but not suitable to the character of frontage and would be overly restrictive for A2, A3 and D2 uses which provide more vitality on this part of the high street at present.  Consider strengthening policy to provide more support for refusing applications for conversion to residential and more pro-active approach to managing the high street.	Saved Local Plan Policy 5.20: Christchurch Road (1084-1126 and 1067-1125 Christchurch Road) designated as a Secondary Shopping Frontage where there is a presumption in favour of A1 use but Core Strategy Policy CS9 seeks to enhance District Centres and provide for more diversification. There is some flexibility in current policy to allow for variation here.  Secondary frontage is more of a local issue so can be amended in NP Policy.
7	Southbourne Grove: As there are a number of specialist retailers in the area this zone performs almost as well as Zone 2 (Christchurch Road West) Household Goods perform better than catering (Retail Study).	The Retail Study includes this in Zone 6 but actually this area has a different character to Pokesdown.  Planning Policy Designation: Most of this street is not designated as a shopping frontage.  Policy CS11 does not allow proposals for residential development on the ground floor where it would lead to the loss of ground floor premises used or last used for commercial purposes.  The exception is the southern end of Southbourne Grove that is designated as Secondary Shopping Area.	There are more services in these shopping parades including a library and indoor play centre. Parts of the shopping parade contain heritage assets such as Julian Terrace.  The Forum highly value existing shops and services here and don't want to see the loss of any further units to residential on the ground floor.  Consider strengthening policy to ensure no further erosion of shops and services here OR should we allow that here (subject to heritage policies) so there is more concentration in Pokesdown and Boscombe	None - need to consider CS11.

**BAPg: Christchurch Road:** - Managing our high street and businesses

**9.16** The shopping premises built on Christchurch Road in the late nineteenth and twentieth century were both ambitious in terms of scale (Sovereign Centre) and extravagant in detailed design (e.g. Royal Arcade). However, changes in local demographics, the advent of the car and Internet shopping, have brought about a demise in the quality and quantity of the retail offer with vacancy rates on the Christchurch Road now above the national average (Retail Study 2016). In addition to this, most of the shops in some parts of the area focus on serving the

day to day needs of the local population and are unable to compete with the wide range and quality of comparison goods stores in Bournemouth Town Centre just a few miles to the west. The exception is the retro and antique shops in Pokesdown which are specialist shops and attract people from a far wider area. It is thought that shops and services provide employment for at least 1000 people and contribute to the local economy.

**9.17** There is a high proportion of food and beverage outlets across the area that are a significant part of the local economy and needed to service all those in the area who have very small kitchens. There is

a general lack of night time economy in the wider area, which is more of an issue. This means that the area, in particular the pedestrianised zones are not attractive during the evenings.

**9.18** Despite the area containing a stunning beach, which is popular in summer months, the area remains difficult and unattractive for visitors to make a 'linked trip' to the shops and restaurants. The poor quality public realm, convoluted access arrangements and lack of well signed good quality car parking does not help!

**9.19** The Forum does not need to plan for any more retail floorspace, as the evidence at a national level confirms that we will



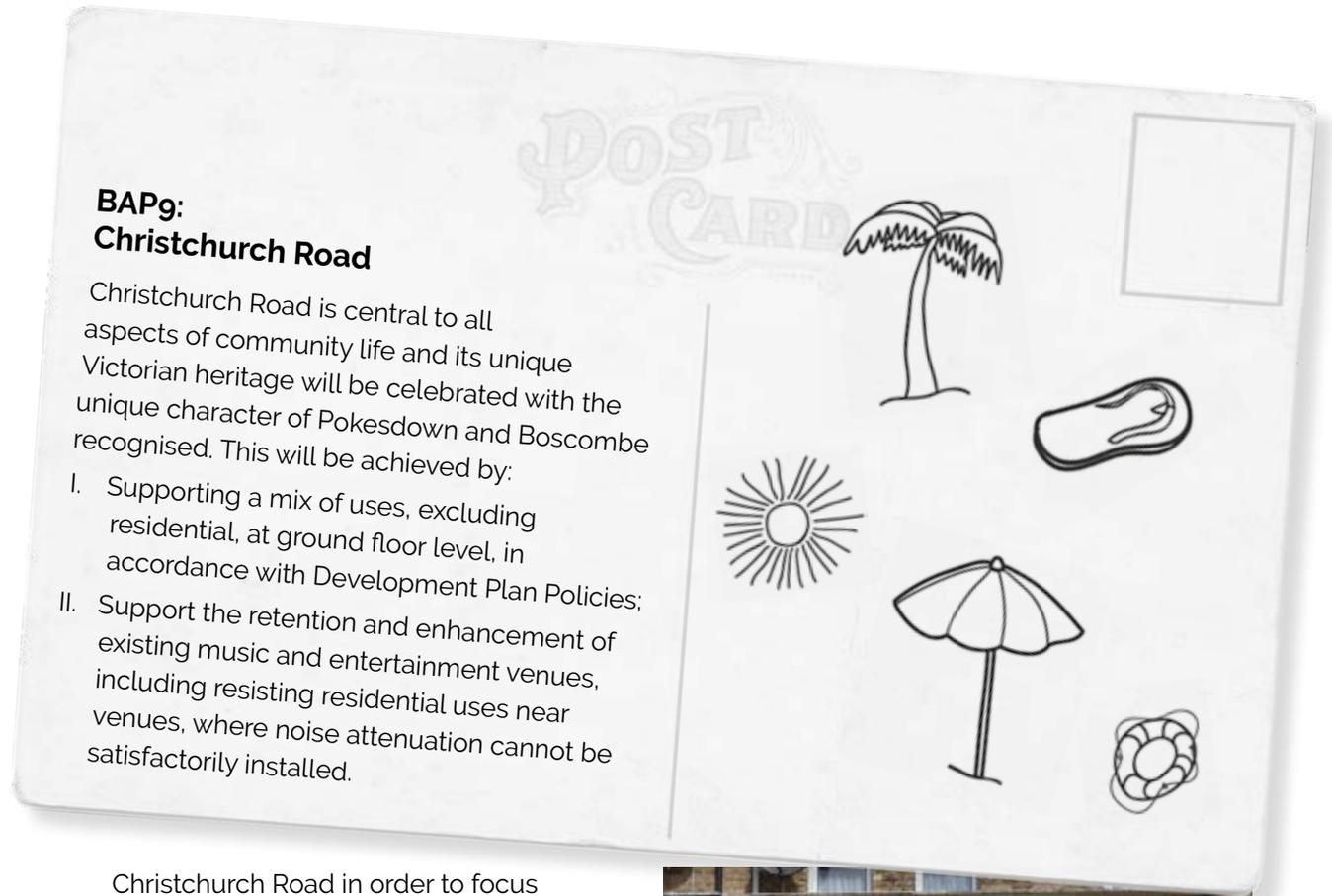
One of our local florists



Developing shops

not need as much floorspace on the high street in the long term. The proximity to Bournemouth and the existing demographics of the area suggest that the area will not attract better quality retailers until the housing stock changes and more families come to live in the area in place of the HMOs and small flats. Our housing and heritage policies should help with this.

- 9.20** But we do need to plan for an alternative offer where the high street can become a hub for not only retail activities but for offices, employment, leisure and services. The Development Plan as set out in the Saved Local Plan Policies (2002) is out dated and does not allow for much diversification or flexibility. The more recent Core Strategy Policies which are strategic policies do allow more flexibility and our policies comply with these.
- 9.21** The management of the high street is also a particular issue. In Pokesdown there are six shops that have been vacant for a long time. New businesses are interested in occupying these vacant units despite a low footfall in this area however the landlords are absent and not proactive in managing the stock.
- 9.22** The main issues to come out of discussion groups with the Forum were as follows:
- mixed views on whether we should relax restrictions on the centre of



Christchurch Road in order to focus activity in the two distinctive centres;

- The proximity to Bournemouth and alternative shopping destinations limits how much quality retail and employment uses we can attract;
- Inappropriate alterations to former shops has damaged the commercial character of Christchurch Road;
- Affordable, good quality car parks are needed to attract business and shoppers, but from people's observations, there appears to be an over supply.



- 9.23** We have worked with Boscombe Regeneration Partnership to discover what type of businesses there are in the area and how we can make it easier for them to set up in the area and stay in the area. Boscombe Regeneration Partnership are working with a large community of creative employees involved in work which includes design, visual arts, film, music, theatre, dance and digital media and have recently formed the Creative Business Alliance which is made up of 12 businesses in the creative industry sector. This aims to support and develop existing businesses and forge links with local schools and Universities.
- 9.24** The neighbourhood plan area does not have a demand for large-scale purpose built offices due to the proximity of Bournemouth and the Lansdowne Employment Area. However, it has

traditionally been attractive to small businesses and start-ups because rents are relatively affordable and the area is perceived to have the right type of premises that such businesses need e.g. flexible and affordable space. It is well known that Creative businesses have previously moved out of the area when they needed to expand. This is probably because of the lack of medium scale premises, but it may be because they wanted to move away from the area or move somewhere else.

- 9.25** There is added pressure from developers to redevelop existing sites and commercial premises for residential uses. However these often comprise buildings of some heritage value, where the neighbourhood forum would prefer the buildings to be retained and converted for business purposes, either to provide start-up

units or larger premises for medium size businesses (1000 - 3000 sq. ft).

- 9.26** The Neighbourhood Forum support Policy CS27 of the adopted Bournemouth Core Strategy, which resists the loss of employment floor space, throughout the borough. The neighbourhood plan area is a sustainable place to do business and there is a need for business floorspace in the area for small and medium sized businesses. The Forum do not want to see any further business employment floorspace being lost which is capable of being used for small or medium sized businesses. The exception is the upper floors of existing vacant shops and commercial premises on Christchurch Road, where conversion to residential use has the potential to enhance the vitality and viability of the town centre, whilst providing the homes that we need.



## 10 Site allocations

### Theme Four: Site allocations

#### Background to this chapter and our policies

**10.1** The NP area is densely built up. However, there are a number of small to medium scale sites that are vacant and under-utilised which could provide opportunities for regenerating the area and adjacent public realm, providing the homes and business floor space the community needs identified by the Forum. The Forum were keen to identify sites for redevelopment in order to assist in the regeneration of the area and put less pressure on existing occupied sites. Often sites have been redeveloped for high density residential flats that are, in the opinion of the Forum, considered out of character with the area and create poor quality living conditions.

#### What the Forum want

**10.2** In November 2016 we prepared and distributed a Site Pro-Forma sheet. This was distributed to members and put on the website. A number of sites were put forward through this process. A more formal Call for Sites took place between April-June 2018, which included a formal 'Call for Sites' published in the Bournemouth Echo, Public Notice section.

**10.3** On the 8 February 2017 the main forum considered what they wanted to see on a longer list of 21 sites. Following the results, the list was shortened and AECOM were commissioned to conduct more detailed assessments, the findings of which have informed the allocations.

#### What are the Relevant Aims?

- **Aim 1:** Establish a clear vision and list of priority improvement projects for the NP area that most people support.
- **Aim 2:** Provide better homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least 2 bedrooms throughout the area
- **Aim 6:** Provide a desirable environment to do business
- **Aim 7:** Making the best use of our land by identifying sites which are under-used and have potential to be redeveloped for uses which meet the community's needs, identifying delivery mechanisms with key partners.

#### The Evidence Base

**10.4** Boscombe and Pokesdown Neighbourhood Plan Working Group identified a list of potential sites that could be allocated for development. This was supplemented by a review of the

Bournemouth SHLAA, consultation with the Boscombe Regeneration Partnership and walkabouts in the area.

**10.5** AECOM (funded by the Department for Communities and Local Government (DCLG) were then commissioned to undertake an independent site appraisal of some of these sites to ensure that key aspects of its proposals will be robust and defensible. This was useful in providing an independent and objective assessment of the sites. The report provides a clear assessment as to whether the identified sites are suitable, available and viable for certain uses, including residential, employment, community uses or open space/green infrastructure provision. The site selection process was sufficiently robust enough to meet the Basic Conditions that will be considered by the Independent Examiner.

#### Relevant Strategic Policies

**10.6** The National Planning Policy Guidance (NPPF) places great emphasis on the need to create a Strong, Responsive and Competitive Economy by ensuring that sufficient land is available in the right place and at the right time to support growth and innovation and also by identifying and coordinating development requirements. Chapter 1 specifically relates to 'Building a Strong, Competitive Economy'. Policies in this NP have taken into consideration the requirements of

this national policy framework, specifically para. 21 which sets out the requirements for preparing planning policies, as follows:

*'In drawing up Local Plans, local planning authorities should:*

- *set out a clear economic vision and strategy for their area which positively and pro-actively encourages sustainable economic growth;*
- *set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period;*
- *support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances;*
- *plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries;*
- *identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and*
- *facilitate flexible working practices such as the integration of residential and commercial uses within the same unit'*



### **BAP10: Site allocations**

In order to protect the character and appearance of the area, provide homes and distribute development across the plan area, the development of sites in accordance with indicative uses and amounts set out in Table 12 (pages 92-93) will be supported.

Specific allocations are set out below for the following sites:

- **SA2: Hawkwood Road car park**
- **SA4: Royal Victoria Hospital**
- **SA5: Gladstone Road West**
- **SA6: Sovereign Centre (as per BAP8)**

### **SA2: Hawkwood Road car park**

Hawkwood Road car park has been identified as a local community resource that provides car parking with good, level access to the shops and high street.

If it is demonstrated there is spare car parking capacity, the site should be redeveloped to provide:

- A smaller public car park;
- Provision of a Park and Ride facility and/or bus stops;
- Provision of a small open space/pocket park and public realm enhancements to the adjacent Hawkwood Road.

Continued on next postcard p. 88



**Relevant Local Plan Policy**

**10.7** The NP, which covers the wards of Boscombe East and Boscombe West (see Map 1 Neighbourhood plan boundary page 7), is being prepared in the context of the emerging Bournemouth Local Plan and the current development plan for Bournemouth, comprising the Core Strategy, Affordable Housing Development Plan Document and saved policies of the Bournemouth District Wide Local Plan. The new Local Plan is not due to be adopted until 2019, and the current development plan does not include up-to-date allocations for the Boscombe and Pokesdown Neighbourhood Plan area.

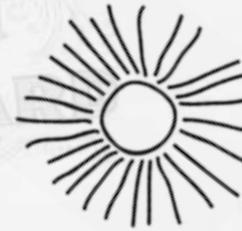
**SA4: Royal Victoria Hospital, Shelley Road, Phase 2**

Should the site become available, Royal Victoria Hospital has been identified as a suitable location for a mixed-use development, comprising:

- Healthcare facilities in D2 use
- Community facilities in D2 use
- Creative Hub
- Wellbeing and/or sport and recreational use such as a swimming pool

Providing that consideration is given to other policies within this plan, the following development will be supported:

- Retention and/OR conversion of the main hospital building for a mix of residential and community purposes;
- New development of the remaining area of the site to deliver up to 20 dwellings if needed;



- Enhancing biodiversity by provision of bat and bird boxes and linking the adjacent public open space/former graveyard to the rest of the site;
- Reinforcing the permeability of the site by improvements to existing footpath links through the site;
- Preserve and enhance the heritage assets of the site including the main hospital building and the Grade II listed water tower.

Continued on next postcard



HOT



### SA5: Gladstone Road West

The site comprising the area surrounding Gladstone Road West and Centenary Way has been identified as a suitable area for redevelopment to deliver housing as well as highway and public realm improvements.

Providing that consideration is given to other policies within this plan, the following development will be supported:

- Family housing, 1, 2 and 3 bedroom flats;
- Public realm improvements;
- Green infrastructure and landscaping.

### SA6: Sovereign Centre and car park

The Sovereign Centre and car park have been identified as an area with significant redevelopment potential, given the under use of the upper levels of the multi-storey car park and the outdated appearance of the existing building.

Providing that consideration is given to other policies within this plan, including policies to preserve and enhance the Royal Arcade, the comprehensive redevelopment of the site will be supported for a high density scheme to deliver a mix of uses including:

- Appropriate town centre uses, including retail A1 floor space in accordance with BAPg;
- Residential and/or student; accommodation on the upper floors
- Parking.

Any submission should include a robust parking study and impact appraisal to assess parking requirements, the methodology of which should be agreed by the local highway authority.

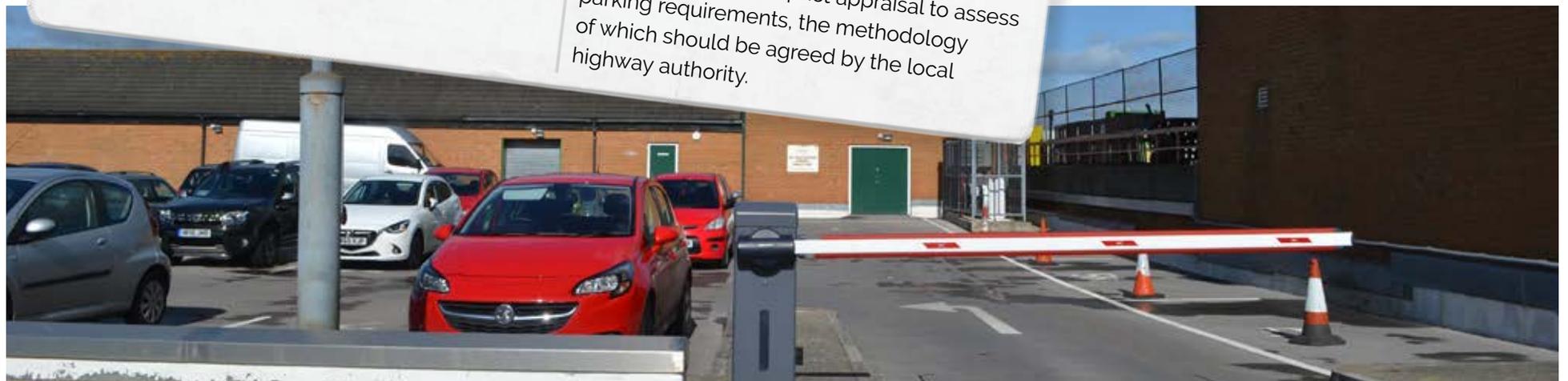


Table 12: Site allocations

Site ID	Address	Site area	Minimum number of dwellings	Maximum number of dwellings	Other floor space acceptable	Preferred development option/ uses
SA1	9-11 The Crescent	0.044 ha	4	4	D1 or D2	Preferred use is a doctors surgery, health clinic or private gym. Potential for some residential as part of a mixed use scheme. Existing buildings to be retained.
SA2	Hawkwood Road Car Park (part)	0.34 ha (part)	0	0	Car park, Park and Ride and open space	Retain as car park, with potential for a Park and Ride bus stop and Interchange with new pedestrian connections to Christchurch Road. Potential for new public open space including a play area and considerable public realm enhancements, should parking surveys confirm that some of the spaces are surplus to requirements.
SA3	Ashley Road Coal Yard, North Road	1.1ha	50	60	Open space, transport hub, active commercial uses at ground floor level.	N/A
SA4	Royal Victoria Hospital Shelley Road, Phase 2	0.64 ha	0	20	D1 or D2	Mixed use to provide healthcare facilities and community use. If healthcare is relocated from the site then there would be potential for a significant mixed use scheme with the provision of residential and community use. Existing hospital to be retained.
SA5	Gladstone Road West (Centenary Way)	1.85 ha	40	73	Highway and public realm	N/A
SA6	Sovereign Centre and car park	2.16ha	86	216	A1 floor space at ground floor level.	Comprehensive redevelopment with a mixed use building providing retail at ground floor level and residential above. Student accommodation for identified local institution as alternative to residential could be provided here.
SA7	9 Warpole Road (opposite Providence Surgery)	0.095 ha	3	5	N/A	Provision of family housing in accordance with BAP policies. Retention of existing villa is preferable. If not viable redevelopment to provide 3 town houses.

Table 12: Site allocations

Site ID	Address	Site area	Minimum number of dwellings	Maximum number of dwellings	Other floor space acceptable	Preferred development option/ uses
SA8	Opposite Hawkwood Road car park r/o KFC, Primark and adjacent to Primark	0.12 ha	5	12	N/A	N/A
SA9	617 - 623 Christchurch Road and car park behind (Sainsbury's), on Hawkwood Road	0.32 ha	13	20	N/A	Redevelopment in connection with public realm improvements and new pedestrian link between Christchurch Road and Hawkwood Road
SA10	871 Christchurch Road	0.03 ha	1	2	A1/ B1 at ground floor level.	N/A
SA11	552-560 Christchurch Road (McDonalds and pub)	0.288 ha	11	28	A1/ B1 at ground floor level.	N/A
SA12	Boscombe bus station	0.121 ha	0	0	D1 and/or open space, transport hub	Public realm project and green landscaping
SA13	Corner site west of precinct (546 Christchurch Road)	0.032 ha	0	0	D1/B1/ A1 floorspace, cycle parking	N/A
SA14	Corner site east of precinct (site adj. 666 Christchurch Road)	0.245 ha	0	0	D1/B1/ A1 floorspace, cycle parking	N/A
SA15	36a Southbourne Road	0.035ha	1	2	N/A	N/A
SA16	Garages, R/O 1-5 Grosvenor Gardens	0.02 ha	1	3	N/A	N/A
SA17	175 Seabourne Road	0.03 ha	1	2	A1/ B1 at ground floor level	N/A
SA18	St John Centre, 26 Shelley Road	0.12 ha	5	5	Community use/offices /D1 (Gym)	Ground floor office/community and/or leisure use with residential above
SA19	Car park Woodside Road	0.21 ha	0	0	Car park	
SA20	3 Wickham Road	0.02 ha	0	0	B1/D2 floorspace	
<b>TOTAL</b>			<b>221</b>	<b>454</b>		

## 11 Projects, implementation and monitoring

### Implementing the plan

#### Background

- 11.1** During the course of preparing the plan, a number of projects have been identified which will assist in implementing our policies. Work has now commenced with some partners, to see how these projects can be taken forward. The projects are listed in priority order below.
- 11.2** The purpose of monitoring the NP Policies is to assess their performance against key outcomes and to determine whether aims and objectives are being met. To be effective, monitoring needs to be based on indicators of achievement and targets. The monitoring of the plan is linked to our priority improvement projects.

#### What the Forum want

- 11.3** Through the production of the NP we have started to build relationships with the wider community. Site specific projects provide an opportunity for these relationships to be developed and for more people to get involved in improving the area. Boscombe and Pokesdown Neighbourhood Plan Forum will work with all relevant partners to establish an

effective delivery mechanism to ensure that all local residents, businesses and other interested parties are actively involved in shaping projects for the area. Key partners are Boscombe Regeneration Partnership, Boscombe Creative Alliance, Pokesdown Forum and Boscombe Forum.

- 11.4** During the course of preparing this plan, the Forum have identified the need for a new or existing organisation to be established to deliver the implementation of this plan, its policies and improvement projects. The most significant challenge is to deliver more family homes, regenerate privately owned shopfronts and invest in the public realm especially along Christchurch Road. One option is to set up a Community Land Trust.

#### What are the Relevant Aims?

- 11.5** All the aims are relevant to this section of the plan, but particularly Aim 1 which states:
- **Aim 1:** Establish a clear vision and list of priority improvement projects for the NP area that most people support.

#### The Evidence Base

- 11.6** Boscombe and Pokesdown Neighbourhood Plan Working Group identified a list of potential projects. We

then consulted Boscombe Regeneration Partnership and Bournemouth Council about these projects.

#### Relevant Strategic Policies

- 11.7** The National Planning Policy Guidance (NPPF) confirms that neighbourhood planning is a tool for local people to ensure that they get the right types of development for their community. It enables the community to shape and direct sustainable development in their area (para. 184).

#### Relevant Local Plan Policy

- 11.8** The neighbourhood plan, which covers the wards of Boscombe East and Boscombe West is being prepared in the context of the emerging Bournemouth Local Plan and the current development plan for Bournemouth, comprising the Core Strategy, Affordable Housing Development Plan Document and saved policies of the Bournemouth District Wide Local Plan.
- 11.9** Chapter 5 of the Bournemouth Core Strategy relates to delivery and monitoring and contains a Delivery and Implementation Table. As the NP will be monitored by Bournemouth Planning Authority, we have followed the same format and it is contained below.

## Implementation

### 11.10 Implementation will:

- promote partnerships and work with interested parties to shape proposals for the NP area;
- create master plans and development briefs, maintenance and management plans;
- require the LPA to direct applicants to discuss pre-application and applications to the BAP NP Forum and consult with the BAP NP Forum in relation to draft Heads of Terms under s.106.

## Monitoring

- 11.11** Monitoring indicators need to be measurable, readily available and meaningful and should show the desired direction of change as a result of implementing a policy. The indicators are Specific, Measurable, Achievable, Realistic and Deliverable with a Timescale (SMART).



- 11.12** Table 13 'Implementing and Monitoring the Neighbourhood Plan' on the following pages, sets out the outcomes sought from each planning policy and the delivery framework for each of these. It identifies how these policies will be delivered and by whom. The table sets out the indicators of achievement targets with appropriate targets during the neighbourhood plan period. It also examines potential mechanisms and funding sources for bringing the policies forward.



## Our priority improvement projects

In order to preserve and enhance the character and appearance of the area and deliver the homes and community facilities that we need, Boscombe and Pokesdown Neighbourhood Plan Forum will work on the implementation of the following projects:

- **HOUSING:** Establish a local Housing Trust to provide affordable homes for families;
- **SITES:** Establish a working group and development strategy for Site SA4 – Royal Victoria Hospital, Shelley Road;
- **HERITAGE:** Preserve and Enhance all 'Open Space' (BAP4) providing safe, clean, space for all, including a richer environment for people and wildlife;
- **HERITAGE:** Preservation and enhancement of historic shopfronts;
- **WORK, SHOPS AND SERVICES:** Finding a suitable viable use for the Royal Arcade;
- **WORK, SHOPS AND SERVICES:** Boscombe Central renewal;
- **HERITAGE:** Work with partners to update management plans for 'Open Spaces' as included in BAP4 and listed in paragraph 7.35;
- **HERITAGE:** Conservation Areas and Locally listed buildings review with Bournemouth Council.

Table 13 Implementing and monitoring the Neighbourhood Plan

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP1: The scale and density of development	A qualitative improvement in the design and function of development within the NP area	<b>Aim 2:</b> Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.	Through the development management process	Borough of Bournemouth Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP1	100% of schemes meeting the checklist criteria
BAP2: Good design for the 21st century	Creation of a distinctive and safe urban environment. A qualitative improvement in the design of development within the NP area	<b>Aim 5:</b> Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of existing buildings and spaces for uses which the community wants and needs.	Through the development management process	Borough of Bournemouth Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP2	100% of applicable schemes (more than three dwellings) meeting all checklist criteria
		<b>Aim 8:</b> Identify what makes the neighbourhood unique in terms of its social, heritage and community assets and create policies that protect, preserve and enhance these assets for the next generation.	Through a character appraisal of the proposed conservation area	Bournemouth Borough	Provision of new conservation area character appraisals	Provision of new conservation area character appraisals during the plan period
		<b>Aim 9:</b> Change the perception of the neighbourhood by promoting it as a historic, thriving community by making it the most desirable place to live and/or work in the borough.	Through a review and designation of more locally listed buildings on the Bournemouth register of Locally Listed Buildings	Bournemouth Borough	Inclusion of all 'proposed locally listed buildings' on the BAP 'Proposals Map' on the Bournemouth register of locally listed buildings	Updated Bournemouth register of locally listed buildings during the plan period

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP3: Shopfronts	A qualitative improvement to the design of existing, new and replacement shopfronts especially along Christchurch Road	<p><b>Aim 5:</b> Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of existing buildings and spaces for uses which the community wants and needs.</p> <p><b>Aim 6:</b> Provide a desirable environment to do business.</p> <p><b>Aim 8:</b> Identify what makes the neighbourhood unique in terms of its social, heritage and community assets and create policies that protect, preserve and enhance these assets for the next generation.</p>	Through the development management process	Borough of Bournemouth Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP3	100% of schemes for new or replacement shopfronts given planning permission meeting the checklist criteria
			Establish a grant programme for shopkeepers to enable the appearance of shopfronts to be improved, in accordance with the policy criteria	Boscombe and Pokesdown Neighbourhood Plan Forum Boscombe Regeneration Partnership Pokesdown Forum	Successful grant application funder	At least 10 shopfronts improved during the plan period in accordance with planning policy
			Prepare Shopfront Design guidance for the whole NP area	Bournemouth Borough Council	New Supplementary Planning Documents (SPD) on shopfront design	New SPD on shopfront design adopted during the plan period

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP4: Open spaces	A qualitative improvement to existing open spaces to make them better used and more vibrant	<p><b>Aim 4:</b> Improve public parks, spaces and streets with a focus on designing out crime by providing safe, well-lit routes between key areas.</p> <p><b>Aim 8:</b> Identify what makes the neighbourhood unique in terms of its social, heritage and community assets and create policies that protect, preserve and enhance these assets for the next generation.</p>	Woodland Walk renewal providing a safe clean space for all.	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership  Pokesdown Forum	Prepare costed plan for Woodland Walk and obtain funding  Implement improvement project	Public realm improvement programme during the plan period
			Churchill Gardens open space renewal providing a safe, clean, space for all.	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership  Pokesdown Forum	Prepare costed plan for Churchill Gardens, obtain funding and implement improvement project	Public realm improvement programme implemented during the plan period
BAP5: Safe routes	Provide more cycle paths and safe walking routes	<b>Aim 4:</b> Improve public parks, spaces and streets with a focus on designing out crime by providing safe, well-lit routes between key areas.	Investment programme to improve access by foot and cycle across the area including safer routes to school.	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership  Pokesdown Forum	Prepare costed plan for proposed cycle lanes and safe routes in accordance with the BAP proposals map  Obtain funding and implement improvement project	At least 100 metres of new footpaths or cycle lanes during the plan period

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP6: The number and type of new homes	Provide good quality homes, and more family homes in order to create a more stable, less transient population	<b>Aim 2:</b> Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.	Through the development management process	Bournemouth Borough Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP5	100% of schemes for new or replacement dwellings given planning permission meeting the checklist criteria
		<b>Aim 7:</b> Make the best use of land by identifying sites that are under-used and have potential to be redeveloped for uses which meet the community's needs, identifying delivery mechanisms with key partners.	Establish a local housing land trust in order to deliver more affordable family homes for people who currently live in the NP area	Boscombe and Pokesdown Neighbourhood Plan Forum Boscombe Regeneration Partnership. Pokesdown Forum Boscombe Forum	Establish a local land trust Identify budget and appropriate properties Obtain planning permission	Establishment of a local land trust Obtain planning permission for at least one new scheme during plan period Deliver at least three new affordable dwellings during the plan period

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP7: The quality of new homes	A qualitative improvement in the design, appearance and function of all residential development within the NP area	<b>Aim 2:</b> Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.	Through the development management process	Bournemouth Borough Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP6	100% of schemes for new or replacement dwellings given planning permission meeting all the checklist criteria
BAP8: Houses in multiple occupation (HMOs) and bedsits	Provide high quality affordable homes and a stable residential population	<b>Aim 2:</b> Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.	Remove all poor-quality HMO accommodation that is not fit for habitation from the housing market and replace them with either larger flats or good-quality HMOs	Bournemouth Borough Council Boscombe Regeneration Partnership	Number of HMOs improved under the Councils registration scheme (Operation Galaxy)  Overall reduction in the number of HMOs in the NP area	100% of planning applications relating to HMOs meeting all the checklist criteria in BAP7
		<b>Aim 7:</b> Make the best use of land by identifying sites that are under-used and have potential to be redeveloped for uses which meet the community's needs, identifying delivery mechanisms with key partners.	Through the development management process	Bournemouth Borough Applicants Developers/ Agents	% of planning applications being assessed against all the checklist criteria in Policy BAP7	100% of planning applications relating to HMOs meeting all the checklist criteria in BAP7

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAPg: Christchurch Road	To create a vibrant high street providing shops, services and leisure opportunities appropriate to the communities they serve	<b>Aim 5:</b> Enhance the high streets in Boscombe and Pokesdown to preserve and enhance their unique and quirky character, boosting their footfall in the day and night by making better use of existing buildings and spaces for uses which the community wants and needs.	Through the development management process	Bournemouth Borough Applicants Developers/ Agents	% of planning applications being assessed against all the checklist criteria in Policy BAP8	100% of planning applications meeting all the checklist criteria in BAP8
		<b>Aim 6:</b> Provide a desirable environment to do business.	Establish a grant programme for shopkeepers to enable the appearance of shopfronts to be improved, in accordance with the policy criteria	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership  Pokesdown Forum	Successful grant application to fund the project	At least 10 shopfronts improved during the plan period in accordance with planning policy

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP10: Site allocations	Assist in the regeneration of the area, put less pressure on existing occupied sites and make the best use of brownfield land for the benefit of the whole community	<p><b>Aim 1:</b> Establish a clear vision and list of priority improvement projects for the NP area that most people support.</p> <p><b>Aim 2:</b> Provide better homes and affordable homes for existing residents by rebalancing the housing stock (including specialist housing) with a presumption in favour of family dwellings with at least two bedrooms throughout the area, subject to site opportunities and constraints.</p> <p><b>Aim 6:</b> Provide a desirable environment to do business.</p> <p><b>Aim 7:</b> Make the best use of land by identifying sites that are under-used and have potential to be redeveloped for uses which meet the community's needs, identifying delivery mechanisms with key partners.</p>	Through the development management process	Bournemouth Borough Applicants Developers/ Agents	% of planning applications being assessed against Policy BAP10	100% of planning applications relating meeting Policy BAP10
			Site SA2 – Hawkwood Road car park redevelopment	Boscombe Regeneration Partnership	Undertake parking survey  Devise schematic designs with approval from community  Identify delivery partner and funders  Obtain outline planning permission	Parking survey complete  Obtain outline planning permission during the plan period

Table 13 Implementing and monitoring the Neighbourhood Plan (continued)

Policy	Key outcomes sought	Neighbourhood Plan Aim	How will these be delivered	Who is responsible for delivery	Indicators of achievement	Monitoring targets
BAP10: Site allocations (continued)			Site SA4 – Royal Victoria Hospital, Shelley Road redevelopment	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership	Establish a working group and development strategy for the site  Devise schematic designs and development brief with approval from community  Devise a realistic funding strategy with landowners and partners	Produce draft development brief during the plan period
			SA5 – Gladstone Road West	Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership	Obtain outline planning permission  Dispose of the site for redevelopment	
			SA6 – Sovereign Centre: establish a working group and development strategy for the site	Boscombe and Pokesdown Neighbourhood Plan Forum  Boscombe Regeneration Partnership	Establish a working group and development  Strategy and brief for the site	Produce draft development brief during the plan period

## 12 Basic Conditions Statement

### Introduction

This statement has been prepared by ECA Architecture & Planning to support the submission of the Boscombe and Pokesdown Neighbourhood Plan Proposal.

### Purpose

This Basic Conditions Statement has been prepared in accordance with Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012 which states that when a plan proposal is submitted to the Local Planning Authority (LPA), it must include a statement explaining how the proposed NP meets the requirements of para. 8, of Schedule 4B to the Town & Country Planning Act 1990.

Para. 8(2) states:

A draft order meets the basic conditions if –

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order

- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order;
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order;
- (d) the making of the order contributes to the achievement of sustainable development;
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations; and
- (g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

This Statement will demonstrate how the NP has met the Basic Conditions tests by assessing each policy against the criteria in the Regulations, providing justification and concluding the outcome of the assessment. It comprises four sections, as follows:

- Section One sets out how the plan complies with the National Planning Policy Framework outlining particular paragraphs in the NPPF that have been taken into consideration in the drafting of policies;
- Section Two sets out the NP's contribution to sustainable development;
- Section Three sets out how the NP conforms with the strategic policies of the development plan;
- Section Four sets out how the plan is compatible with other EU obligations;
- Section Five is a summary of the findings of this report.

## Section 1: Compliance with the National Planning Policy Framework (NPPF)

Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
Whole Plan	<p>Core Principles: (para. 17)</p> <ol style="list-style-type: none"> <li>1. Genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</li> <li>2. The process is not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</li> <li>3. Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.</li> <li>4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</li> <li>6. Support the transition to a low carbon future in a changing climate, encourage the reuse of existing resources, including conversion of existing buildings.</li> <li>7. Encourage the effective use of land by reusing land that has been previously developed (brownfield land).</li> <li>10. Conserve heritage assets in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations</li> <li>12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs</li> </ol>	<p>The NP comprises policies that have been drafted to reflect the local community's vision for the area. They are local policies of relevance to the NP area. The policies provide a practical framework in which to assess planning applications. This has been an empowering creative exercise that will improve the local environment and the way people live their lives in the NP area, consistent with Point 1 of the core planning principles set out under para. 17.</p>

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Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
Whole plan	<p>Para. 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> <p>Para. 16 – The presumption in favour of sustainable development has implications for neighbourhoods to develop plans that support strategic development set out in Local Plans.</p> <p>Para. 126 – Neighbourhood plans are powerful tools for local people. They should reflect the Local Plan policies and should not promote less development or undermine strategic policies.</p> <p>Para. 185 – Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area.</p>	<p>The NPPF provides a policy presumption in favour of sustainable development which is the golden thread running through both plan making and decision taking. The policies in this plan are in compliance with the main thrust of the NPPF and guidance.</p> <p>The NP recognises the importance of heritage assets within the NP area and puts forward a number of policies that seek to recognise and enhance the special interest of these, consistent with section 12 of the NPPF, para. 126 – 141 of the NPPF.</p> <p>The plan reflects the needs of the business and residential community in the NP area itself, consistent with NPPF and guidance on neighbourhood planning.</p>
Vision	<p>Para. 17 – Succinct local and neighbourhood plans should set out a positive vision for the future of the area.</p>	<p>A clear vision is set out in the plan which has been subject to extensive consultation.</p> <p>This is a sustainable plan supporting good design, new family housing and employment space together as well as dealing with managing houses in multiple occupation and poor quality accommodation in the area, making it a safer place to live. It will make the area a more attractive place to live, work and visit. It is in compliance with the relevant NPPF principles.</p>

Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
<p>BAP1: Scale and density of development</p>	<p>Core Principles: (para. 17)</p> <p>6. Support the transition to a low carbon future in a changing climate and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);</p> <p>10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</p> <p>Para. 47, Point 5 – set out their own approach to housing density to reflect local circumstances</p> <p>Para. 58 – Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> <li>- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;</li> <li>- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>- are visually attractive as a result of good architecture and appropriate landscaping.</li> </ul> <p>Para. 128 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.</p>	<p>This policy seeks to identify and protect the heritage value of the area and retain and upgrade historic buildings through sympathetic conversions. It also seeks to control the density of development recognising the adverse impact high densities have had on living conditions and the historic character of the area. It is in compliance with the relevant NPPF principles.</p>

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Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
BAP2: Good design for 21st century	<p>Core principles (para. 17)</p> <p>1. Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area.</p> <p>4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings</p> <p>Para. 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people</p> <p>Para. 58 - (above)</p> <p>Para. 60 - Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.</p> <p>Para. 95 – LPAs should actively support energy efficiency improvements to existing buildings.</p> <p>Para. 97 – LPAs should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources. They should support community-led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through neighbourhood planning.</p>	<p>The Core principle is reflected in this policy. It comprises a robust and comprehensive policy that confirms high quality development will be expected for the area.</p> <p>The policy also seeks to protect local heritage assets for the benefit of the areas heritage value and identity.</p> <p>The policy also requires development to seek to reduce energy emissions during the life cycle of the development.</p> <p>It is therefore in compliance with para. 17, 56-58, 60, 95 and 97 of the NPPF.</p>
BAP3: Shopfronts	<p>Core principles (para. 17)</p> <p>4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>10. Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;</p> <p>Para. 57 – It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings and public and private spaces</p> <p>Para. 64 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>Para. 67 – Poorly placed advertisements can have a negative impact on the appearance of the built and natural environment</p>	<p>This policy sets out a presumption in favour of retaining and renovating shopfronts that are original to the building. Any replacement shopfronts should be designed in sympathetically to reflect the character of the building. Specific details are set out in relation to new shopfronts.</p> <p>This policy is consistent with design advice set out in para. 57, 64 and 67 of the NPPF.</p>

Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
BAP4: Open spaces	<p>Para. 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities.</p> <p>Assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space in the local area.</p> <p>Para. 76 – Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them.</p>	<p>The open space policy seeks to preserve and enhance existing open spaces and link these together with safe walking routes within the area and to other large spaces outside the area. It is therefore in compliance with para. 73 of the NPPF.</p>
BAP5: Safe routes	<p>Core principles (para. 17)</p> <ol style="list-style-type: none"> <li>1. Genuinely plan-led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</li> <li>2. The process is not simply about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</li> <li>3. Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.</li> <li>8. Encourage the effective use of land by reusing land that has been previously developed (brown field land), provided that it is not of high environmental value;</li> </ol> <p>Para. 47 – To boost significantly the supply of housing</p> <p>Para. 47, Point 1: Use evidence base to ensure plans meet the full, objectively assessed needs for market and affordable housing.</p> <p>Para. 49 – Housing applications should be considered in the context of the presumption in favour of sustainable development.</p> <p>Para. 50 – To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should:</p> <ol style="list-style-type: none"> <li>1. plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</li> <li>2. identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;</li> </ol>	<p>This policy seeks to identify a housing need figure for the NP area consistent with the advice in the NPPF, which seeks to boost significantly the supply of housing. It also seeks to provide a broad range of house types, making family housing a priority for the area and discouraging new developments of houses in multiple occupation (HMOs) and smaller units, except in the case of the elderly or people with disabilities.</p> <p>The NP identifies family housing as a priority and HMOs as contributing to some of the social problems in the NP area, therefore the NP has prioritised para. 50 of the NPPF in the formulation of policies, in addition to Points 1 and 2 of the Core planning principles set out under para. 17.</p>

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Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
BAP6: The number and type of new homes		
BAP7: The quality of new homes	<p>Core principles (para. 17) 1, 2 and 3 (above) 4. To always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Para. 58 – Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure the developments:</p> <ol style="list-style-type: none"> <li>1. Will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;</li> <li>2. Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;</li> <li>4. Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;</li> <li>5. Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and</li> <li>6. Are visually attractive as a result of good architecture and appropriate landscaping.</li> </ol>	<p>This policy sets out requirements to comply with the nationally described space standards in order to improve the quality of housing in the NP plan area. This policy complies with Points 1, 2, 3 and 4 of the core planning principles set out under para. 17. This policy addresses Points 1 – 4 of para. 58 set out under section 7 'requiring good design'. It is therefore in compliance with the relevant aims of the NPPF.</p>

Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
BAP8: Houses in multiple occupation (HMOs) and bedsits	<p>Core principles (para. 17) 1, 2 and 3 (above) 4. To always seek to secure high-quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>Para. 58 – Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure the developments: (Points 1 – 6 above)</p> <p>Para. 64 – Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>Para. 66 – Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.</p>	<p>This policy seeks to address the social problems the NP has identified associated with a high concentration of HMOs by seeking to resist the development of new HMOs and setting out a presumption in favour of conversion of existing HMOs to residential uses.</p> <p>This is an example of a policy the NP has put forward to empower the local community to shape, enhance and improve their surroundings, all consistent with the relevant NPPF policies.</p>
BAP9: Christchurch Road	<p>Core principles (para. 17) 3. Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. 5. Take account of the different roles and character of different areas, promoting the vitality of our main urban areas. 9. Promote mixed use developments and encourage multiple benefits from the use of land in urban areas. 11. Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable. 12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>Para. 19 – Planning should operate to encourage and not act as an impediment to sustainable growth.</p> <p>Para. 21 – Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing.</p> <p>Para. 22 – Planning policies should avoid the long-term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed.</p> <p>Para. 23 – Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres.</p>	<p>This policy puts forward six zones where development of appropriate uses will be promoted and encouraged through the NP. This is consistent with the core planning principles set out under para. 17 and relevant policies set out under Sections 1 and 2 of the NPPF that relate to 'building a strong, competitive economy' and 'ensuring the vitality of town centres'</p>

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Neighbourhood Plan Section/Policy	Relevant NPPF Core Principle/Paragraph	Summary/Conclusion – how the plan has had regard to the NPPF
BAP10: Site allocations	<p>Core principles</p> <p>3. Pro-actively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area.</p> <p>Para. 47 – To boost significantly the supply of housing, local planning authorities should:</p> <p>3. Identify a supply of specific, developable sites or broad locations for growth.</p> <p>5. Set out their own approach to housing density to reflect local circumstances.</p> <p>Para. 49 – Housing applications should be considered in the context of the presumption in favour of sustainable development.</p> <p>Para. 50 – To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, LPAs should:</p> <p>1. Plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes);</p> <p>2. Identify the size, type, tenure and range of housing that is required in particular</p>	<p>This policy refers to the site allocations set out in Table 12 of the plan and states that the development of these sites will be supported where it complies with the quantum of development and uses put forward. The purpose of this is to deliver the housing and business needs of the local community, consistent with Core Principles 1 – 3 and Sections 2 and 6 of the NPPF.</p>



## **SECTION 2: The neighbourhood plan's contribution to sustainable development**

### **Para. 8(2)(d) of the TCPA states as follows:**

"The making of the Neighbourhood Plan contributes to the achievement of sustainable development"

The government is clear that the purpose of the planning system is to contribute to sustainable development by addressing the social sustainability to build stronger communities, environmental sustainability to protect against inappropriate development and economic sustainability to improve infrastructure and support growth.

*"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development"  
(NPPF, para. 14).*

Sustainability Appraisal is not a requirement of a neighbourhood plan. However, this Plan can demonstrate that it has taken into account the need to achieve sustainable development to deliver economic, social and environmental benefits. The table opposite summarises the neighbourhood plans contribution to the three main elements of Sustainable Development with the stars (\*) representing the strength of that contribution.

Neighbourhood Plan Policy	Social	Economic	Environmental	Contribution to Sustainable Development
BAP1	**	**	***	The policy promotes the use of heritage statements to assess and consider the impact of development on the areas heritage assets. This will make the area more attractive to live, work in and visit. This will improve levels of social interaction, economic investment and the quality of the environment, as well as protecting and enhancing the areas heritage assets for the enjoyment of all in the future.
BAP2	**	*	**	The policy promotes high quality design which will make the area more attractive to live and work in and visit. This will improve levels of social interaction, economic investment and the quality of the environment, contributing to the achievement of sustainable development.
BAP3	*	**	***	This policy seeks to improve the appearance of shopfronts, which will enhance the environmental quality of the area and encourage greater investment in the longer term. This will contribute towards sustainable economic growth.
BAP4	***	*	****	This policy will improve levels of social interaction for pedestrians by creating more attractive open spaces. Improvements to public realm can be linked to private inward investment which will improve the economic wellbeing of this urban area. The policy supports biodiversity and green infrastructure.
BAP5	***	*	****	This policy will improve levels of social interaction for pedestrians by creating more attractive open spaces. Improvements to public realm can be linked to private inward investment which will improve the economic wellbeing of this urban area. The policy supports biodiversity and green infrastructure.
BAP6	***	***	***	This policy seeks to address the housing needs in the area by prioritising the number and type of new homes required. This will bring economic and social benefits to the area due to the potential for inward investment and improvements to the quality of housing for local people, contributing towards sustainable development. It will also bring environmental improvements as the policy sets out a presumption in favour of sympathetic conversions of existing buildings.
BAP7	****	**	***	This policy requires all new residential units, either as a result of conversion or new build, to meet nationally described space standards, in order to improve the quality of residential accommodation in the area. This will mainly bring social benefits as well as environmental enhancements.
BAP8	****	**	***	This policy seeks to resist the development of additional houses in multiple occupation (HMOs) in the area, as the evidence base has identified that this type of accommodation attracts a transient population and creates social and environmental problems. Controlling the number of HMOs in the area will assist in establishing residential accommodation of better quality that will contribute towards establishing a more sustainable population. This will bring social and environmental benefits.
BAP9	**	****	***	This policy sets out six zones where specific uses and development will be promoted in order to work towards sustainable economic growth within the NP area.
BAP10	**	***	***	This policy sets out the sites that have been identified for development in order to deliver the housing and business needs of the NP area. This will assist in the sustainable economic growth of the area.

## Section 3: Conformity with the strategic policies of the development plan

**Para. 8(2)(e) of the TCPA states as follows:**

*The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area)*

The Bournemouth Local Plan comprises the Core Strategy, The Town Centre Area Action Plan, Affordable Housing DPD, the saved policies of the Bournemouth District Wide Local Plan and Gypsy and Traveller Site Allocation DPD.

The Bournemouth Core Strategy was adopted in 2012 and sets out the vision, broad principles and spatial approach for development in Bournemouth for the period 2006-2026.

The Core Strategy provides the spatial strategy for the borough. It has had regard to the Sustainable Community Strategy and the procedural requirements for public consultation for Development Plan Documents. It has been subject to a Sustainability Appraisal, Equalities Impact Assessment and Habitats Regulations Assessment.

The relevant strategic policies against which the neighbourhood plan policies have been identified are as follows:

**Core Strategy – Strategic policies:**

- CS1: National Planning Policy Framework – Presumption in favour of Sustainable Development
- CS2: Sustainable Homes and Premises
- CS3: Sustainable Energy and Heat
- CS5: Promoting a Healthy Community
- CS6: Delivering Sustainable Communities
- CS9: Enhancing District Centres
- CS13: Key Transport Routes
- CS18: Increasing opportunities for cycling and walking
- CS20: Encouraging small family dwellinghouses
- CS21: Housing Distribution across Bournemouth
- CS23: Encouraging Lifetime Homes Standards
- CS26: Protecting Allocated Employment Sites
- CS30: Promoting Green Infrastructure
- CS31: Recreation, Play and Sports
- CS32: International Sites
- CS34: Site of Special Scientific Interest
- CS39: Designated Heritage Assets

**Core Strategy – Non-strategic policies:**

- CS11: Protecting Local Facilities and Services
- CS12: Retaining Community Uses
- CS16: Parking standards
- CS24: Houses in Multiple Occupation
- CS27: Protecting Unallocated employment sites
- CS38: Minimising Pollution
- CS40: Local Heritage Assets
- CS41: Quality Design

**Relevant saved policies from the Bournemouth District Wide Local Plan**

**Strategic saved policies**

- Policy 5.1 Job creation
- Policy 5.14 Prime shopping area
- Policy 5.19 Core shopping areas
- Policy 5.20 Secondary shopping areas
- Policy 6.3 Retention of residential accommodation
- Policy 6.4 Loss of residential
- Policy 6.5 Conversion of floors above shops to residential
- Policy 6.8 Residential infill
- Policy 6.9 Residential development of Derelict/Vacant land

- Policy 6.10 Flats redevelopment
- Policy 6.13 Flat conversions – Location of property
- Policy 6.14 Flat conversions – type of property
- Policy 6.16 Flat conversions – car parking
- Policy 7.21 Open space provision
- Policy 8.1 Development on primary & county distributor routes
- Policy 8.2 District distributor roads
- Policy 8.10 Highway network improvements
- Policy 8.12 New Distributor Roads
- Policy 8.20 Rail network

**Non-strategic saved policies**

- Policy 4.4 Development in Conservation Areas
- Policy 4.8 External Roller Shutters in Conservation Areas
- Policy 4.21 Shopfronts
- Policy 5.3 New B1 uses
- Policy 5.35 Student living accommodation
- Policy 8.22 Development effecting public car parking spaces
- Policy 8.35 Access onto primary, county and district distributor roads

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Neighbourhood Plan Policy	Policy objectives	Relevant Strategic Policies of the Local Development Plan	How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan
Vision	<p>“Our vision for the Boscombe and Pokesdown Neighbourhood Plan area in 20 years time is a desirable place to live, work and visit which is well-connected, prosperous, healthy and safe. All new development will be high quality and meet the existing community’s needs without compromising the environment for future generations. Development will integrate with the social and historic fabric of the area and there will be good facilities for the whole community.”</p>	<p>CS1: Presumption in favour of sustainable development            CS5: Promoting a healthy community            CS6: Delivering Sustainable Communities            CS9: Enhancing District Centres            CS21: Housing distribution across Bournemouth            CS39: Designated heritage assets            Other policies:            CS11: Protecting local facilities and services            CS12: Retaining community uses            CS18: Increasing opportunities for cycling &amp; walking            CS41: Quality Design</p>	<p>The vision seeks to promote the unique identity of the area and establish a sustainable community through delivery of high quality design, homes the community needs and well connected routes within the Boscombe and Pokesdown Neighbourhood Plan Area.            This is consistent with strategic policies CS1, CS5, CS6, CS9, CS21, CS39.</p>
BAP1: The scale and density of development	<ul style="list-style-type: none"> <li>- To identify and protect the heritage value of the area</li> <li>- Retain and upgrade historic buildings through sympathetic conversions.</li> <li>- Control the density of development recognising the adverse impact high densities have had on living conditions and the historic character of the area.</li> </ul>	<p>CS6: Delivering sustainable communities            CS39: Designated heritage assets            CS40: Local Heritage Assets</p>	<p>CS6 states that ‘The Council, working with other partners and developers, will ensure that local neighbourhoods are improved and enhanced to reinforce local identity, access to services and functionality’. BAP1 focuses on retaining the unique character and quality of buildings in the NP area and retain and celebrate the areas local distinctiveness, consistent with policy CS6.            CS39 states that ‘the LPA will seek to protect designated heritage assets from demolition, inappropriate alterations, extensions or other proposals that would adversely affect their significance.’ BAP 1 requires a heritage statement to be submitted with all applications affecting listed buildings or in conservation areas, consistent with CS39 of the Bournemouth CS.            CS40 states that the LPA will protect local heritage assets and requires developers to submit an assessment of impact for proposed alterations, extensions or demolition. BAP1 focuses on retaining designated and non designated heritage assets and is in accordance with this policy.</p>

Neighbourhood Plan Policy	Policy objectives	Relevant Strategic Policies of the Local Development Plan	How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan
BAP2: Good design for the 21st century	<ul style="list-style-type: none"> <li>- Requires development to incorporate high standards of sustainable and inclusive design.</li> <li>- To preserve and enhance important local buildings</li> <li>- To reduce energy emissions and reduce and reuse materials.</li> </ul>	CS2: Sustainable homes and premises CS5: Promoting a healthy community CS6: Delivering Sustainable Communities CS39: Designated heritage assets Other policies: CS41 Quality Design	BAP 2 complies with core strategy policies CS2, CS5, CS6, CS39. CS6 requires, among other things, the mitigation of, and adaptation to, climate change impacts, promoting sustainability and the reduction of carbon footprints.
BAP3: Shopfronts	<ul style="list-style-type: none"> <li>- Presumption in favour of retaining and renovating shopfronts that are original to the building. Any replacement shopfronts should be designed sympathetically to reflect the character of the building.</li> </ul>	CS9: Enhancing district centres CS41 Quality Design	CS9 relates to development that will enhance the function, vitality and viability of the district centres. It also states that 'a range of environmental improvements...will be encouraged in and around district centres.' BAP3 relates to retaining and renovating original signage to improve the visual appearance of shopfronts and building façades. This will enhance the area and make it a more visually appealing place to live and work, and also stimulate investment.
BAP4: Open spaces	<ul style="list-style-type: none"> <li>- Improving pedestrian and cycle connections within NP area</li> <li>- Enhancing the character and appearance of open spaces</li> <li>- New lighting to design out crime</li> <li>- Increase biodiversity</li> </ul>	CS5: Promoting a healthy community CS6: Delivering sustainable communities CS9: Enhancing district centres CS13: Key transport routes CS18: Increasing opportunities for walking and cycling	Bournemouth Policy CS6 states that 'The Council, working with other partners and developers, will ensure that local neighbourhoods are improved and enhanced to reinforce local identity, access to services and functionality'. This policy will help achieve this.

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Neighbourhood Plan Policy	Policy objectives	Relevant Strategic Policies of the Local Development Plan	How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan
BAP5: Safe routes	<ul style="list-style-type: none"> <li>- Improving pedestrian and cycle connections within NP area</li> <li>- New lighting to design out crime</li> </ul>	CS5: Promoting a healthy community CS6: Delivering sustainable communities CS13: Key transport routes CS18: Increasing opportunities for walking and cycling	The nationally-described space standards set out specific sizes for flats occupied by 1, 2, 3 etc people in order to ensure that people are living in accommodation that enables them to have a good standard of living. This is not adopted policy within the Core Strategy. Due to the housing problems identified in the NP area relating to poor quality and inadequate facilities, the NP puts forward space standards to ensure the quality of accommodation is brought up to standard. This is consistent with the advice set out in CS5, CS6 and CS41 on design.
BAP6: The number and type of new homes	<ul style="list-style-type: none"> <li>- Identify a housing need figure to deliver the homes needed</li> <li>- Seeks to provide a broad range of house types, making family housing a priority for the area</li> <li>- Discouraging new developments of houses in multiple occupation (HMOs) and smaller units, except in the case of the elderly or people with disabilities.</li> </ul>	CS1: Presumption in favour of sustainable development CS5: Promoting a healthy community CS6: Delivering Sustainable Communities CS21: Housing distribution across Bournemouth Saved policies 6.3, 6.4, 6.5, 6.8, 6.9, 6.10, 6.13	BAP 5 seeks to recognise the highly sustainable location of the NP area and the application of CS21, which seeks to concentrate development in locations with good access to shops and services, along main distributor roads, including Christchurch Road, the artery route that runs centrally through the NP area. This policy seeks to prioritise the community's needs for family housing and discourage developments of HMOs, identified as contributing negatively to social and environmental problems in the area. The policy is consistent with Core Strategy policies in relation to sustainable development and housing distribution in the borough. It puts forward a housing need figure consistent with the evidence base that supports the latest housing needs data for the borough.

Neighbourhood Plan Policy	Policy objectives	Relevant Strategic Policies of the Local Development Plan	How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan
BAP7: The quality of new homes	<ul style="list-style-type: none"> <li>- Requirement for developments (including conversions) to comply with the nationally described space standards.</li> <li>- Provide adequate amenity space, refuse and cycle storage</li> <li>- Be of good quality design</li> </ul>	CS5: Promoting a healthy community CS6: Delivering Sustainable Communities CS21: Housing Distribution Across the borough Other policies: CS41: Quality Design Saved policies 6.8, 6.10	The nationally-described space standards set out specific sizes for flats occupied by 1, 2, 3 etc people in order to ensure that people are living in accommodation that enables them to have a good standard of living. This is not adopted policy within the Core Strategy. Due to the housing problems identified in the NP area relating to poor quality and inadequate facilities, the NP puts forward space standards to ensure the quality of accommodation is brought up to standard. This is consistent with the advice set out in CS5, CS6, CS21 and CS41 on design.
BAP8: Houses in multiple occupation (HMOs) and bedsits	<ul style="list-style-type: none"> <li>- Resists the development of new HMOs</li> <li>- Presumption in favour of conversion of existing HMOs to residential uses</li> <li>- Only permitting new HMOs that meet criteria set out including provision of amenity space</li> </ul>	CS5: Promoting a healthy community CS6: Delivering Sustainable Communities Other policies: CS24: HMOs CS41: Quality Design	The NP forum have identified that HMOs have contributed adversely to the social and environmental quality of the area. BAP7 seeks to control the development of HMOs, resist additional HMOs and promote the conversion of HMOs to better quality residential accommodation in line with other policies in the plan. This is consistent with the aims of Core Strategy policies CS5 and CS6 which promote healthy and sustainable communities. Local Plan policy CS24 also seeks to control the concentration of HMOs recognising the adverse impact these have in an area. BAP7 is wholly consistent with the relevant aims of Core Strategy policies.

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Neighbourhood Plan Policy	Policy objectives	Relevant Strategic Policies of the Local Development Plan	How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan
BAPg: Christchurch Road	<ul style="list-style-type: none"> <li>- Sets out six zones where specific development and uses will be encouraged</li> <li>- Proposes improvements to shopfronts, building façades and streetscape</li> <li>- Proposes a feasibility assessment be undertaken of Royal Arcade to identify alternative uses</li> </ul>	<p>CS5: Promoting a healthy community            CS6: Delivering sustainable communities            CS9: Enhancing district centres            CS39: Designated heritage assets            Saved policies 5.19 and 5.20</p>	<p>BAP8 seeks to establish six zones within the Christchurch Road retail area to focus development that will provide alternative uses to stimulate investment and activity in the area. This is consistent with the aims of Core Strategy policy CS9, which states that the LPA will 'have regard to enhancing the function, vitality and viability of the district centres.'</p>
BAP10: Site allocations	<ul style="list-style-type: none"> <li>- Presumption in favour of development of sites set out in Table 12, providing they comply with other policies in the plan</li> </ul>	<p>CS1: Presumption in favour of sustainable development            CS6: Delivering sustainable communities            CS21: Housing distribution across Bournemouth</p>	<p>BAP10 sets out a presumption in favour of developing sites allocated in the plan to deliver the housing and business space to meet the needs of the community. This policy is consistent with sustainable development principles set out in core strategy policies CS1, CS6 and CS21.</p>

## SECTION 4: Compliance and compatibility with other EU obligations

Para. 8(2)(f) of the TCPA states as follows:

*“The making of the Neighbourhood Plan does not breach, and is otherwise compatible with EU obligations and is compatible with the Convention Rights as defined by the Human Rights Act 1998.”*

Neighbourhood plans do not require SA (Planning Advisory Service, 2015) because they are not Local Plans or Development Plan Documents (DPDs) as defined by the 2004 Act. PAS suggest that Strategic Environmental Assessment under the EU regs may be required, depending upon the content of the neighbourhood plan.

## SECTION 5: Summary

This is a sustainable plan, which promotes the regeneration of Boscombe and Pokesdown, and brownfield sites and promotes greater access and improved connections for pedestrians and cyclists. This plan will assist Bournemouth Borough Council in mitigating adverse impacts of development, as set out in the Bournemouth Core Strategy Sustainability Appraisal.

BAP Neighbourhood Plan Forum has worked with Bournemouth Borough Council to assess whether a Sustainability Appraisal for the neighbourhood plan would be required, on the grounds that:

- This plan allocates new sites for development, set out in Table 12

A neighbourhood plan which meets central Government criteria can be put to a referendum. This report confirms that the Boscombe and Pokesdown Neighbourhood Plan meets these basic conditions, because:

- It is in general conformity with Development Plan policies, as contained in the adopted Bournemouth Core Strategy (2012), saved Policies of the Bournemouth District Wide Local Plan (2002) - and other supplementary planning documents.

- It seeks to preserve or enhance the character or appearance of the Conservation Areas, listed buildings and their setting falling within the NP area;
- It is in accordance with policies contained within the National Planning Policy Framework (NPPF) and also National Planning Policy Guidance (NPPG), and European Planning Guidance;
- It is based on a sound and robust evidence base;
- It reflects the needs of the business and residential community in the neighbourhood plan area itself;
- It is a sustainable plan supporting new housing and services, including family housing, and protecting heritage assets and bringing them back into effective use. It provides for the needs of the business community and seeks to improve shopfronts, building façades and the public realm to enhance the shopping core of the area and stimulate investment. It seeks to improve access routes for pedestrians and cyclists reducing the need to travel by car. It will make the neighbourhood plan area a more attractive place to live, work and visit.

## 13 All policies

### **BAP1: The scale and density of development**

The retention of all buildings of architectural or local heritage value will be supported, in order to preserve the historic character and amenity of the area, save building materials and not exacerbate pressure on existing services.\*

Proposals should reflect the character of the area in terms of:

- I. the general height in adjacent and original buildings;
- II. the plot widths of adjoining buildings and sites;
- III. the spaces between buildings which should not be infilled even in low density areas;
- IV. including organic and animated roofscapes and elevations;\*\*
- V. the density of residential development which should not exacerbate existing overcrowding and pressure for on-street parking;

Residential densities in excess of 100 dph will not be supported unless it can be demonstrated that it is necessary for viability or to meet identified housing need.

All applications affecting Conservation Areas and/or heritage assets or their settings must comply fully with the requirements of national and local policy.

\*Proposals involving the demolition of existing buildings will not be supported unless there are exceptional circumstances to justify this which include: (1) the building is of poor quality design and out of keeping with the wider character of the area; (2) there is evidence that the building is not structurally capable of retention and conversion; (3) there is clear evidence that the development would bring substantial community benefits such as major employment opportunities.

\*\*Organic and animated roofscapes' are defined as roofs with variation in height, profile and form including pitched, gabled and flat roofs. 'Organic and animated elevations' are those which contain windows and doors at various floor levels, built on varied planes using a varied palette of materials.

### **BAP2: Good design for the 21st century**

All development should incorporate high standards of sustainable and inclusive urban design and architecture principles. Imaginative modern design is encouraged provided it respects the historic and natural character of the area. Development proposals will be supported which:

- I. Retain, preserve and enhance 'Proposed Locally Listed Buildings' identified on the 'Proposals Map' which are of special architectural or historic interest;
- II. Reduce energy emissions that contribute to climate change during the life cycle of the development\*;
- III. Ensure the reduction, reuse or recycling of resources and materials, including aggregates, water and waste. This will include the provision of high quality durable materials and development that can adapt to changing circumstances over time.

\*Developments of ten or more dwellings will be required to provide details of the use of on-site renewable energy or low carbon sources to meet a minimum of 10% of predicted energy use of the residential development, as set out under policy CS 2 of the Bournemouth Core Strategy.

### BAP3: Shopfronts

There is a presumption in favour of retaining and renovating shopfronts that are original to the building. Any replacement shopfronts should be designed to reflect the character of the whole building.

Replacement shopfronts should include all of the following elements, where appropriate:

- I. **Original layout:** Central and curved entrances, entrances to upper floors and rear service yards and facilities should be retained;
- II. **Stall risers:** At a height which matches existing or adjacent original stall risers;
- III. **Fascia:** To be a depth which matches the original fascia and does not obscure any original features;
- IV. **Signs:** One projecting sign per building, placed at the same height as the fascia;
- V. **Original design features:** All decorative elements (architraves, mouldings and glazed tiles) should be retained and restored or if in a poor state of repair replaced to match original;
- VI. **Materials:** shopfronts should be timber and glass unless it can be demonstrated that the alternative material is appropriate.

Due to the impact on the character of the street scene solid roller shutters will not be supported. In exceptional circumstances a lattice style security shutter may be appropriate.

### BAP4: Open spaces

Where practical, development will be encouraged where it:

- I. Enhances the character and appearance of open spaces with well-designed amenities which take account of all ages and users;
- II. Provides new lighting that designs out crime whilst being sensitive to the natural and historic environment;
- III. Increases biodiversity by, for example, the provision of bat and bird boxes, whilst improving public access and usage and promote community gardens.

### BAP5: Safe routes

Where practical, development will:

- I. Provide safe routes\* and cycle connections as shown on the Proposals Map;
- II. Provide safe routes and cycle connections to open spaces, especially to enable easy and inclusive access;
- III. Provide safe routes and improvements to transport hubs at Pokesdown Station, Boscombe Halt and Boscombe Bus Interchange;
- IV. Provide new and improved paths to the beach from Boscombe Overcliff Drive taking account of nature conservation interests and the need to minimise street lighting along the Overcliff.

\*'Safe Routes' are defined as pavements and paths which have good lighting and safe road crossings.

## **BAP6: The number and type of new homes**

Provision will be made for between 123-183 market dwellings per year during the plan period, with a presumption in favour of retaining existing historic buildings to provide homes with two or more bedrooms. Affordable housing will be provided in addition to this in accordance with Development Plan policies. These additional dwellings will be provided through:

- A. Sympathetic conversion and extension of existing buildings and upper floors of commercial premises:
- i. In developments of **9 or less dwellings**, to include:
    - At least 1 x 2 bedroom flat with direct access to outside amenity space if available;
    - At least 1 unit which meets lifetime home standards;
    - Car-free housing may be acceptable above commercial premises on Christchurch Road, on heritage buildings and in highly constrained locations provided that appropriate financial contributions are made towards alternatives such as car clubs, walking and cycling improvements and public transport provision.

- ii. Proposals for **10 or more units** which include:
  - 50% 3 bedrooms or larger dwellings;
  - 40% 2 bedroom dwellings;
  - 10% 1 bedroom dwellings.

- B. Sensitive redevelopment of sites where the proposal includes:
- 50% to be 3 bedrooms or larger;
  - 40% to be 2 bedrooms;
  - 10% to be 1 bedroom.

Applications which include a different housing size mix must be supported by up-to-date housing need evidence and/or an assessment which demonstrates that compliance with the requirements of A ii and/or B are not viable.

**Informative:** The costs of a viability assessment and the verification of evidence submitted will be met by the applicant.

Any proposals affecting Designated or Non-Designated Heritage Assets will have to comply with national and local heritage policies.

## **BAP7: The quality of new homes**

All new residential units either through new build or conversion will be encouraged to comply with the following:

- I. 'Technical housing standards – nationally described space standard (March 2015)' which include minimum gross internal floor areas of:
  - 1 bedroom, 1 person units to be at least 39 sq. m;
  - 1 bedroom, 2 person units to be at least 50 sq. m;
  - 2 bedroom, 3 person units to be at least 61 sq. m;
  - 3 bedroom, 4 person units to be at least 74. sq. m.
- II. The density of developments should be in accordance with BAP1;
- III. Provision of adequate amenity space, refuse storage, post boxes, door bells, car and bicycle storage, designed to a high standard so as not to harm visual amenity;
- IV. Have regard to the design policies of this plan and that of the Bournemouth Core Strategy.

### **BAP8: Houses in multiple occupation (HMOs) and bedsits**

The change of use to a House in Multiple Occupation will only be permitted where:

- there will be no harm to the character and appearance of the building or adjacent buildings;
- the design, layout and intensity of use of the building would not have an unacceptable impact on neighbouring residential amenities;
- internal and external amenity space, refuse storage, letterboxes, door bells and car and bicycle parking would be provided at an appropriate quantity, and would be of a high standard so as not to harm visual amenity;
- the proposal would not cause unacceptable highway problems or exacerbate on-street parking pressure to an unacceptable degree; and,
- the proposal would not result in an over-concentration of HMOs in any one area of the ward, to the extent that it would change the character of the area or undermine the maintenance of a balanced and mixed local community in accordance with the Development Plan.

The conversion or redevelopment of existing HMO's to larger residential units in accordance with other policies in this plan will be supported.

### **BAP9: Christchurch Road**

Christchurch Road is central to all aspects of community life and its unique Victorian heritage will be celebrated with the unique character of Pokesdown and Boscombe recognised. This will be achieved by:

- I. Supporting a mix of uses, excluding residential, at ground floor level, in accordance with Development Plan Policies;
- II. Support the retention and enhancement of existing music and entertainment venues, including resisting residential uses near venues, where noise attenuation cannot be satisfactorily installed.

### **BAP10: Site allocations**

In order to protect the character and appearance of the area, provide homes and distribute development across the plan area, the development of sites in accordance with indicative uses and amounts set out in Table 12 (pages 92-93) will be supported.

Specific allocations are set out below for the following sites:

- **SA2: Hawkwood Road car park**
- **SA4: Royal Victoria Hospital**
- **SA5: Gladstone Road West**
- **SA6: Sovereign Centre (as per BAP8)**

#### **SA2: Hawkwood Road car park**

Hawkwood Road car park has been identified as a local community resource that provides car parking with good, level access to the shops and high street.

If it is demonstrated there is spare car parking capacity, the site should be redeveloped to provide:

- A smaller public car park;
- Provision of a Park and Ride facility and/or bus stops;
- Provision of a small open space/ pocket park and public realm enhancements to the adjacent Hawkwood Road.

#### **SA4: Royal Victoria Hospital, Shelley Road, Phase 2**

Should the site become available, Royal Victoria Hospital has been identified as a suitable location for a mixed-use development, comprising:

- Healthcare facilities in D2 use;
- Community facilities in D2 use;
- Creative Hub;
- Wellbeing and/or sport and recreational use such as a swimming pool.

Providing that consideration is given to other policies within this plan, the following development will be supported:

- Retention and/OR conversion of the main hospital building for a mix of residential and community purposes;
- New development of the remaining area of the site to deliver up to 20 dwellings if needed;
- Enhancing biodiversity by provision of bat and bird boxes and linking the adjacent public open space/former graveyard to the rest of the site;
- Reinforcing the permeability of the site by improvements to existing footpath links through the site;
- Preserve and enhance the heritage assets of the site including the main hospital building and the Grade II listed water tower.

#### **SA5: Gladstone Road West**

The site comprising the area surrounding Gladstone Road West and Centenary Way has been identified as a suitable area for redevelopment to deliver housing as well as highway and public realm improvements.

Providing that consideration is given to other policies within this plan, the following development will be supported:

- family housing, 1, 2 and 3 bedroom flats;
- Public realm improvements;
- Green infrastructure and landscaping.

#### **SA6: Sovereign Centre and car park**

The Sovereign Centre and car park has been identified as an area with significant redevelopment potential, given the under use of the upper levels of the multi-storey car park and the outdated appearance of the existing building.

Providing that consideration is given to other policies within this plan, including policies to preserve and enhance the Royal Arcade, the comprehensive redevelopment of the site will be supported for a high density scheme to deliver a mix of uses including:

- Appropriate town centre uses, including retail A1 floor space in accordance with BAPg;
- Residential and/or student; accommodation on the upper floors;
- Parking.

Any submission should include a robust parking study and impact appraisal to assess parking requirements, the methodology of which should be agreed by the local highway authority.



POKESDOWN  
FOR BOSCOMBE

DRUMS  
BOOKS  
COFFEES

ROYAL ARCADE

BAR

FJANY  
SKLEP

FISH + CHIPS

CASE

WOODLAND

MIX & MATCH KID







E: npboscombe@gmail.com  
W: boscombepokesdown.org.uk



**Boscombe & Pokesdown**  
NEIGHBOURHOOD PLAN



This document has been created  
by ECA Architecture & Planning  
(community interest company)

