

Appendix 1 - Financial Summary for Crescent Road

<i>Homes Prudential Borrowing Period</i>	
Scheme Costs	
Works	£3183m2
Fees	
Other costs (Contingency at 5%)	
Interest (during Build Phase)	
Land Acquisition costs	
Total Scheme Cost	
Scheme Funding	Funding rate (per unit)
Homes England Grant - TBC Affordable Housing Grant	
Homes England Grant - Accelerated Construction	
Affordable Housing s106 Contributions	
Sales - Shared Ownership	
Housing Revenue Account	
- Capital Funding - 1 for 1 Right to Buy Receipts	
- Capital Funding - Reserve allocation	
Prudential Borrowing - additional borrowing	
OPE funding	
Total Scheme Funding (as Cabinet and Council Approved)	
Net Cost shown as Shortfall if +'ve	
Total scheme value	

Temporary Accommodation in General Fund			Comment
50	50	0 50	
Affordable Rent £000s	Shared Ownership £000s	TOTAL £000s	
1,913	£ -	1,913	
83	0	83	
100	0	100	
55	0	55	
0	0	0	
2,151	0	2,151	
0	0	0	
0	0	0	
0	0	0	
0	0	0	
0	0	0	
0	0	0	
0	0	0	
-2,151	0	-2,151	
0	0	0	
-2,151	0	-2,151	
0	0	0	
1,570	0	1,570	

Appendix 2 - Longterm cashflow for Crescent Road

Key Data	Target Cost	Borrowing Term	Loan Interest	Inflation						Annual Borrowing Costs	Annual Operational Costs (Year 1)	Annual Income Requirement	Expected income (Year 1)	Variance						
	£	Years	%	%						£	£	£	£	£						
PWLB borrowing element	2,096,000	50	5.50%	2.00%						(114,886)	(8,502)	(123,388)	54,940	(68,448)						
10 year detailed summary	Year -3	Year -2	Year -1	Construction Phase Total	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11-20	Year 21-30	Year 31-40	Year 41-50		
Construction Phase cost		0	0	2,096,000	2,096,000															
Other income (B+B savings)					(159,630)	(216,033)	(220,354)	(224,761)	(229,256)	(233,841)	(238,518)	(243,288)	(248,154)	(253,117)	(63,591)	0	0	0		
Gross Residential Rent	2%			0	(54,940)	(74,353)	(75,839)	(77,356)	(78,903)	(80,481)	(82,091)	(83,733)	(85,407)	(87,116)	(972,968)	(1,186,042)	(1,445,779)	(1,762,398)		
Service charge					0	0	0	0	0	0	0	0	0	0	0	0	0	0		
Voids	2% of Gross residential rent			0	1,099	1,487	1,517	1,547	1,578	1,610	1,642	1,675	1,708	1,742	19,459	23,721	28,915	35,247		
Gross Rent after allowance for Voids				0	(213,471)	(288,899)	(294,676)	(300,570)	(306,581)	(312,712)	(318,967)	(325,346)	(331,853)	(338,491)	(1,017,100)	(1,162,321)	(1,416,864)	(1,727,151)		
RSL Management	2.0% CPI			0	2,862	3,873	3,951	4,030	4,110	4,193	4,276	4,362	4,449	4,538	50,684	61,785	75,314	91,808		
Maintenance	2.0% CPI			0	4,698	6,358	6,485	6,615	6,747	6,882	7,020	7,160	7,303	7,449	83,199	101,420	123,631	150,705		
Major Repairs	2.0% CPI			0	0	0	0	0	0	0	0	0	0	0	198,676	247,757	302,014	368,154		
Service cost	2.0% CPI				942	1,275	1,300	1,326	1,353	1,380	1,408	1,436	1,464	1,494	16,683	19,546	23,828	29,046		
Annual operational spend				0	8,502	11,506	11,736	11,971	12,210	12,455	12,704	12,958	13,216	13,481	349,242	430,508	524,787	639,713		
Net income before debt repayment				0	(204,969)	(277,393)	(282,940)	(288,599)	(294,371)	(300,257)	(306,263)	(312,388)	(318,637)	(325,010)	(667,656)	(731,813)	(892,077)	(1,087,438)		
Repayment of Borrowing (interest)	0	128	29589	29,717	86,478	114,886	114,386	113,858	113,301	112,714	112,094	111,440	110,750	110,022	1,050,194	915,907	686,521	294,696		
Repayment of Borrowing (principal)	0	0	0	0	6,071	9,097	9,597	10,125	10,682	11,269	11,889	12,543	13,233	13,961	189,636	323,923	553,309	945,134		
(Surplus) / Deficit		-	128	2,125,589	2,125,717	(112,420)	(153,410)	(158,957)	(164,616)	(170,388)	(176,274)	(182,280)	(188,405)	(194,654)	(201,027)	571,972	508,017	347,753	152,392	
Cumulative (Surplus) / Deficit	-	128	2,125,717	2,125,717	(112,420)	(265,830)	(424,787)	(589,402)	(759,790)	(936,064)	(1,118,344)	(1,306,750)	(1,501,404)	(1,702,431)	(1,130,459)	(622,442)	(274,689)	(122,297)		
Asset valuation (inflation method)					1,570,000	1,601,400	1,633,428	1,666,097	1,699,418	1,733,407	1,768,075	1,803,436	1,839,505	1,876,295	2,287,194	2,575,751	2,843,838	3,139,827		

Appendix 3 - Appraisal Assumptions for

Crescent Road

Accommodation Schedule				Rent Levels per wk						
Unit size m2	Unit type	Number of units	Tenure	LHA rent level		Affordable rent		Social rent	S/O rent	Market rent
50	1b2p	5	AR	£	159.95	£	159.95	£97.30 to £98.01	N/A	£207.12 to £218.63
70	2b4p	3	AR	£	201.37	£	201.37	£112.31 to £113.01	NA	£ 287.67
TOTAL		8								

Bed and Breakfast savings	£22,919/unit per annum for years 1-10.
Service Charges	Nil
Build costs (rate £m2)	£3,183
Contingency	5%
Voids and bad debts	2%
Management	£477unit/pa Based on historic variable costs per unit
Maintenance	£783 unit/pa Based on historic variable costs per unit
Major Repairs	0.8% of build cost deferred to Yr10 As agreed with Principal Surveying Manager
Loan interest rate %	5.5% Short term; 5.5% Long term
Loan term and type	50 year annuity

On costs/Fees element	Amount	
Planning Application fees	£	3,696.00
Valuation Fee	£	845.00
Architect	£	7,450.00
Employers Agent & QS	£	7,258.00
Ecology	£	240.00
Ground Investigation	£	3,497.00
Topographical Survey	£	500.00
Arborcultural Survey	£	720.00
Principle Designer (Precontract)	£	4,000.00
CIL and s106 payments	£	2,453.00
HLS Staff cost (Dev income)	£	40,000.00
Homeloss Payments	£	-
Acoustic	£	1,170.00
Heathland Mitigation FLATS	£	3,152.00
ASbestos removal	£	-
Planning Consultant	£	2,080.00
Drainage fee	£	2,290.00
Carbon reduction report	£	1,295.00
Principle Designer (Post Contract)	£	-
EV charging	£	3,000.00
Total	£	83,646.00

Note: On costs/fees are split by number of units to each financial appraisal

Proposal Title: «Reg_ProposalTitle»

Impact Summary

Climate Change & Energy	Amber - Minor negative impacts identified / unknown impacts
Communities & Culture	Green - Only positive impacts identified
Waste & Resource Use	Amber - Minor negative impacts identified / unknown impacts
Economy	Amber - Minor negative impacts identified / unknown impacts
Health & Wellbeing	Green - Only positive impacts identified
Learning & Skills	No Impact Identified
Natural Environment	Amber - Minor negative impacts identified / unknown impacts
Sustainable Procurement	Amber - Minor negative impacts identified / unknown impacts
Transport & Accessibility	Amber - Minor negative impacts identified / unknown impacts



Major negative impacts identified



Minor negative impacts identified / unknown impacts



Only positive impacts identified



No positive or negative impacts identified

Answers provided indicate that the score for the carbon footprint of the proposal is:	The Carbon Footprint is banded as follows:		
	0-4	4.5-9.5	10-14
	Low	Moderate	High

Proposal ID: **264**

Proposal Title: **Former Children's Play Area, Crescent Road, Bournemouth, BH2 5SS**

Type of Proposal: **Project**

Brief description:

For the developmnet of circa 8 flats. Please treat this report as confidential.

Proposer's Name: **Peter Friend**

Proposer's Directorate: **Environment & Community**

Proposer's Service Unit: **Housing**

Estimated cost (£): **Between £25K and OJEU threshold**

If know, the cost amount (£):

Ward(s) Affected (if applicable):

Bournemouth Central

Sustainable Development Goals (SDGs) supported by the proposal:

1. No Poverty 3. Good Health and Well Being 7. Affordable and Clean Energy 8. Decent Work and Economic Growth 9. Industry, Innovation and Infrastructure 10. Reduced Inequalities 11. Sustainable Cities and Communities 12. Responsible C

Proposal Title: «Reg_ProposalTitle»

Climate Change & Energy

Is the proposal likely to have any impacts (positive or negative) on addressing the causes and effects of climate change? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Has the proposal accounted for the potential impacts of climate change, e.g. flooding, storms or heatwaves? **Yes**
- 2) Does it assist reducing CO2 and other Green House Gas (GHG) emissions? E.g. reduction in energy or transport use, or waste produced. **Yes**
- 3) Will it increase energy efficiency (e.g. increased efficiency standards / better design / improved construction technologies / choice of materials) and/or reduce energy consumption? **Yes**
- 4) Will it increase the amount of energy obtained from renewable and low carbon sources? **Yes**

How was the overall impact of the proposal on its ability to positively address the cause and effects of climate change rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):
The development will provide highly efficient homes. It will help address the 2019 BCP Council declared Climate and Ecological Emergency and future proof the new homes against the 2025 Future Homes Standard for housing. The development will contribute to the Council's commitment to achieving a net zero carbon emission targets.

Short- term emissions will be generated through the demolition of the existing building, materials supply chain and construction process.

The successful contractors will be encouraged to minimise their environmental impact by the use of sustainable procedures and processes.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

We intend to build the scheme to the principles of Passivhaus standard.

This standard offers the benefit of very low carbon heating requirements and world leading levels of energy efficiency by not relying on fossil fuel heating systems.

Further environmental assessments will be undertaken in later stages of procurement.

Proposal Title: «Reg_ProposalTitle»

Communities & Culture

Is the proposal likely to impact (positively or negatively) on the development of safe, vibrant, inclusive and engaged communities? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help maintain and expand vibrant voluntary and community organisations? **Yes**
- 2) Will it promote a safe community environment? **Yes**
- 3) Will it promote and develop cultural activities? **Don't know even though may be relevant**

How would the overall impact of the proposal on the development of safe, vibrant, inclusive and engaged communities be rated?

Green - Only positive impacts identified

Reasoning for the answer (details of impacts including evidence and knowledge gaps):

It is currently intended for 100% of the new homes to be affordable housing.

The housing scheme will provide accommodation for those who are on the Housing Register and in housing need. As such, many households will have protected characteristics and vulnerabilities.

The housing scheme will bring many benefits to the residents and the wider community through the consideration of green space and provision of private amenity space for prospective residents to help create an attractive area which improves the local community.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Input on the scheme will be sought from Neighbourhood Management, Housing Delivery Enabling and Housing Options and Partnerships teams, as well as from Ward Councillors.

Proposal Title: «Reg_ProposalTitle»

Waste & Resource Use

Is the proposal likely to have any impacts (positive or negative) on waste resource use or production and consumption? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it prevent waste or promote the reduction, re-use, recycling or recovery of materials? **Yes**
- 2) Will it use sustainable production methods or reduce the need for resources? **Yes**
- 3) Will it manage the extraction and use of raw materials in ways that minimise depletion and cause no serious environmental damage? **Don't know even though may be relevant**
- 4) Will it help to reduce the amount of water abstracted and / or used? **Yes**

How would the overall impact of the proposal on the sustainable production and consumption of natural resources be rated? **Amber - Minor negative impacts identified / unknown impacts**

The reasoning for the answer (details of impacts including evidence and knowledge gaps): **Resources will be used and and waste generated in the demolition of the existing buildings and construction of the new homes.**

However, the high sustainability standards of the new housing will reduce the resource use over the lifespan of the building, especially in regards to fossil fuels.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):
As above.

Proposal Title: «Reg_ProposalTitle»

Economy

Is the proposal likely to impact (positively or negatively) on the area's ability to support, maintain and grow a sustainable, diverse and thriving economy? **Yes**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal encourage local business creation and / or growth?

Don't know even though may be relevant

- 2) Will the proposal enable local jobs to be created or retained?

Don't know even though may be relevant

- 3) Will the proposal promote sustainable business practices?

Don't know even though may be relevant

How would the overall impact of the proposal on it's potential to support and maintain a sustainable, diverse and thriving economy be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps)

Exact local impacts are unknown at this stage. There will be an economic benefit to the suppliers/ contractors involved in this scheme and use of local suppliers will be encouraged.

Local retailers may benefit from site personnel shopping in their establishments during the construction phase.

Residents will benefit financially from low energy bills as a result of highly efficient building standards.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc)

We will work with the Council's Strategic Procurement Team regarding the letting of contracts.

Proposal Title: «Reg_ProposalTitle»

Health & Wellbeing

Is the proposal likely to impact (positively or negatively) on the creation of a inclusive and healthy social and physical environmental for all?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will the proposal contribute to improving the health and wellbeing of residents?

Yes

- 2) Will the proposal contribute to reducing inequalities in health between different communities or groups?

Yes

- 3) Will the proposal contribute to a healthier and more sustainable physical environment?

Yes

How would the overall impact of the proposal on the creation of a fair and healthy social and physical environmental for all be rated?

Green - Only positive impacts identified

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The proposal is for the development of modern high quality energy efficient homes on a child's former playpark. Prior to 1969, there was a residential villa on site which was demolished to accomodate the Wessex Way. This was simply a part of excess land left over. It was then subsequently used as a playpark and this was decommissioned circa 10 years ago. Our proposal, is to bring this site back into residential use.

The high energy efficiency of the proposed new building will help alleviate the financial and mental stresses of fuel poverty.

The proposed scheme gives careful consideration to wider issues such as ecology. It will provide both private amenity space for prospective residents to help create an attractive area which would have a positive impact on health and wellbeing.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Potential to undertake resident surveys to evidence improvements in health and wellbeing.

Proposal Title: «Reg_ProposalTitle»

Learning & Skills

Is the proposal likely to impact (positively or negatively) on a culture of ongoing engagement and excellence in learning and skills? **No**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

No provision at this stage to support community learning and development or skill based learning. Opportunities to include provisions such as apprenticeships through the supply chain can be explored with the Strategic Procurement Team.

- 1) Will it provide and/or improve opportunities for formal learning?
- 2) Will it provide and/or improve community learning and development?
- 3) Will it provide and/or improve opportunities for apprenticeships and other skill based learning?

How would the overall impact of the proposal on the encouragement of learning and skills be rated? **No Impact Identified**

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Proposal Title: «Reg_ProposalTitle»

Natural Environment

Is the proposal likely to impact (positively or negatively) on the protection or enhancement of local biodiversity or the access to and quality of natural environments?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it help protect and improve biodiversity i.e. habitats or species (including designated and non-designated)? **Yes**
- 2) Will it improve access to and connectivity of local green spaces whilst protecting and enhancing them? **Partially**
- 3) Will it help protect and enhance the landscape quality and character? **Yes**
- 4) Will it help to protect and enhance the quality of the area's air, water and land? **Partially**

How would the overall impact of your proposal on the protection and enhancement of natural environments be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

As per recommendations in Environmental Impact Assessment.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

See Environmental Impact Assessment.

Proposal Title: «Reg_ProposalTitle»

Sustainable Procurement

Is the proposal likely to involve the procurement of goods or services which risk negative impact on resources (including power, water, raw material extraction), natural environment or labour markets (e.g. welfare standards)?

Yes

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

Has or is it intended that the Strategic Procurement team be consulted?

Yes – already underway

If the Strategic Procurement team was not consulted, then the explanation for this is:

- 1) Do the Government Buying Standards (GBS) apply to goods and/or services that are planned to be bought?

Yes

- 2) Has sustainable resource use (e.g. energy & water consumption, waste streams, minerals use) been considered for whole life-cycle of the product/service?

Yes

- 3) Has the issue of carbon reduction (e.g. energy sources, transport issues) and adaptation (e.g. resilience against extreme weather events) been considered in the supply chain?

Yes

- 4) Is the product/service fairly traded i.e. ensures good working conditions, social benefits e.g. Fairtrade or similar standards?

Not Relevant

- 5) Has the lotting strategy been optimised to improve prospects for local suppliers and SMEs?

Don't know even though may be relevant

- 6) If aspects of the requirement are unsustainable then is continued improvement factored into your contract with KPIs, and will this be monitored?

Don't know even though may be relevant

How is the overall impact of your proposal on procurement which supports sustainable resource use, environmental protection and progressive labour standards been rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

Procurement exercises for the supply of goods and services yet to be undertaken - impacts unknown at this stage.

Details of proposed mitigation/remedial action and monitoring (inc. timescales, responsible officers, related business plans etc):

Ongoing liaison with the Strategic Procurement Team.

Proposal Title: «Reg_ProposalTitle»

Transport & Accessibility

Is the proposal likely to have any impacts (positive or negative) on the provision of sustainable, accessible, affordable and safe transport services - improving links to jobs, schools, health and other services? **Don't Know**

If the answer was No, then the explanation is below (there are no answers to subsequent questions in this section):

- 1) Will it support and encourage the provision of sustainable and accessible modes of transport (including walking, cycling, bus, trains and low emission vehicles)?

Yes

- 2) Will it reduce the distances needed to travel to access work, leisure and other services?

Don't know even though may be relevant

- 3) Will it encourage affordable and safe transport options?

Yes

How would the overall impact of your proposal on the provision of sustainable, accessible, affordable and safe transport services be rated?

Amber - Minor negative impacts identified / unknown impacts

The reasoning for the answer (details of impacts including evidence and knowledge gaps):

The scheme will include the provision of cycle storage and encourage the use of low emission vehicles by providing charging points for electric vehicles.

There are bus stops close to the development site.

Local amenity facilities, educational and retail centres are accessible on foot for able bodied people.

The location of the scheme may enable residents to rely less on personal transport to access their places of work.

Details of proposed mitigation and monitoring (inc. timescales, responsible officers, related business plans etc):

Impact dependent on the scale of sustainable travel provisions and circumstances of the residents.



notes

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all drawings are prepared subject to a full measured and structural survey of the buildings and site.

all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

os promap licence no. 100020449.

health & safety:
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

scale width 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
A	Amended following client's comments	22.09.21	IR	HM
B	Amended following client's comments	06.10.21	IR	MAS
C	Amended following client's comments	04.11.21	IR	HM
D	Amended following client's comments	12.11.21	IR	HM
E	RWPs and SVPs added	02.02.22	IR	HM
F	Amended following planner's comments	14.03.22	IR	HM
G	Amended following client's comments	16.03.22	IR	HM
H	Amended following client's comments	24.05.22	IR	HM
J	Amended following client's comments	20.06.22	IR	HM
K	Amended following client's comments	11.07.22	IR	HM

client

BCP
Council

PLANNING

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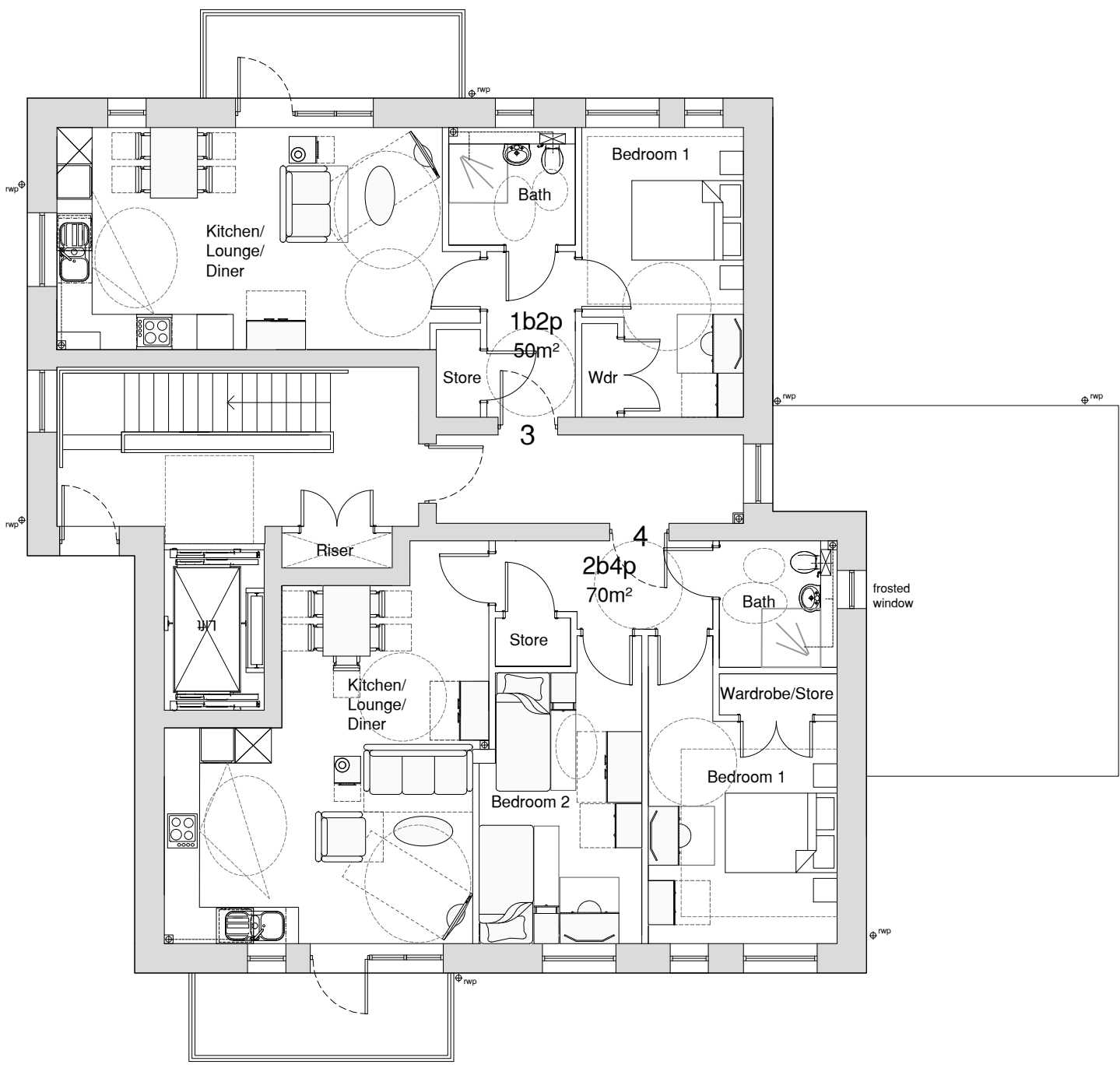
project **Crescent Road
Bournemouth BH2 5SS
Apartments**

detail **Proposed Site Layout Plan**

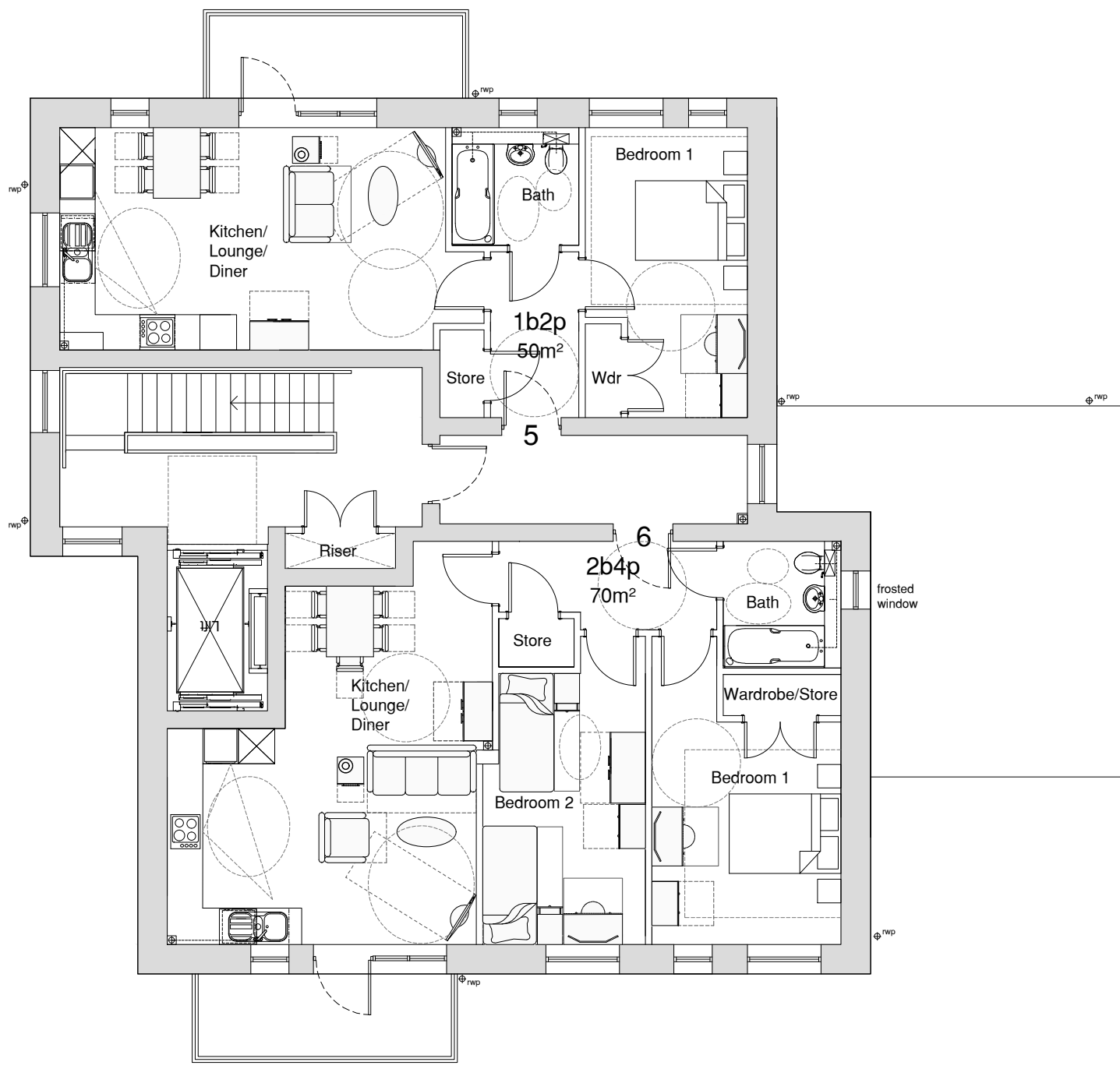
drawn	checked
IR	HM

date	status
Aug 21	Planning

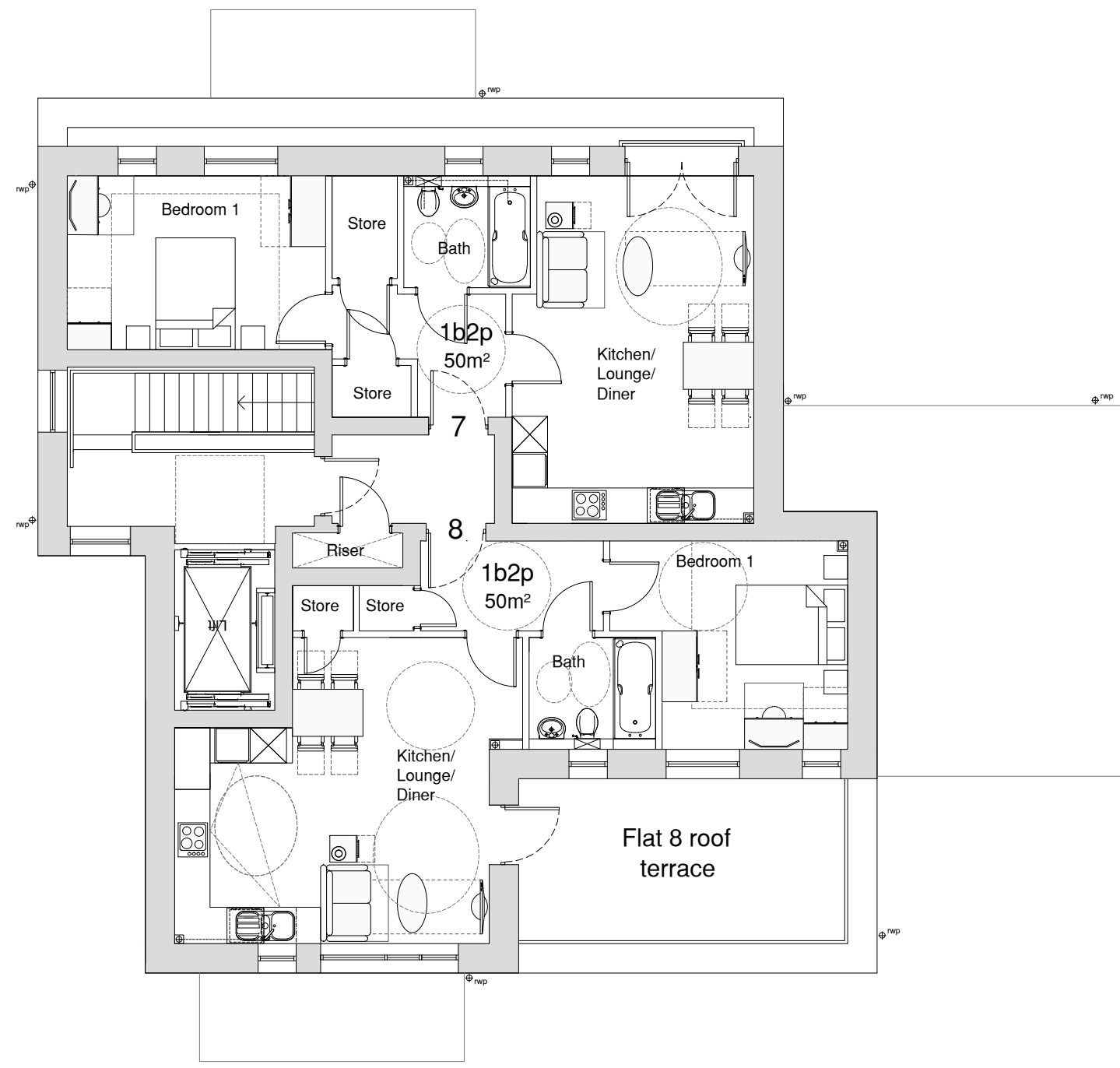
a1 scale	a3 scale	rev
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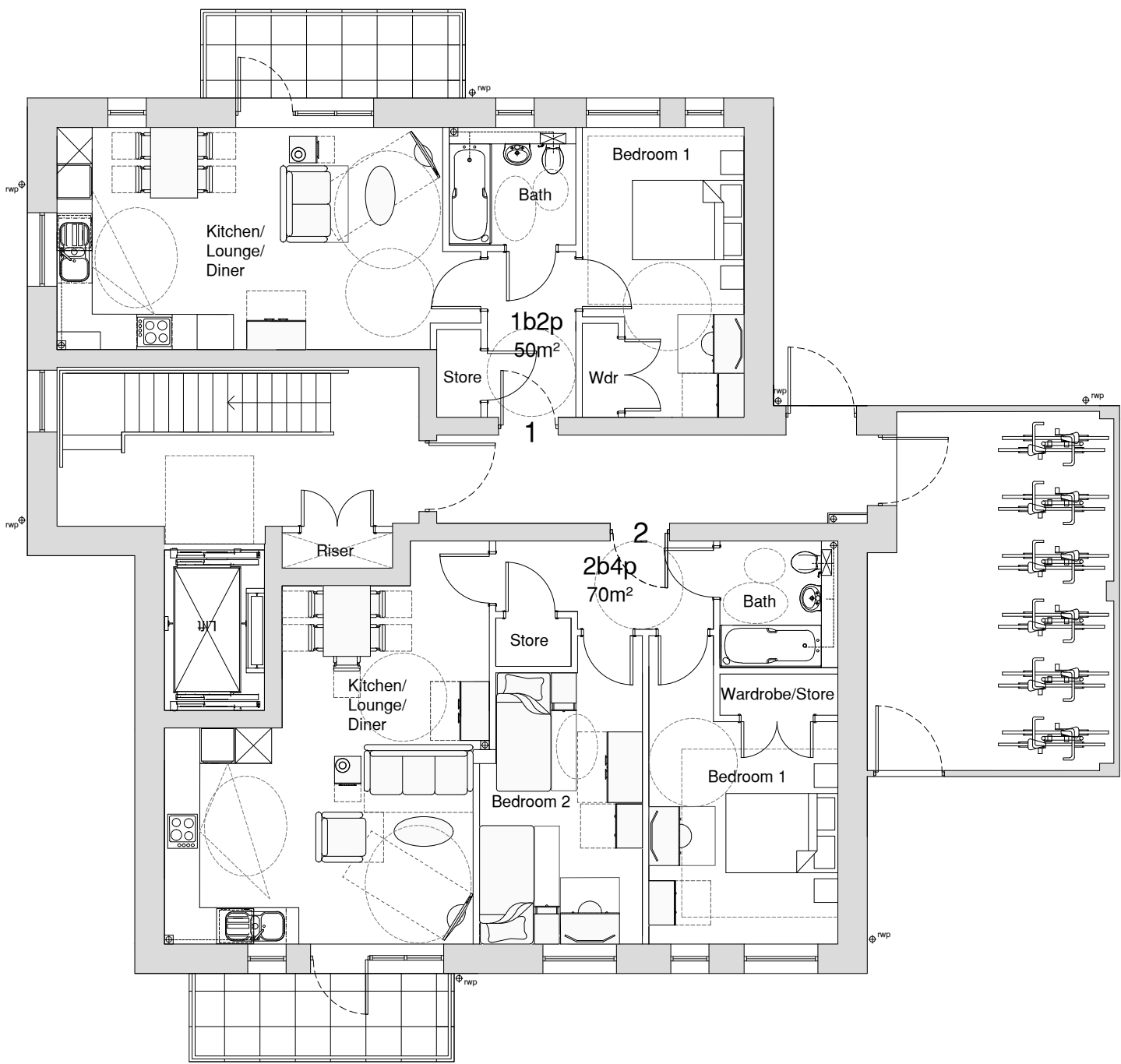
Ground Floor Plan



First Floor Plan



Second Floor Plan

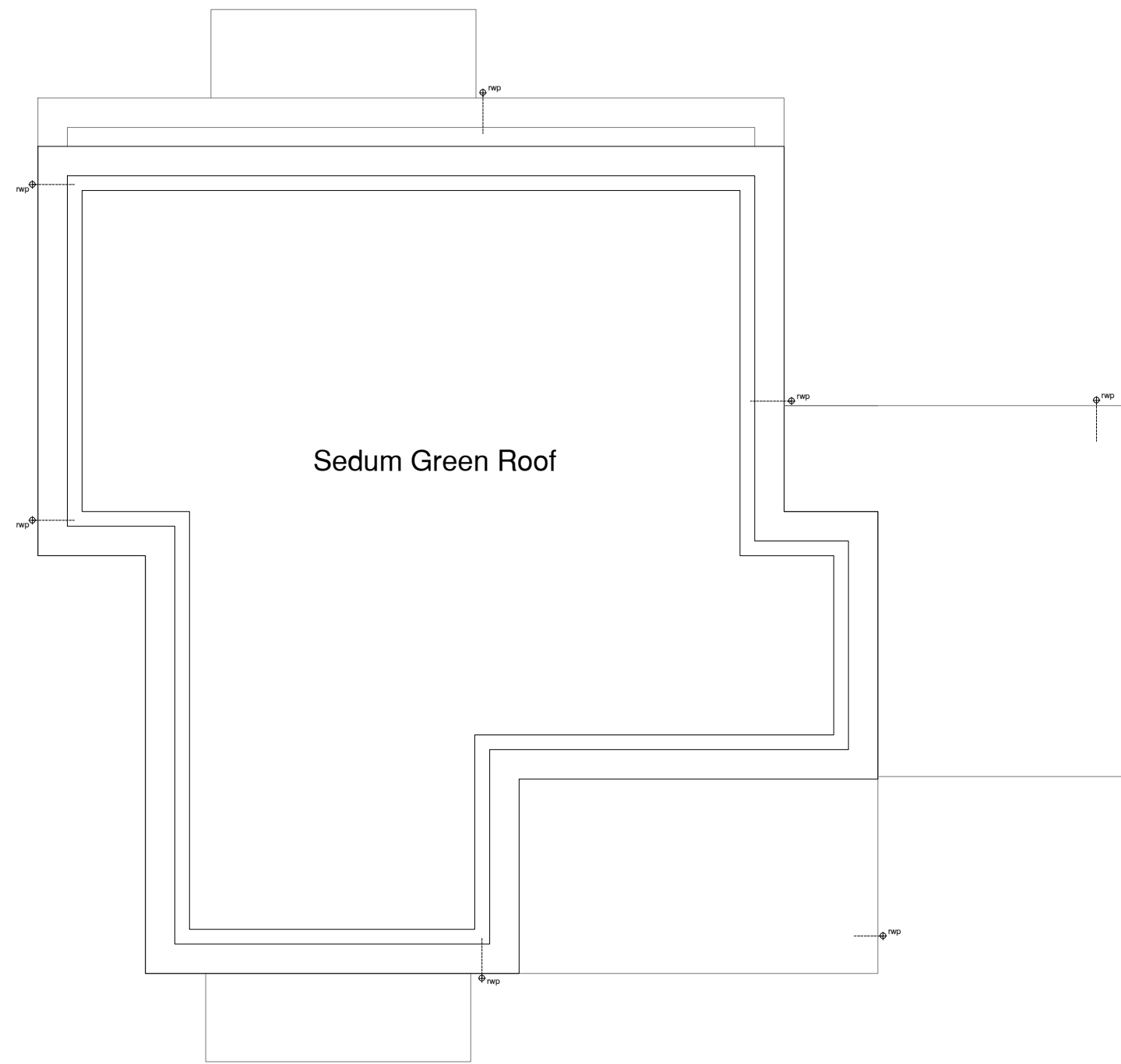


Lower Ground Floor Plan

Schedule of Accommodation

3x 2B4P Apartments (70m²)
5x 1B2P Apartments (50m²)
TOTAL: 8 Apartments

Secure Cycle Store, Bin Store
2 Car Parking Spaces



Roof Plan

Proposed Floor Plans
1:100 @ A1

notes

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revision	notes	date	drawn/checked
A	Amended following client's comments	22.09.21	IR HM
B	Amended following client's comments	06.10.21	IR MAS
C	Communal hallway width increased	12.11.21	IR HM
D	RWPs and SVPs added	02.02.22	IR HM
E	Amended following planner's comments	14.03.22	IR HM
F	Amended following client's comments	11.07.22	IR HM

client

PLANNING

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project	Crescent Road Bournemouth BH2 5SS Apartments		
detail	Proposed Floor Plans		
drawn	IR	checked	HM
date	Aug 21	status	Planning
a1 scale	1:100	a3 scale	28106-PD112
		rev	F



South-West Elevation



North-West Elevation



South-East Elevation



North-East Elevation

--- Outline of previous application 7-2018-2763-K

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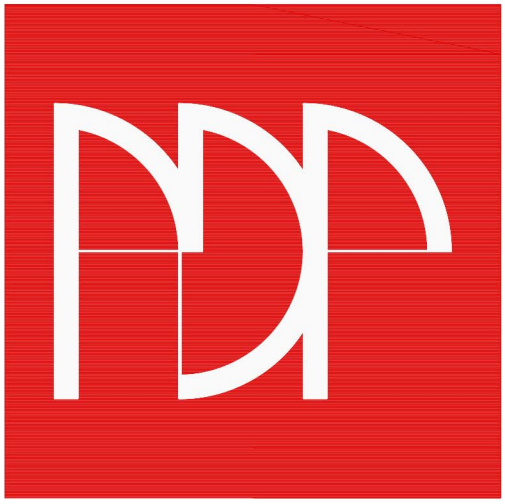
os promap licence no. 100020449.

health & safety:
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

scale width 50 mm @ a1 - 25 mm @ a3			
revision	notes	date	drawn checked
A	Amended following client's comments	04.11.21	IR HM
B	amended to suit client's comments	12.11.21	IR HM
C	Amended to suit client's comments	02.02.22	IR HM
D	Amended following planner's comments	14.03.22	IR HM
E	Amended following client's comments	16.03.22	IR HM
F	Amended following client's comments	18.03.22	IR HM
G	Amended following client's comments	11.07.22	IR HM
H	Amended following client's comments	12.07.22	IR HM



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project	Crescent Road Bournemouth BH2 5SS Apartments		
detail	Proposed Elevations		
drawn	IR	checked	HM
date	Sept' 21	status	Planning
a1 scale	1:100	a3 scale	1:200
			28106-PD120 H

Material Schedule

1. Buff multi stock brick
2. Bricks to match (1) laid in Flemish bond with extruded headers
3. Bricks to match (1) header course above windows
4. Light Grey powder-coated aluminium windows, doors and balconies
5. Light Grey rainwater goods to match (4).
6. Cladding in green.
7. Timber hit-and-miss cladding to match (6.)

Proposed Elevations

1:100 @ A1

2m 0 2m 4m 6m 8m 10m



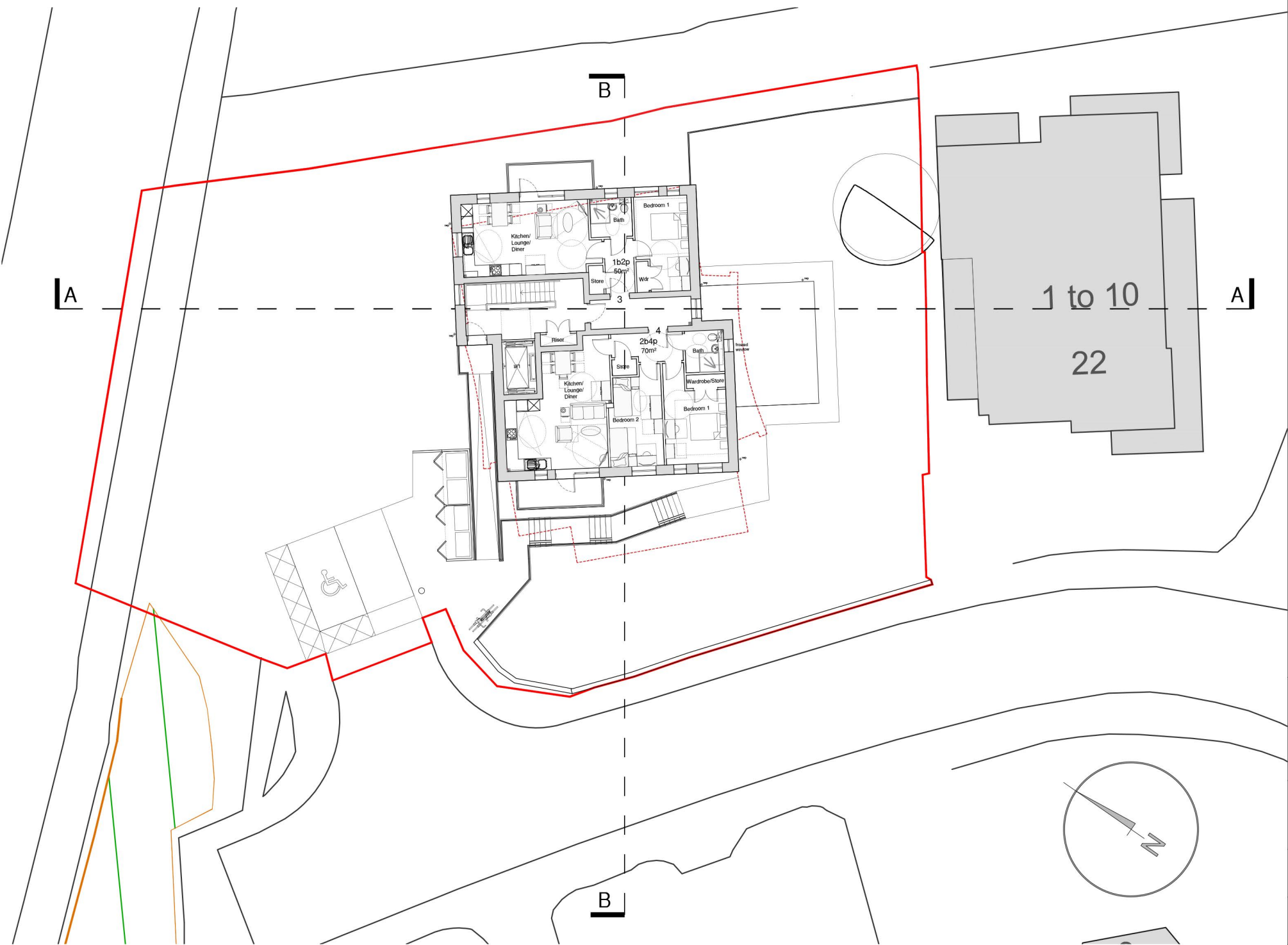
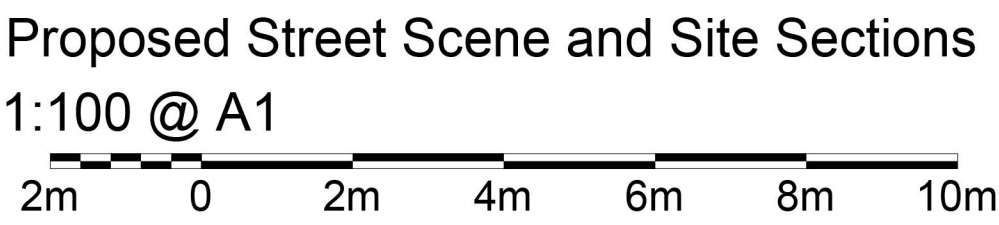
Crescent Road Street Scene



Site Section A-A



Site Section B-B



Section Key, NTS.

notes

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all structural work is subject to the appointment of a structural engineer to confirm and agree the structural proposals.

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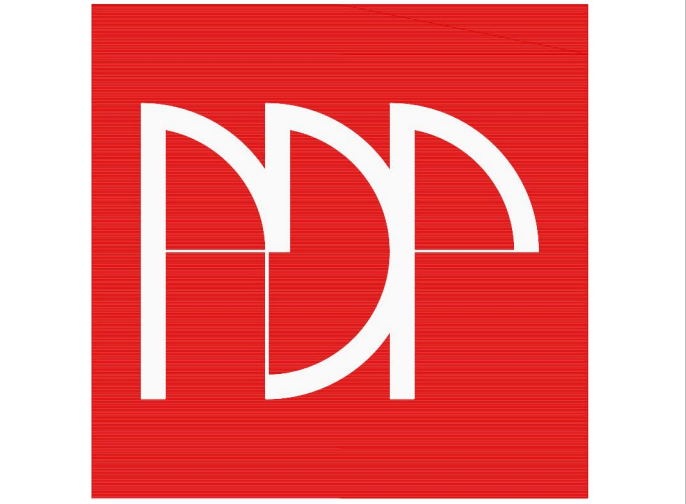
health & safety:
exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.

scale width 50 mm @ a1 - 25 mm @ a3

revision	notes	date	drawn	checked
A	Amended following client's comments	12.11.21	IR	HM
B	Amended following client's comments	02.02.22	IR	HM
C	Amended following planner's comments	14.03.22	IR	HM
D	Amended following client's comments	16.03.22	IR	HM
E	Amended following client's comments	18.03.22	IR	HM
F	Amended following client's comments	11.07.22	IR	HM

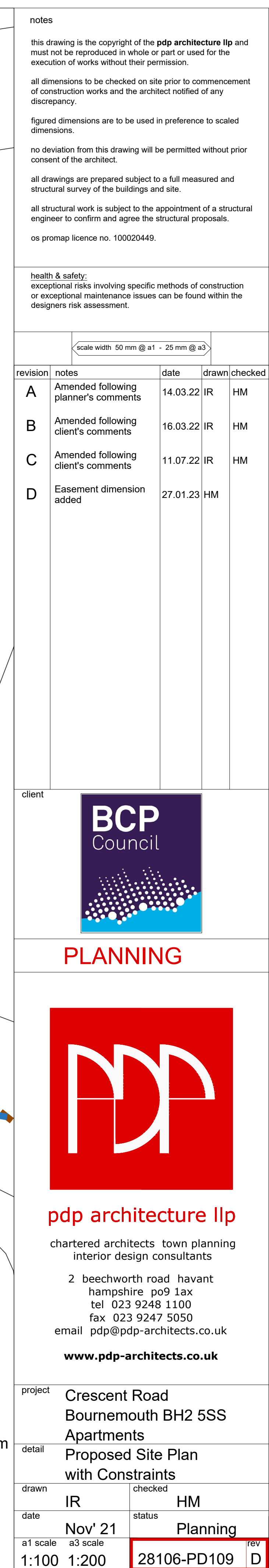


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project	Crescent Road Bournemouth BH2 5SS Apartments		
detail	Proposed Street Scene and Site Sections		
drawn	IR	checked	HM
date	Oct' 21	status	Planning
a1 scale 1:100	a3 scale 1:200	rev	28106-PD121 F



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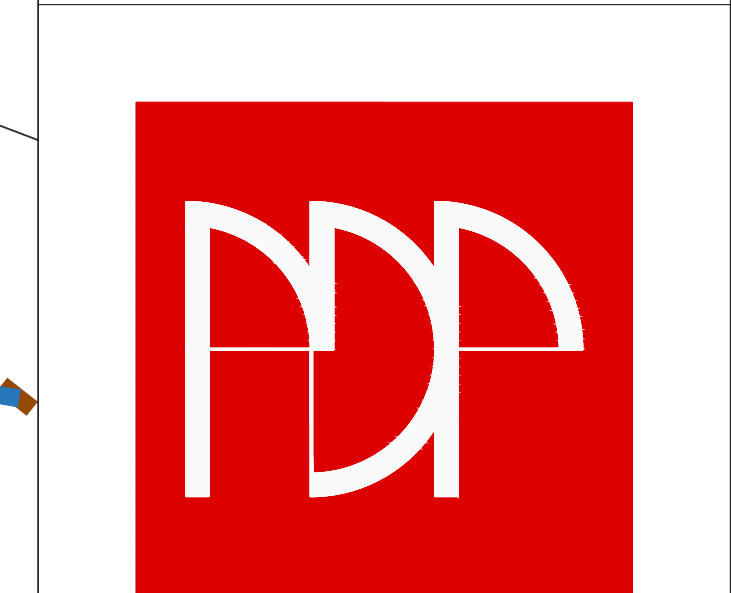
	<p><u>health & safety:</u> exceptional risks involving specific methods of construction or exceptional maintenance issues can be found within the designers risk assessment.</p>

		scale width: 50 mm @ a1 - 25 mm @ a3			
revision	notes	date	drawn	checked	
A	Amended following planner's comments	14.03.22	IR	HM	
B	Amended following client's comments	16.03.22	IR	HM	
C	Amended following client's comments	11.07.22	IR	HM	
D	Easement dimension added	27.01.23	HM		

client

The logo for BCP Council is a vertical rectangle. The top half is dark blue with the text "BCP" in large white bold letters, and "Council" in smaller white letters below it. The bottom half features a pattern of white dots of varying sizes arranged in a wave-like shape, transitioning into a solid light blue area at the very bottom.

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project	Crescent Road Bournemouth BH2 5SS Apartments			
	detail	Proposed Site Plan with Constraints		
drawn	checked			
date	IR	HM		
	Nov' 21	Planning		
a1 scale	a3 scale			rev
1:100	1:200	28106-PD109		D

Equality Impact Assessment: Report and EIA Action Plan

Purpose

Policy/Service under development/review:	Development of the site at Crescent Road, Bournemouth, BH2 5SS.
Service Lead and Service Unit:	Jonathan Thornton, Head of Housing Delivery; Housing Delivery Team.
People involved in EIA process:	Jonathan Thornton, Head of Housing Delivery. Peter Friend, Project Manager.
Date EIA conversation started:	25/06/2021, and updated in 02/02/2022

Background

To provide additional sustainable housing in the BCP area. The project includes the development of 8 residential units. The completed project will provide much needed housing for affordable rent the BCP conurbation.

There is need for additional homes across all tenures.

This site previously comprised of a residential villa that was demolished for the development of the Wessex Way in the 1960's/70's. This is a piece of land that was essentially left over and was previously used by the Open Space Department as a children's playpark. Circa 14 years ago, this playpark was decommissioned so it is now an informal green space. The site contains a number of trees and other vegetation.

The site forms part of the 2019 Bournemouth Area Strategic Housing Land Availability Assessment (SHLAA), referenced as "Land adj NO 22 Crescent Road". The SHLAA suggests that this site is capable of accommodating potentially 14 units, and is included in medium term for development, for site 6-10 years, Please see the full report on the link provided: <https://www.bpcouncil.gov.uk/Planning-and-building-control/Planning-policy/Current-Local-Plan/Bournemouth/Docs.evidence-docs/Bmth-SHLAA-2019-Combined-Report-and-Appendices-1.pdf>

The site is maintained by the Council – which costs money. It is considered that this site represents an opportunity to create new high-quality purpose-built residential dwellings for affordable rent.

The benefits of the proposal include:

- Providing at least 8 new residential dwellings - flats. These dwellings will be provided within the affordable rent tenure.
- These homes will help towards imminent new Local Plan housing targets and will also contribute significantly to unmet housing need.
- The new homes provided will be designed and built to a better standard than currently.
- All homes will be built to the highest sustainability standards delivered through the excellent fabric first and airtightness approach (designed in this case to accommodate the

principles of Passivhaus). All homes will be constructed to Building Control Approved Document Part M category1 (Access to and use of buildings- also to be referred to in future reports as the bronze standard.). This means that the new dwellings designed will meet wheelchair accessible standards.

- Benefiting singles/ couples/ families which may live in unsuitable or under/ over occupied housing.
- Increasing job opportunities within the construction sector during the construction phase.
- Generating a long-term surplus to the Housing Revenue Account.

The project will benefit singles/ couples/ families who may live in unsuitable or over occupied housing.

The units, type and mix will be informed from the adopted and emerging Local Plans, the Strategic Housing Market Assessment (SHMA) and the housing register statistics. The final tenure mix will be developed after consideration of numerous factors including the need for the scheme to be financially viable and a providing a positive return, housing demands, site specifics and the need to ensure a sustainable community. The Council's Neighbourhood Management team and the Housing Options and Partnerships team will be closely involved in the development of this scheme to help ensure that it adequately meets housing needs and is designed in such a way to be sustainable and to enable good quality housing management. The completed housing dwellings will be let and managed on the same basis as our existing housing stock and all the EIA's and other policies which apply to our existing stock to apply to these new units.

The Housing Delivery Team will engage with the Housing Portfolio Holder on the strategic approach to new council owned housing. As part of this engagement process, the team will also speak with the Ward Councillors and Portfolio Holder and relevant Council staff. Local residents will be consulted by letter prior to the planning application and also will have the opportunity during the planning process to comment.

The team will engage BCP's Communication Team to widely publicize this scheme via social mediate such as LinkedIn, BCP's own website, the Bournemouth Daily Echo and other media platforms, as appropriate. Comments about the proposals will be accepted by the Housing Delivery Team throughout the duration of the project. Where relevant, advice or other information will be provided to interested parties.

Findings

How does your decision affect those of:

- **Different Ages:** Properties will be available for all eligible applicants who wish to rent a property on the open market. No issues regarding these characteristics have been identified but this factor will be considered along with any service user identified needs.
- **Disability:** Properties will be constructed to Building Control Approved Document Part M category1 (Access to and use of buildings- also to be referred to in future reports as the bronze standard.). This means that the new dwellings designed will meet wheelchair accessible standards.
- **Sex/ Gender Reassignment/ Pregnancy and Maternity/ Marriage and Civil/ Race/ Religion or Belief/ Sexual Orientation/ Armed Forces Community and any other factors/ groups:** Properties will be available for all eligible applicants who wish to rent a

property on the open market. No issues regarding these characteristics have been identified but this factor will be considered along with any service user identified needs.

- **Human Rights:** Will facilitate Article 11 of the International Covenant on Economic, Social and Cultural Rights – the right of everyone to adequate standard of living for themselves and their family, including adequate food, clothing and housing. No human rights have been identified but these factors will be considered/ monitored along with any service users identified needs.

Conclusion

1. This proposal does not introduce new changes to policy or services and the properties will be designed for singles/ couples/ families.
2. These homes will help towards meeting imminent new Local Plan housing targets and will also contribute significantly to unmet housing need.
3. The new homes provided will be designed and built to a high standard. Please see pt 3 and 4 below.
4. All homes will be built to the highest sustainability standards delivered through the excellent fabric first and airtightness approach (designed in this case to accommodate the principles of Passivhaus).
5. Properties will be constructed to Build Control Approved Document Part M Category 1 (Access to and use of buildings – also to be referred to in future reports as the bronze standard). This means that the new dwellings designed will meet wheelchair accessible standards.
6. Benefiting singles/ couples/ families who may live in unsuitable or under/ over occupied housing.
7. Increasing job opportunities within the construction sector during the construction phase of the development.
8. Generating a short time and long-term surplus income to the Housing Revenue Account.

Equality Impact Assessment: Report and EIA Action Plan

Equality Impact Assessment Action Plan

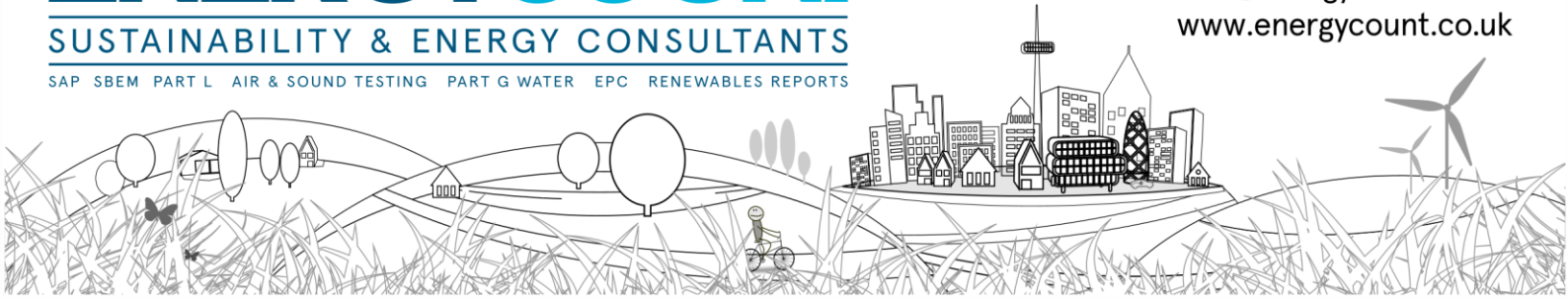
Issue identified	Action required to reduce impact	Timescale	Responsible officer
The properties are designed for families – a mix of 1 and 2 bed flats.	<p>As a consequence of no 3 or 4 bed housing provision on this site, impact can be offset by delivery of homes elsewhere within the BCP area.</p> <p>One and two bed flats can be more suitable for those occupying larger properties than they need. Subsequent downsizing will free up larger family houses.</p> <p>The identification of housing need for specific client groups within the neighbourhood will be monitored as part of the ongoing Housing Strategy process.</p>	Ongoing	Resettlement Manager

Crescent Road



RAG rating	G
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[illegible]



CARBON REDUCTION STATEMENT

PROJECT: The Former Play Area, Crescent Road, Bournemouth. BH2 5SS

CLIENT: BCP Council

PROJECT REF: 0292-1221-01

DATE: 11 January 2022

CONTENTS

1.0 - Introduction

2.0 - Energy Requirements

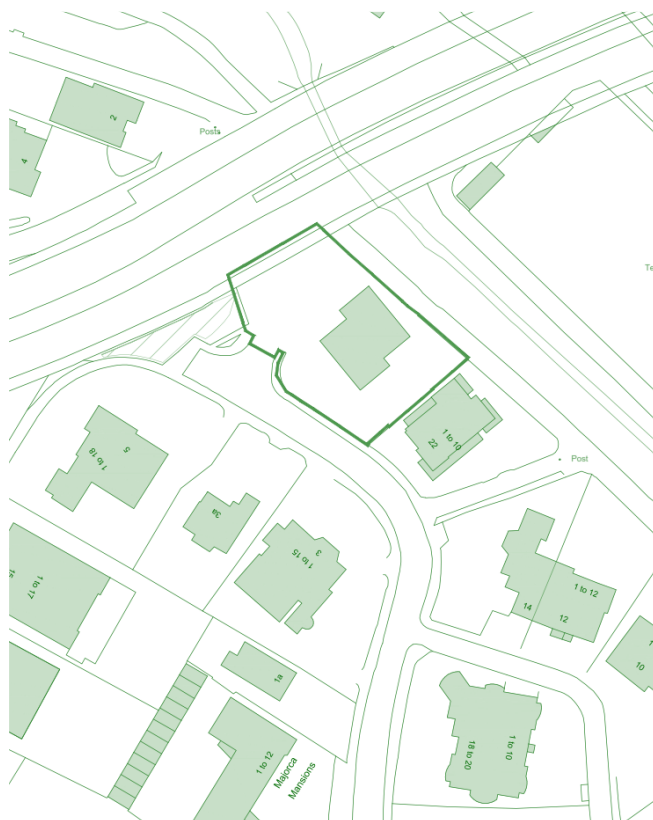
3.0 - Energy Hierarchy

4.0 - Methodology

5.0 – Findings

6.0 - Conclusions

1.0 - INTRODUCTION



The development at The Former Play Area, Crescent Road consists of the development of an energy-efficient new building comprising 8 flats.

As part of its commitment to reduce CO₂ emissions in the conurbation BCP Council declared a Climate & Ecological Emergency in July 2019. On the back of this the new BCP local plan is being developed to help achieve a reduction in CO₂ emissions in new developments across the conurbation. The existing local plan was adopted in October 2012 and is out-of-date¹ in planning terms.

The current Policy CS2 of the Core Strategy requires that all developments must have at least 10% of their energy demand come from decentralised and renewable or low carbon sources, unless this is demonstrated to be unfeasible or unviable.

The proposed development at The Former Play Area, Crescent Road will be built to Passivhaus standards using a fabric-first approach that will exceed Building Regulations by a large margin.

The purpose of this report is to show how the fabric-first Passivhaus approach will provide a significant CO₂ emissions reduction across the development compared to the same building if it were built to current Building Regulations requirements.

¹ Refer to Appendix A

2.0 - ENERGY REQUIREMENTS

Energy efficiency first

The largest proportion of energy demand of a typical dwelling built to current regulations is from space and water heating. It is good practice therefore to reduce the overall energy demand of a dwelling by utilising a low energy design approach.

For a Passivhaus, using a fabric-first approach, the space heating demand of a dwelling is brought closer to zero due to the high levels of thermal insulation and air tightness.

Low energy design involves the consideration and implementation of measures to reduce the energy requirement of a dwelling. This can be achieved by:

- Improving levels of insulation to reduce heat loss through the fabric of the building.
- Use of low-energy technologies, e.g. low-energy lighting, energy efficient boilers & appliances.
- Use of passive solar design.

3.0 - ENERGY HIERARCHY

When designing a building it is advisable to follow an Energy Hierarchy. The primary aim is to make the building as energy efficient as possible in order to reduce the demand for energy, and thus CO₂ emissions.

Building Regulations 2013 Part L aims to reduce CO₂ emissions from new buildings by 6% compared to those built to 2010 regulations. This can be achieved by making improvements to the fabric of the building by increasing levels of insulation, increasing air tightness and the use of efficient heating & appliances. CO₂ emissions can be further reduced by using renewable energy sources.

In order to reduce the regulated CO₂ emissions of the proposed development the principle is to follow the energy hierarchy:

- Use less energy – energy efficient measures, air tightness, passive solar, low energy design

Use less energy

Areas of consideration in order to improve the efficiency of the fabric of a dwelling:

- Increased insulation to main thermal elements (roof, walls, floor, glazing)
- Reduce thermal bridging to near-zero
- Improved air tightness

Other areas for improvement:

- Efficient heating & hot water systems
- Improved heating & lighting controls
- Controlled ventilation
- Energy efficient lighting
- Energy efficient appliances (cooker, washing machine, fridges, etc.)

4.0 - METHODOLOGY

Project Appraisal

BCP Council impose a condition on all new dwellings that requires a 10% reduction in Energy Demand from renewable or low carbon sources. The 10% energy demand reduction requirement in the out-of-date Bournemouth Local Plan is a noble intention, but too simplistic a tool in practice.

Under the out-of-date local plan there is no requirement for a dwelling to exceed Building Regulations, just that the energy demand is reduced by 10% using renewable or low-carbon sources. This makes it possible to build an inefficient building that fails to meet Building Regulations Part L , which only passes with the addition of renewables.

Using a fabric-first approach can achieve a decent Building Regulations pass without the need for renewables.

The proposed development will be built to Passivhaus standard using a fabric-first approach that will greatly exceed Building Regulations.

The latest Design SAP software has been used to determine CO₂ emissions for the development.

5.0 - FINDINGS

Table 5.1 Benchmark Calculations (Base spec)

Block Compliance Report - DER					
Block Reference: 0292-0122-01		Block Name: Crescent Road			
Property-Assessment Reference	Multiplier	Floor Area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
0292-0122-01_01-Base	1	50	47.89	30.95	-54.76 %
0292-0122-01_03/05-Base	2	50	42.10	28.33	-48.60 %
0292-0122-01_07-Base	1	50	49.32	30.95	-59.38 %
0292-0122-01_02-Base	1	70	37.22	23.95	-55.42 %
0292-0122-01_04-Base	1	70	31.85	21.56	-47.75 %
0292-0122-01_06-Base	1	70	33.78	22.24	-51.90 %
0292-0122-01_08-Base	1	50	45.16	28.64	-57.66 %
Totals:	8	460	287.32	186.61	
Average DER = 40.28 kgCO ₂ /m ²		% DER/TER	FAIL		
Average TER = 26.31 kgCO ₂ /m ²		-53.10 %			

Table 5.1 shows CO₂ emissions of the building if built to a typical specification with electric heating. The average DER is 40.28 kgCO₂/m², which for Building Regulations purposes represents a –53.10% fail.

The base spec used for the benchmark calculations is as follows:

Walls = 0.20 W/m ² K	(Building Regulations Part L limit = 0.30 W/m ² K)
Floor = 0.15 W/m ² K	(Building Regulations Part L limit = 0.25 W/m ² K)
Roof = 0.20 W/m ² K	(Building Regulations Part L limit = 0.20 W/m ² K)
Glazing = 1.5 W/m ² K	(Building Regulations Part L limit = 1.6 W/m ² K)
Air tightness (q50) = 3.0 m ³ /hr/m ²	(Building Regulations Part L limit = 10.0 m ³ /hr/m ²)

Table 5.2 Benchmark Calculations with renewables (Base spec + PV)

Block Compliance Report - DER					
Block Reference: 0292-0122-01		Block Name: Crescent Road			
Property-Assessment Reference	Multiplier	Floor Area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
0292-0122-01_01-Base + PV	1	50	31.76	30.95	-2.63 %
0292-0122-01_03/05-Base + PV	2	50	25.96	28.33	8.37 %
0292-0122-01_07-Base + PV	1	50	33.18	30.95	-7.22 %
0292-0122-01_02-Base + PV	1	70	25.69	23.95	-7.27 %
0292-0122-01_04-Base + PV	1	70	20.33	21.56	5.69 %
0292-0122-01_06-Base + PV	1	70	22.26	22.24	-0.10 %
0292-0122-01_08-Base + PV	1	50	29.03	28.64	-1.35 %
Totals:	8	460	188.21	186.61	
Average DER = 26.25 kgCO ₂ /m ²		% DER/TER	PASS		
Average TER = 26.31 kgCO ₂ /m ²		0.23 %			

Table 5.2 shows CO₂ emissions of the building if built to the same typical specification with electric heating, plus 1.8kW of Solar PV per flat (total = 14.4kW) to achieve a pass. The average DER is 26.25 kgCO₂/m², which for Building Regulations purposes represents a 0.23% pass.

Tables 5.1 & 5.2 represent a building built to a specification that is typical in the industry today. The specification exceeds the limits set in Building Regulations Part L, yet still requires some renewables to pass the CO₂ emissions requirement of Part L.

The fabric-first Passivhaus specification

The proposed building will be built to Passivhaus standards, with a specification as follows:

Walls = 0.12 W/m ² K	(Building Regulations Part L limit = 0.30 W/m ² K)
Floor = 0.12 W/m ² K	(Building Regulations Part L limit = 0.25 W/m ² K)
Roof = 0.12 W/m ² K	(Building Regulations Part L limit = 0.20 W/m ² K)
Glazing = 0.8 W/m ² K	(Building Regulations Part L limit = 1.6 W/m ² K)
Air tightness (q50) = 1.0 m ³ /hr/m ²	(Building Regulations Part L limit = 10.0 m ³ /hr/m ²)

As part of the Passivhaus specification requirement thermal bridges are largely designed out, making for an extremely well insulated and airtight thermal envelope.

Table 5.3 Calculations (Passivhaus spec)

Block Compliance Report - DER					
Block Reference: 0292-0122-01		Block Name: Crescent Road			
Property-Assessment Reference	Multiplier	Floor Area (m ²)	DER (kgCO ₂ /m ²)	TER (kgCO ₂ /m ²)	% DER/TER
0292-0122-01_01-PH_SPEC	1	50	24.70	30.95	20.18 %
0292-0122-01_03/05-PH_SPEC	2	50	21.76	28.33	23.19 %
0292-0122-01_07-PH_SPEC	1	50	24.70	30.95	20.18 %
0292-0122-01_02-PH_SPEC	1	70	18.64	24.29	23.26 %
0292-0122-01_04-PH_SPEC	1	70	16.82	21.74	22.63 %
0292-0122-01_06-PH_SPEC	1	70	17.22	22.47	23.35 %
0292-0122-01_08-PH_SPEC	1	50	22.37	28.64	21.90 %
Totals:	8	460	146.21	187.36	
Average DER = 20.55 kgCO ₂ /m ²		% DER/TER	PASS		
Average TER = 26.42 kgCO ₂ /m ²		22.22 %			

Table 5.3 shows CO₂ emissions of the building if built to the Fabric-First Passivhaus specification with electric heating. The average DER is 20.55 kgCO₂/m², which for Building Regulations purposes represents a 22.22% pass.

CO₂ EMISSIONS (TONNES/YEAR)

Tables 5.1 – 5.4 show the following CO₂ emissions reductions achieved as follows:

5.1 Base Spec

Average DER = 40.28 kgCO₂/m²

Total Floor Area (TFA) = 460 m²

Total DER x TFA = 18,528.8 kg = **18.53 Tonnes of CO₂ per year**

5.2 Base Spec + PV

Total DER = 26.25 kgCO₂/m²

Total Floor Area (TFA) = 460 m²

Total DER x TFA = 12,075 kg = **12.08 Tonnes of CO₂ per year**

5.3 Passivhaus Spec

Total DER = 20.55 kgCO₂/m²

Total Floor Area (TFA) = 460 m²

Total DER x TFA = 9,453 kg = **9.45 Tonnes of CO₂ per year**

The Passivhaus spec, CO₂ savings:

9.08 Tonnes of CO₂ per year over the Base spec.

2.63 Tonnes of CO₂ per year over the Base Spec with PV.

BUILD COSTS vs CO₂ EMISSIONS.

Estimated total build cost = **£1,370,695**

Estimated extra cost to install 1.8 kW PV to each dwelling (Total = 14.4 kW) = **£20,000**

Estimated cost to build to Passivhaus standard = Estimated Build cost + 10% = **£1,507,765**

Building to the base spec, the building requires Solar PV to achieve Building Regulations Part L1a compliance.

NB. The quantity of PV required to achieve a pass, however, would also satisfy BCP's planning requirement for 10% of energy demand to be generated by on-site low carbon or renewable sources.

Table 5.5 CO₂ emissions

Specification	CO ₂ emissions (Tonnes)	CO ₂ emissions over 75 years (Tonnes)	Different in CO ₂ emissions over 75 years (Tonnes)	CO ₂ emissions reduction (%)
Base spec + PV (regs pass)	12.08	906	-	-
Passivhaus spec	9.45	709	197	21.7%

Base spec + PV (Building Regulations pass):

Build cost = £1,370,695 + £20,000 = £1,390,695

Passivhaus spec:

Build cost = £1,507,765

Cost increase = 10%

CO₂ emissions reduction = 21.9%

Cost difference between Base spec + PV and Passivhaus spec:

Passivhaus spec = £1,507,765

Base Spec + PV = £1,390,695

Difference = £1,507,765 - £1,390,695 = **£ 117,070**

6.0 - CONCLUSIONS

Although it is possible to achieve a Building Regulations Part L pass with a significant quantity of renewables (i.e. 14+ kW of solar PV), the CO₂ emissions of the building would exceed that of the same building if it were built to Passivhaus standard.

The metric of energy demand reduction from renewables in the out-of-date Bournemouth Local Plan, whilst worthy, does not provide as significant a CO₂ emissions reduction as if the same building were built to the Fabric-First Passivhaus standard.

If built to Passivhaus standard the development at The Former Play Area, Crescent Road would produce around 22% less CO₂ emissions than the same building if it were built to comply with Building Regulations Part L1a.

Findings show the following CO₂ emissions reductions over the Building Regulations-compliant Base Spec with PV:

CO₂ saving (Fabric-First Passivhaus spec)

2.63 Tonnes of CO₂ per year (197 tonnes over 75 years), i.e. 21.7%

Extra cost to build to Passivhaus spec = £117,070

Cost per tonne of CO₂ saved over 75 years = £117,070/197 = **£593.51**

ADDENDUM

Over 75 years the Passivhaus spec would save 197 tonnes of CO₂ over a Building Regulations compliant specification.

By comparison, a typical tree will absorb up to 1 tonne of CO₂ over 100 years, which equates to around 0.75 tonnes over 75 years.

A simple calculation shows that the CO₂ emissions reduction provided by the Passivhaus spec is equivalent to planting approximately 263 trees. (i.e. 197/0.75)

APPENDIX A

Paragraph 11 of the National Planning Policy Framework (2019) [NPPF] states that:

“Plans and decisions should apply a presumption in favour of sustainable development”. For decision-taking this means (..) where there are no relevant development plan policies, or the policies which are most important for determining the planning application are out-of-date, granting permission unless:

- (i) The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, **or**
- (ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole.

‘Out-of-date means “that when a local authority cannot demonstrate a five year supply of deliverable sites (with the appropriate buffer); **or** where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75%) of the housing requirement over the three years”. In terms of the term ‘particular importance’ this includes “heritage assets which includes a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest”.

The Housing Delivery Test (HDT) was introduced into national policy through the NPPF. The purpose of the HDT is to monitor local authority housing delivery against local requirements and to ensure that measures are taken to improve delivery where required. Where housing delivery falls below 95% of the local requirement (over the proceeding 3 financial years), an action plan must be prepared to identify measures to improve delivery and a buffer of 20% must be added to the 5-year housing land supply.

The first HDT measurement was published in February 2019 and was measured against the housing requirements set out in the adopted Local Plan for each former local authority area. *Table 1: HDT of the Housing Delivery Action Plan* shows that all former local authority areas failed to meet the housing delivery levels of 95%. For the Bournemouth area, the housing target was for 2,353 dwellings to be development from 2015/16 to 2017/18, with only 1,970 dwellings actually delivered thus equating to 84%. This means that outside of publishing an action plan, a 20% buffer was applied to the 5-year housing land supply.

Of particular interest, from 2019/20 onwards the housing requirement in Bournemouth steps up hugely from 730 to 1,422 dwellings per annum with the transition to the government’s standard methodology. This step change in housing requirement presents a significant challenge in relation to housing delivery and housing land supply. The results for HDT for 2019 was recently published by the Government (February 2020) and Bournemouth HDT measurement is 66% (total number of homes required is 3,064 dwellings a year, and the number of homes delivered is 2,010 dwellings) . Although the 2020 results will be published in February 2021, it is likely that the HDT will be significantly below 75% due to COVID. Thus, it could be argued that the average HDT for Bournemouth is substantially less than 75% for the proceeding three years, thus the policies which are most important for determining the planning application are out-of-date.

Five Year Housing Land Supply:

The Bournemouth Area Strategic Land Availability Assessment (2019) [SHLAA] provides information on the land available in the local authority area. The SHLAA is part of the Local Plan’s evidence base and is required by the NPPF. The SHLAA should plan for a supply of specific, deliverable sites for years one to five of the plan period and specific, deliverable sites or broad locations for growth for years six to ten and where possible years 11-15 of the plan. *Table 1: Sites Identified by types for year 1-5 (April 2019 to March 2024)* of the SHLAA shows that Bournemouth can only demonstrate a land supply of 2.9 years.

As stated in paragraph 9.8 of the SHLAA, due to the government’s change in approach to calculating housing need and supply, BCP Council for the Bournemouth area cannot demonstrate a 5-year supply against the local housing need figure derived from the 2014 Household Projections plus the 20% buffer required by the results of the 2018 Housing Delivery Test. “As a consequence, the presumption in favour of sustainable development as laid out in paragraph 11 of the NPPF now applies in the area of BCP Council covered by the Bournemouth Local Plan – Core Strategy”.