SANDBANKS PENINSULA NEIGHBOURHOOD PLAN APPENDICES

2023-2033
Referendum Version

Architecture
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Table of Appendices

APPENDIX C:

SANDBANKS PENINSULA NEIGHBOURHOOD PLAN **LANDSCAPE ASSESSMENT**

July 2021

Landscape Character Assessment: Sandbanks

Sandbanks Community Group

July 2021 V2

Report Name: Landscape Character Assessment: Sandbanks

Reference: 20/03/014/LCA_01

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Contents

1.0 Introduction

1.1 Landscape character comprises the distinct set of elements that makes a landscape recognisable, and gives it a unique 'sense of place'. Landscape character assessment is the process of mapping, classifying and describing the patterns and variations which contribute to the character of a landscape.

1.2 This Landscape Character Assessment forms part of the evidence base for the Sandbanks Neighbourhood Plan. It is intended to provide a context for the policies and proposals within the emerging neighbourhood plan, and guide the management of future change, recognising the importance of conserving both the natural and built coastal character of the area.

1.3 This assessment has been undertaken by Katherine Jones BA (Hons) DipLA CMLI.

2.0 Context

Overview

2.1 Sandbanks is a small sand-spit peninsula, approx. 1km long crossing the mouth of Poole Harbour. The harbour lies on the English Channel at Poole, in Dorset, England. Sandbanks is part of the Canford Cliffs ward, in the administrative area of Bournemouth, Christchurch and Poole unitary local authority. To the north, Poole town centre extends some 6km broken by Canford Heath and Upton Heath. To the east, Bournemouth extends around Poole Bay to a headland at Hengistbury Head. To the south, further heathland at Studland Heath and Godlingston Heath extend to rising ground at Ballard Down and the Purbeck Ridge, and to the west Poole Harbour stretches towards Wareham, broken by a series of islands, channels, mudflats and salt marshes, including the predominantly wooded Brownsea Island and Arne nature reserve.

Policy Context

The European Landscape Convention

2.2 The European Landscape Convention (ELC) came into force in the UK in March 2007. It establishes the need to recognise landscape in law; to develop landscape policies dedicated to the protection, management and planning of landscapes; and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. The ELC definition of landscape is all embracing:

> *"Landscape means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors".*

2.3 Following the introduction of the ELC, a broader approach to 'landscape' has been pursued from a national level through to local government and neighbourhood planning, grounded in the principle that all landscapes matter, regardless of location or condition. The ELC makes it clear that landscapes do not stop at urban boundaries.

2.4 The ELC puts emphasis on the whole landscape and all its values and is forward looking in its approach, recognising the dynamic and changing character of landscape.

National Planning Policy Framework

2.5 The revised NPPF, published in July 2021, states in paragraph 174 that: '*Planning policies and decisions should contribute to* and enhance the natural and local environment'. In Section 12 on *Achieving Well Designed Places*, it seeks to ensure that planning policies and decisions support developments that: '*are sympathetic to local character and history, including the surrounding built environment and landscape setting*' and '*establish or maintain a strong sense of place, using the*

arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit'.

2.6 The NPPF is supported by Planning Practice Guidance which recognises the role that Landscape Character Assessment plays in helping to understand the character and local distinctiveness of the landscape.

Local Planning Policy: Poole Local Plan, adopted November 2018.

2.7 Planning is underpinned by the current Development Plan. In Poole this comprises the Poole Local Plan (2018), and a number of Supplementary Planning Documents (SPDs) and Supplementary Planning Guidance documents (SPGs). Poole Local Plan sets out the strategy for the delivery of new homes, jobs and infrastructure in Poole to 2033. Chapter 9 of the Poole Local Plan seeks to ***Enhance the outstanding natural setting and built environment of Poole***. Of particular relevance to this assessment, Policy PP31 on Poole's coast and countryside states:

> *(1) Coastal character*
>
> *Development in the Coastal Zone as shown on the Policies Map* [including Sandbanks shoreline] *will be permitted where it:*
>
> *(a) respects the built shoreline character of Poole, including the town centre and Lower Hamworthy quaysides;*
>
> *(b) preserves the landscape character areas of Poole Harbour and Holes Bay, Poole Bay Cliffs, Upton/Lytchett Bay Marsh, Upton Park and Farmland and the setting of the Dorset AONB and Cranborne Chase AONB; and*
>
> *(c) protects the undeveloped nature of the Sandbanks beachline, with only minor, ancillary structures permitted within 25 metres of the landward edge of the beachline.*
>
> (*4) Landscape character*
>
> *Proposals should have regard to the landscape setting of the town by integrating with the:*
>
> - *defining elements of character identified in the Poole Landscape Character Area Assessment;*
> - *open heathland character of Canford Heath and Corfe Hills Heath; and*
> - *prominent tree covered slopes and ridges within the town.*

In addition, Policy PP27 on Design states:

> *Development will be permitted provided that, where relevant, it:*
>
> *(a) reflects or enhances local patterns of development and neighbouring buildings in terms of:*
>
> *(i) layout and siting, including building line and built site coverage;*
>
> *(ii) height and scale;*
>
> *(iii) bulk and massing, including that of the roof;*
>
> *(iv) materials and detailing;*
>
> *(v) landscaping; and*
>
> *(vi) visual impact.*
>
> *(b) responds to natural features on the site and does not result in the loss of trees that make a significant contribution, either individually or cumulatively, to the character and local climate of the area...*

Designations

2.8 Designations covering the peninsula and its context are shown on Figure 1: Designations.

Sandbanks Conservation Area

2.9 Sandbanks Conservation Area lies at the north western fringes of Sandbanks. The Character Appraisal and Management Plan notes that the character and appearance of the conservation area is derived from the coastal climate, the yacht club uses dominating the east end, the enclaves of buildings with some on deep plots screened by trees, views out to the busy harbour and along the shoreline, and the winding Panorama Road overhung with branches and lined with Purbeck stone walls. The character appraisal also notes the outstanding setting of Sandbanks, at the mouth of Poole Harbour, opposite Brownsea Island, the Purbeck Heritage Coast and Area of Outstanding Natural Beauty.

Landscape and Biodiversity

2.10 The Dorset Area of Outstanding Natural Beauty and the Purbeck Heritage Coast wrap around Sandbanks, encompassing Studland, the islands and the south western harbour. Designated nationally, these recognise the exceptional landscape and scenic quality of the landscape and coastal environment of the area, with the Purbeck Hills forming a distinctive and extensive skyline from the peninsula.

2.11 Poole Harbour, including the harbourside mudflats and shoreline that fall within the Neighbourhood Plan boundary are nationally and internationally significant habitats. Designated as a Ramsar site, a Site of Special Scientific Interest, and Special Protection area, the harbour habitats support large numbers of wildfowl and wading birds. Fringing designated habitats at Studland and Brownsea Island, also part of the Purbeck Heaths National Nature Reserve, include heathland and grassland and provide additional biodiversity interests, in turn supporting further scarce and restricted flora and fauna. On Sandbanks itself, small areas of remnant sand dune habitat are locally designated as Local Sites of Biodiversity.

Relationship to Existing Character Assessments

2.12 Landscape Character Assessment can be undertaken at a variety of scales and levels of detail, with the Sandbanks Landscape Character Assessment included within a hierarchy of landscape character assessment information cascading down from the national to local level.

National Character Areas

2.13 At a national level, England is divided into 159 distinct National Character Areas (NCAs). Each is defined by a unique combination of landscape, biodiversity, geodiversity, history and cultural and economic activity. There are descriptive profiles available for each NCA (published in 2013 by Natural England) setting out information on landscape character, changes in the landscape and an assessment of ecosystem services delivered. Sandbanks is covered by NCA 135 Dorset Heaths (which continues north towards Verwood and Fordingbridge, and west towards Crossways.

2.14 The Marine Management Organisation has commissioned strategic-scale seascape assessments to produce a national seascape character map for all England's inshore and offshore areas. This consists of individual Marine Character Areas (MCAs) which cross marine plan areas and administrative boundaries. Sandbanks is covered by MCA 4 Poole and Christchurch Bays.

2.15 NCA 135 Dorset Heaths lies centrally in the south of England, reaching the sea at and between Poole and Christchurch harbours. The NCA is framed by the heathland of the New Forest to the east, and to the south, west and north by the calcareous hills and downs of Dorset and South Purbeck. The Dorset Heaths occur in a geological formation usually called the Poole Basin. Chalk forms the edge and bottom of the basin; Palaeogene (Tertiary) sands and clays lie within it and provide the substrate on which the various habitats in the Dorset heathlands have developed. The four principal rivers – the Avon, Stour, Piddle and Frome cross the Poole Basin, reaching the sea at Christchurch and Poole harbours.

2.16 Views across the area from the Purbeck Ridge – particularly near Ulwell, from Creech Barrow and from Whiteway Hill are spectacular. The landscape of the western heaths and the downs beyond is fully revealed. The rising Chalk geology largely surrounds and forms the backdrop to this NCA while also obstructing views to the Jurassic Coast. Seaward views can be gained, notably to the Isle of Wight from most of the open coast.

2.17 MCA 4 Poole and Christchurch Bays covers the coastline from Peveril Point in the west to the eastern fringes of Milford on Sea in the east, covering the whole of Poole and Christchurch Bays. Its seaward boundary with The Solent is formed by the change in sea and tidal conditions upon entry into the Needles Channel. Its western boundary follows the outer edge of the Purbeck Heritage Coast.

2.18 The MCA is dominated in the west by the busy port of Poole Harbour, which is a hive of marine-based activity as well as an internationally important wildlife refuge. The more tranquil Christchurch Harbour sits beyond the protruding Hengistbury Head, which separates the two bays. Both harbour entrances present a navigational challenge to vessels due to the location of sand banks and shoals, as well as strong tidal streams – with concentrations of ship wrecks testament to these difficult conditions. Offshore, beyond the shelter provided by the mainland, the sea opens out into the English Channel – exposed to the high winds and breaking waves that frequently funnel up the channel. Thousands of years of international trade are associated with the area, supplemented today by tourism and recreational activities. Open sea views and landmark 'gateways' provided by the chalk stacks of Old Harry Rocks and the Needles contribute to an area with a strong sense of place.

Local Character Assessments

2.19 A series of studies have been undertaken over recent years seeking to define various elements of Poole's landscape, seascape and townscape character. The Shoreline Character Areas (June 2004) relates specifically to the coastal zone character of Poole, and identifies *Sandbanks Peninsula, Luscombe Valley and Evening Hill* as a Shoreline Character Area. With reference to Sandbanks, the following detailed description is given:

- *The Sandbanks Peninsula is one of the most memorable features of Poole: a narrow neck of land with water on both sides, it divides the Harbour from the open sea and has a dramatic narrow Harbour entrance at the southern end.*
- *The eastern side of Sandbanks faces Poole Bay and, in consequence, its beach and the views are similar in character to those of the Chines.*
- *The middle of the 'neck' of the peninsula contains some beach huts (although there are fewer here than at the Chines). It also has an area of Public Open Space and car parking which constitutes an important visual break between buildings to the North and South, but at present has a somewhat indeterminate character. Important fragments of the original sand dunes remain here.*
- *South of the 'neck', the peninsula widens to an 'island', with large detached houses and some blocks of flats set in a matrix of trees, typically pine.*
- *Most properties adjacent to the coast have tree cover which forms an important part of their character.*
- *Buildings on the Eastern shore are seen as part of the seascape of the Harbour entrance and Shell Bay, and the matrix of trees, together with the remains of the sand dunes are highly important features.*
- *The south western and western shores are seen as part of the landscape/ seascape of Brownsea Island and the inner Harbour entrance; areas which are part of the Purbeck Hills Area of Outstanding Natural Beauty. Houses of a low-density layout characterise the stretch of shoreline north-west of the Sandbanks Ferry and the modest scale of the buildings, the gaps*

between them, the substantial cover of trees, and the generally unobtrusive nature of jetties and sea walls are all important aspects of this part of the coast.

- *At the southern point of the peninsula is the Haven Hotel - a building in scale with its remarkable setting - which is unassertive in its design and materials. As a climax to the peninsula, however, this spot is slightly disappointing.*
- *The Royal Motor Yacht Club, some boat storage and a number of marine businesses are sited near the top end of the 'island' on the west side. All are of modest scale, proportions and materials, and in keeping with the general character of shoreline here.*
- *At the northern end of the 'neck' there is a continuous 'stream' of two-, three- and four-storey buildings close together with little associated vegetation: an effect that needs to be contained. There is a fine drive and promenade with excellent views across the Harbour along this section of the shore. Whitley Lake provides a large area of very shallow water and, as such, is particularly attractive for wind and kite boarders. Views feature windsurfing in Whitley Lake, small moored boats close inshore, and feeding wading birds close to the shore at low tide.*

2.20 The Borough of Poole Characterisation Study (April 2010) identifies Sandbanks as a local area with a distinct character. It includes the following description:

The character of Sandbanks is substantially defined by its geography: a 1 km long peninsula that contains the southern end of Poole Harbour. Views of the sky and sea are a defining feature of the area. As a residential area, the character of Sandbanks is perhaps most well known for its beachfront and high value properties. The exclusivity of Sandbanks is evident through the presence of large detached villas (that are generally screened by fences and walls) and modern flats with balconies. It should be noted that there are some older, more modest bungalows throughout the area, but these do not define the overall character. There are also three hotels within Sandbanks. From Sandbanks, there are views across Poole Harbour to the town to the north whilst to the south, there are views across the open sea.

The shallow bay on the Poole Harbour side of the peninsula (North Haven Lake) is popular for water sports and the sight of colourful, fast-moving sails on breezy days has become very much a feature of the locality. The north side of the peninsula houses the Southern Headquarters of the Royal Yachting Association and an international sailing school. Whilst the end of the Sandbanks peninsula is quite well-treed, the long neck of the peninsula is largely treeless, making the long row of two-fronted houses and flats very visible. Gaps between developments have been generally decreasing as more and more flats are being constructed.

2.21 In 2007, Landscape Character Areas were identified across Dorset. In 2017, these formed the basis of the Landscape Character Assessment: Poole's 'Fringe' Landscape Character Areas (November 2017). Though Sandbanks forms part of the urban area and isn't described, "Poole Harbour and Holes Bay" is part of the assessment. Of relevance to Sandbanks, the following description is given:

Key Characteristics:

- *A distinctive maritime harbour side landscape of open water, mud flats, marsh and reed beds in association with urban edges.*
- *A large proportion is designated as SSSI for its bio-diversity interest but it is also important for its landscape, open space and recreational value.*
- *Open and expansive views to Brownsea, other harbour islands and the Purbecks are afforded from many locations.*

- *An important mix of tree and other vegetation cover which combines with and helps integrate the hard urban edges.*

Key Features:

- *Sandbanks Peninsular: The existing tree and other vegetation cover is an important part of the character of the peninsular.*
- *The Harbour Entrance: The unique geographical, visual and historic combination of the south east corner of Brownsea Island, Branksea Castle, the south western end of the Sandbanks Peninsula and the chain ferry crossing create a key feature of importance in this part of the character area. It is one of the most distinctive entrance points to Poole and focal point along the coastline.*

3.0 Character Assessment

3.1 An overview of the character analysis is shown on Figure 3: Landscape Character Analysis.

Topography, Geology and Hydrology

3.2 The character of Sandbanks is substantially defined by its geography: a 1km long sand spit peninsula that contains the southern end of Poole Harbour. The spit was created by tidal currents and the movement of sand along the shore from Bournemouth, by a process known as longshore drift. Consequently, the peninsula has a predominantly flat and low-lying landform, affected by flooding to its perimeter. The land gently rises and undulates away from the waters edge at between 2m and 4m AOD, rising to a highpoint of 12m AOD at the southern end of Salter Road, towards the centre of the residential area.

Vegetation pattern

3.3 The south western end of the peninsula notably along Panorama Road and the western extents of Banks Road is well treed, appearing at times as an unbroken wooded skyline in views, particularly from Poole Harbour. Most properties in this area have significant tree cover in large plots, which is an important part of their character. The trees in this area are predominantly pine, with Monterey Pine, Maritime Pine and Scots Pine forming the dominant species. Holm Oak and Monterey Cypress are also prevalent in places. The trees create significant enclosure from within the peninsula, being numerous and often of significant height in the streetscene. Combined with mature and frequently evergreen vegetation in garden boundaries, views from the internal road network are often curtailed by vegetation features, which screen the large building plots behind.

3.4 The distinctive silhouettes of pine trees, clustered closely along the shoreline and set tightly amongst significant and often unique development features are a special and locally distinctive feature of Sandbanks. Notably on Panorama Road and Banks Road, trees overhang the highway en masse, creating an attractive, dappled-shade quality to the street scene. Elsewhere, tree cover is less dense, with important specimen trees forming individual features in the street scene.

3.5 A Tree Preservation Order of 1963, updated subsequently in 1999/2000 and again in 2011, covering all but the most densely developed areas has been used as an important landscape protection device to maintain the wooded appearance of the skyline of Sandbanks.

3.6 Whilst the end of the Sandbanks peninsula is well-treed, the long neck of the peninsula is largely treeless, making the long row of two-fronted houses and flats very open and stark in the landscape.

3.7 Aside from trees, soft landscaping to residential gardens, boundaries and open spaces is recognisably coastal in character; palms, grasses, pines and other coastal Mediterranean plants thrive. Wind and salt tolerant shrubs and hedgerows of Griselina and Elaeagnus form dense, evergreen boundaries to many properties. Elsewhere, shade-tolerant ferns, azaleas and rhododendrons form dense planting beneath the tree canopies of the more wooded areas.

Habitats and ecological features

3.8 The biodiversity value of Sandbanks relates mainly to the surrounding marine and intertidal environment. Internationally and nationally important waters, mudflats and intertidal habitats support populations of waders and waterbirds, which are readily visible from the peninsula.

3.9 On the peninsula itself, remnant sand dunes, relicts of Sandbanks' geological past, are locally designated as 'Local Sites of Biodiversity'. They comprise windblown sand formations that are both stable and shifting, and their associated slacks, grassland and scrub. These remnant dune landscapes are focussed around the recreational area of the peninsula, with some under intensive management as a crazy golf course and other picnic/amenity areas.

Archaeology and cultural heritage

3.10 An Iron Age log boat, now on display in Poole Museum, was discovered off the eastern shore of Brownsea Island, indicative of the area's use for transport from an early date, with evidence of settlement, pottery production, agriculture and trade in the area by the beginning of the 5th-century BC.

3.11 Reviewing historic maps, the development of Sandbanks is relatively sudden. Ordnance Survey maps of the late 1880s show the Coastguard Station and a small cluster of development at the Haven Hotel and Haven Villas associated with the ferry, with the remainder of the peninsula shown as sand dunes and pine tree cover. By the 1920s, following the instatement of sea defences, the road layout existed much as it is today, with a significant area of the peninsula devoted to residential development plots set amongst significant parcels of pine woodland.

3.12 The 1920s also saw the formalisation of recreational use of the peninsula with the central recreation ground, pavilion, lavatories and bathing huts where today's Pavillion and amenity spaces are located.

3.13 Post WWII, land values began to rise on Sandbanks as demand grew for seaside holiday accommodation and public beach areas. The replacement of existing buildings and infilling of several plots was a trend that began in the 1960s, with several buildings from this era of redevelopment remaining today.

Settlement pattern

3.14 Low density detached housing, set on large plots amongst a high level of tree cover characterise the western end of the peninsula. The gaps between the properties, their set back from the road, and their associated tree cover contribute significantly to the sense of space and the 'sylvan' character of the area, and are an important aspect of this part of Sandbanks.

3.15 A denser pattern of development is apparent on the 'neck' of the peninsula, with an almost un-broken extent of large built form, comprising flats and single dwellings of typically three to four storeys high. Uniquely these plots are frequently double-fronted, with an outlook out to sea and across the harbour.

3.16 On reviewing historic maps and in evidence on the ground it is clear that the density of development is increasing and tree cover decreasing, an effect perhaps limited only within the Conservation Area. Numerous properties have address suffixes 'a' or 'b' indicating the subdivision of plots. The replacement of dwellings with blocks of flats or the large, statement architecture of the peninsula results in pressure for tree felling; either through a perceived risk of damage, desire for views, and/or through larger building footprints.

Architectural vernacular

3.17 Sandbanks is well-known for the value of its property, and many of the houses are bespoke, large properties with outstanding views. In modern development these views are maximised by large expanses of glazing and generous balconies. Development across the peninsula varies significantly in age, character, and scale. Diverse architectural styles typify more recent development, with some more

consistent development styles present away from the waterfront, notably in the form of the remaining bungalows present in the centre of the peninsula.

3.18 Some marine business uses are located to the north of the peninsula, and are of a modest scale, in keeping with their function and the general character of the shoreline. A short terrace of shops, cafés, a restaurant and takeaway sit within 2-16 Banks Road, and form a gateway feature building at the change from the 'neck' of the peninsula to the main residential area. The built form at the RMYC includes a large a-frame shed, the red-brown roof of which is visible to varying degrees from much of the northern area of the peninsula.

3.19 The Haven Hotel forms a locally distinctive built feature at the south western end of the peninsula, forming a gateway feature building on arrival at Sandbanks on the ferry. It also features prominently in views from the western area of Sandbanks Beach.

Visual and perceptual qualities

3.20 The visual quality of Sandbanks has a strongly horizontal emphasis, accentuated by the expansive views out to sea, low-lying landform, low-lying viewpoint locations, wide open skies and distant views to the linear ridge of the Purbeck Hills, the extending coastline of Bournemouth and the harbour edge. The significant tree canopy provides a dense green feature in many views of the peninsula, providing an often unbroken wooded skyline. This creates a sense of remoteness, screening large areas of development, and provides an attractive setting to both the properties on Sandbanks and more widely the green setting of Poole Harbour and the surrounding landscape, linking strongly with the wooded character of nearby Brownsea Island.

3.21 Views of the sky and sea are a defining feature of the area. From Sandbanks, there are views across Poole Harbour to the town and islands, to the east there are far-reaching views towards Bournemouth and the Isle of Wight, whilst to the south, there are views out to sea and across Studland Bay towards Old Harry Rocks. Banks Road provides a fine drive and promenade, with excellent panoramic views across the harbour. This route also forms part of the 'E9' European Long Distance Path, the Bournemouth Coast Path and the Poole Harbour Trail.

3.22 Internally within the developed areas there is a more sheltered and enclosed feel, with views curtailed by buildings and dense, often evergreen vegetation comprising trees and boundary planting. Some boundaries are formed by high walls, fences, or closely spaced development which similarly curtail views, but in a more abrupt manner. There are occasional glimpses out from within the peninsula to the sea or harbour, and two footpaths providing access through the building line to the water's edge. The glimpses and views form the footpaths provide important and striking reminders of the setting of Sandbanks and its unique location.

3.23 Views towards Sandbanks from Brownsea and the harbour readily perceive the changing character along the horizonal line of the peninsula. Close set buildings at the northern end of 'the neck', a more open skyline in the central recreational area, and an increasing presence and dominance of tree cover and woodland character with lower density development at the western portion of the peninsula.

3.24 North of Sandbanks, the shallow bay on the harbour side of the peninsula at North Haven and Whitley Lake is popular for water sports and particularly attractive for wind and kite surfers. Views frequently feature colourful, fast-moving sails in the foreground set against the regular water traffic associated with the ferry operations, pleasure craft, tourism and cargo vessels passing the peninsula. The perceptual qualities; sights, sounds and smells associated with the waterside activity, particularly close to the ferry, Yacht Club and slipways are significant. Although very open, within the harbour there is a perception of shelter provided by the visible land masses on all sides.

3.25 On the southern beach of the peninsula the perceptual qualities of the shoreline noticeably change; the sounds of recreational beach use, wind and waves on the sand, and the sensations of exposure and an expanse of sea and space are dominant. The use of the water changes to a predominantly leisure/tourism focus.

4.0 Key Characteristics

4.1 The following Key Characteristics provide a summary definition for the character of Sandbanks:

- A well-defined geography, forming a 1km long sand spit peninsula containing the southern end of Poole Harbour.
- A largely flat landform, affected by flooding, gently undulating away from the water's edge and rising to a highpoint of 12m AOD towards the south eastern centre of the peninsula.
- A significant tree canopy (predominantly pine) protected by TPO provides high levels of visual amenity and appears as long unbroken wooded skyline in many views. Most properties towards the southern end of the peninsula are set back from the road and have significant tree cover in large plots, which is an important part of their character. On the waters edge, tree canopies can be more sparse with occasional isolated trees becoming features.
- Trees create significant enclosure from within the peninsula, being numerous and often of significant height in the streetscene. Combined with mature and frequently evergreen vegetation in garden boundaries, views from the internal road network are often curtailed by vegetation features, with trees overhanging the highway creating an attractive, dappled-shade quality to parts of the streetscene.
- On the 'neck' of the peninsula, tree cover is less dense, with important specimen trees forming individual features.
- Internationally and nationally important waters, mudflats and intertidal habitats supporting populations of waders and waterbirds, which are readily visible from the peninsula. Remnant sand dune habitats comprising windblown sand formations are focussed around the recreational area of the peninsula.
- A planned road layout, dating from the early 20th Century, with defined housing plots set amongst pine woodland still present.
- Development across the peninsula varies significantly in age, character, and scale. Diverse architectural styles typify more recent development, with some more consistent development styles present away from the waterfront, notably in the form of the remaining bungalows present in the centre of the peninsula.
- The Haven Hotel forms a locally distinctive built feature at the south western end of the peninsula, forming a gateway feature building on arrival at Sandbanks on the ferry. It also features prominently in views from the western area of Sandbanks Beach.
- The visual quality of Sandbanks has a strongly horizontal emphasis, accentuated by the expansive views out to sea, low-lying landform, low-lying viewpoint locations, wide open skies and distant views to the linear ridge of the Purbeck Hills, the extending coastline of Bournemouth and the harbour edge.
- Views of the peninsula often take in a horizontal layering effect caused by the water, foreshore, development, tree canopy and sky.
- Wide and expansive views of the sky and sea are a defining feature of the area. Long distance views towards Bournemouth and the Isle of Wight, Studland Bay and Old Harry Rocks are available from the south shore. Banks Road and the northern shore provides excellent panoramic views across the harbour.
- Occasional glimpsed views out to the sea and harbour are available between properties, and from two footpath routes to the shoreline. The glimpses are important and striking reminders of the setting of Sandbanks and its unique location.

- North Haven and Whitley Lake are popular for water sports and particularly attractive for wind and kite surfers. Views frequently feature colourful, fast-moving sails in the foreground set against the regular water traffic associated with the ferry operations, pleasure craft, tourism and cargo vessels passing the peninsula.
- Contrasting perceptual qualities change quickly between the active waterside with the sounds, smells and visible movement associated with the harbour water activity, the sheltered sense of enclosure amongst the trees and properties within the peninsula, and the open windswept beach to the south, with wide open skies and expansive views along the coast and out to sea.

5.0 Key Views

5.1 Key Views of Sandbanks are illustrated on **Figure 2: Key View Locations** and presented on photographs **Key Views 1 – 24**.

Key Views	Description	Visible Characteristics
1 - 7	Views within the built residential area of Sandbanks.	• Tree canopies visible on rising topography. • Significant tree canopy provides high levels of visual amenity. • Sense of enclosure, views curtailed. • Remnant planned layout of housing set back from the road within pine woodland. • Development varying in age, character and scale. • Occasional glimpsed views out to the harbour and sea.
8 - 11 and 22	Views to/from the northern shore of the peninsula.	• Panoramic views across the harbour towards Brownsea, the other islands, and the town. • High wildlife value of Poole Harbour. • Water sports and regular water traffic using the harbour and passing the peninsula. • Horizonal layering formed by water, foreshore, dwellings, tree canopy and sky. • Diverse architectural styles on the waterfront. • Tree canopies form unbroken skyline at southern end of the peninsula.
12 - 15	Views to/from the south western extents of the peninsula.	• Views open towards The Purbeck Ridge, Studland and Old Harry Rock. • Active noise and movement associated with regular ferry operations. • Views across the harbour towards Parkstone and Poole Town Centre • Horizonal layering formed by water, foreshore, dwellings, tree canopy and sky • Tree canopies form unbroken skyline at southern end of the peninsula. • Development varying in age, character and scale. • The Haven Hotel forms a feature gateway building.

16 - 19	Views to/from the southern shore of the peninsula.	• Diverse architectural styles on the beach front • Remnant sand dune habitat • Panoramic views towards Studland Bay, out to sea, and along the coast to Bournemouth and the Isle of Wight. • High quality beach and groynes are locally distinctive. • Feature trees between properties, set against a wider tree canopy background.
20 & 21	Views within the central recreation area of Sandbanks.	• Amenity planting including isolated trees. • Functional facilities and spaces associated with visitor use. • Remnant sand dune habitat. • Dense tree canopy visible to the south. • Gateway building at 2-16 Banks Road.
23 & 24	Wider Views of the peninsula from the north.	• Elevation allows views over the peninsula to the Purbeck Ridge, Studland, and Old Harry Rocks. • High wildlife value of Poole Harbour. • Horizonal layering formed by water, foreshore, dwellings, tree canopy, Purbeck Ridge, and sky. • Distinct characters at the densely developed 'neck' and the unbroken tree canopy to the south of the peninsula. • Isolated trees on the 'neck' are important features. • Diverse architectural styles on the waterfront.

6.0 Long Distance Views

6.1 Long distance views of Sandbanks from three locations are illustrated on Map 1 below and presented on photographs **Long Distance Views 1 – 3**:

Map 1

Long Distance Views	Description	Visible Characteristics
LDV1	View from Baiter Park, looking south east.	• High wildlife value of Poole Harbour. • Horizonal layering formed by water, foreshore, dwellings, tree canopy, and sky. • Distinct character of the unbroken tree canopy to the south of the peninsula. • Isolated trees on the 'neck' are important features. • Water sports and regular water traffic using the harbour.
LDV2	View from Old Harry Rocks, looking north.	• Land rising to the east of the peninsula on Canford Cliffs.

		• Horizonal layering formed by water, beech, dwellings, tree canopy, and sky. • Diverse architectural styles and feature buildings on the beach and waterfront. • Tree canopies form unbroken skyline.
LDV3	View from Ballard Down, looking north.	• Panoramic views across Ballard Down and Poole Harbour towards the town. • Relationship between the peninsula and Brownsea Island as geological features within the harbour. • Horizonal layering of the peninsula notable even at distance.

7.0 Forces for Change

7.1 The following local pressures have been identified, including past and current trends that bring about change in the landscape:

Climate Change and Coastal Processes

7.2 Climate change is a major pressure and is likely to result in increasingly unpredictable weather with hotter drier summers, more intense rainfall and storm events and longer dry periods. Hotter summers and increases in temperatures could result in increased demands irrigation and a change to vegetation composition and management, favouring species and landscaping with lower water demand. Responses to climate change may also result in pressure for development of renewable energy.

7.3 Climate change is also likely to affect the important habitats surrounding Sandbanks. Rising water, increasing storm events, and rising sea levels may impact the designated migrant bird habitats of mudflats and salt marshes. Longer drier summers may affect heathland and coastal habitats and increase the risk of fire.

7.4 Large areas of the peninsula shoreline, particularly along Banks Road, are subject to flooding. The threat of coastal flooding from sea level rises will continue to place pressure in these areas, which may require additional flood defence works to be carried out in the future. Such works can dramatically alter the character and appearance of the area.

7.5 Remnant sand dunes are locally designated landscape and habitat features. Changes to the physical processes of wind and tide both from climate change and from any future flood protection measures are likely to alter the size and location of these features.

Tree and Vegetation Management

7.6 Trees make a valuable contribution to the character and appearance of Sandbanks, and have been present on the peninsula for many years. They contribute significantly to the micro-climate of the peninsula and maintain the biodiversity of the coastal environment. A number of important trees are now mature or over-mature, creating pressure to fell or unsympathetically manage through actual or perceived threat to property (both through falling limbs or root damage). Little re-planting is apparent on the peninsula, likely resulting in a gradual decline in tree canopy over time.

7.7 Pressure to remove trees or manage canopies to accommodate larger building footprints, increase views from property, allow for larger areas of hard landscaping and infill plots with new development is significant. Whilst protection to the remaining trees is afforded through widespread TPOs, these development pressures also reduce replanting of new trees with a large mature canopy, and will likely limit the future tree canopy presence on the peninsula.

7.8 Front garden boundaries of low stone walls, fences and hedges are increasingly being replaced with tall security fencing and walls, resulting in a loss of character in the streetscene. Incremental redevelopment and increasing property prices is likely to result in a greater presence of hard security features replacing softer boundary treatments. Hard boundary treatments are also impacting on the remnant sand dune habitats, seeking to clearly define property boundaries.

Development Pressure – Housing

7.9 Marked changes in architectural style are apparent on Sandbanks, with increasing redevelopment of older waterside properties with contemporary, high-value bespoke properties and blocks of flats. A varied and vibrant character is present in places, though the pressure to intensify development and a resulting increase in scale and massing of built form has resulted in the deterioration of character through the loss of trees and views from the public realm. Increasing scale and massing of new built form is also likely to noticeably breach the wooded skyline of the peninsula, altering the balance of features in views and detracting from a defining feature of Sandbanks.

Development Pressure – Recreation and Tourism

7.10 Sandbanks is a popular tourism destination, with an award-winning beach and significant provision for visitor parking and facilities. High visitor pressure can result in the damage or fragmentation of an area's natural assets, habitats and landscape features. This is typically through the erosion and wear of 'desire lines' in amenity areas and in the remnant sand dunes from high footfall. Increased recreational activity can also lead to demand for additional facilities, resulting in visual intrusion and deterioration of character from car parks or visitor centres and facilities. There may also be an increased demand for holiday accommodation, second-homes and flats, adding to the development pressures on the peninsula.

Renewable Energy

7.11 The need to meet the UK's legally binding target of net zero emissions by 2050 could have a significant impact on the character of the landscape and seascape of Sandbanks. Poole's Local Plan includes targets for a minimum of 10% of a home's future energy use to be supplied from renewable energy sources, and provides a support in principle for renewable energy developments. Increased emphasis placed on developers to improve sustainability and provision of renewable energy may affect the appearance of buildings and architectural detailing through the use of sustainable materials and renewable energy sources.

7.12 Large-scale offshore wind energy development have been explored previously in the area of sea visible from Sandbanks. If re-visited as a scheme in the future, such development has the potential to affect the character of views from the peninsula.

8.0 Strategy and Guidance

8.1 The following objectives have been identified to conserve, restore and enhance the key characteristics of Sandbanks:

- Careful design and implementation of any new flood defences, to conserve the important open views and horizontal emphasis of the peninsula.
- Actively manage trees and vegetation in the public realm, particularly in the central amenity area. Establish tree replanting in phases to provide for a succession of tree cover in the future.
- Carefully manage visitor pressure on remnant sand dune habitats, working with natural coastal processes to conserve and enhance remnant sand dunes, enhancing the sense of place and conserve important coastal habitats.
- Conserve and enhance the character and appearance of the amenity/recreation areas, ensuring any new development or infrastructure is sensitively designed for an exposed coastal environment. Non-standard engineering solutions and bespoke design for facilities, infrastructure and signage increase local distinctiveness and visual quality where budgets allow.
- Conserve the wooded character of the peninsula by encouraging good management of trees within property boundaries, working with owners to provide for successional planting as the existing trees pass maturity.
- Where space allows, encourage the planting of successional tree species with broad spreading canopies to conserve, enhance and restore the pine woodland character.
- Conserve important feature buildings, particularly those associated with gateway locations on the peninsula to conserve legibility and local distinctiveness.
- Conserve, enhance and restore the sylvan character of the south western end of the peninsula by carefully managing new redevelopment to allow for the retention of existing trees, and secure replanting and management of trees through planning.
- Carefully manage new development to avoid further breaches in the wooded skyline on the south western section of the peninsula, conserving this important characteristic.
- Carefully manage new development to avoid strong verticality in new development features, which would interrupt the horizontal emphasis of much of the peninsula.
- Encourage new and innovative sustainable design and materials, including renewable energy where these do not conflict with the key characteristics of the peninsula.
- Conserve the open and exposed character, ensuring that open views across the harbour, along the coast, and out to sea are protected.

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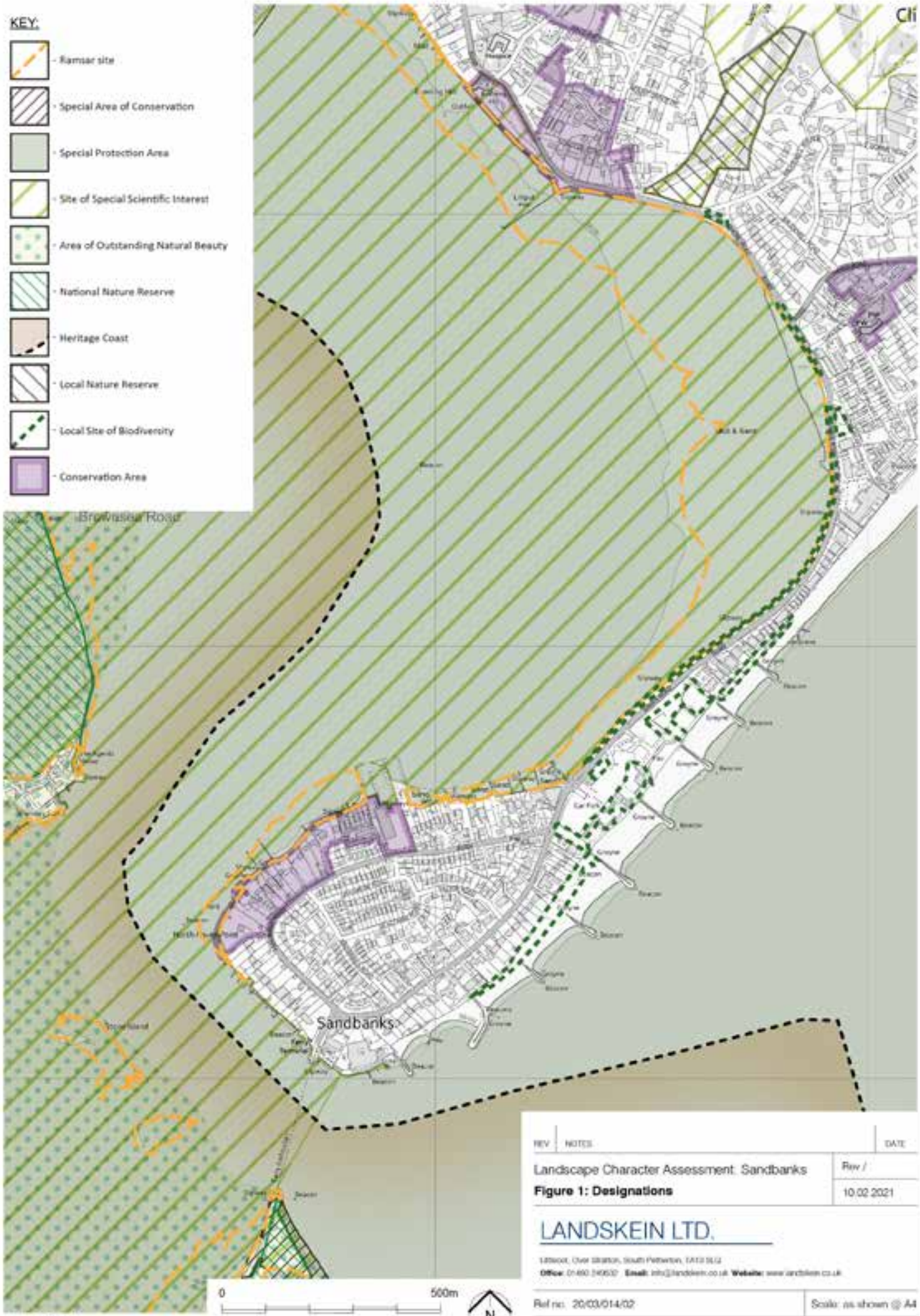
Figures



REV	NOTES	DATE

Landscape Character Assessment: Sandbanks — Rev /

Figure 1: Designations — 10.02.2021

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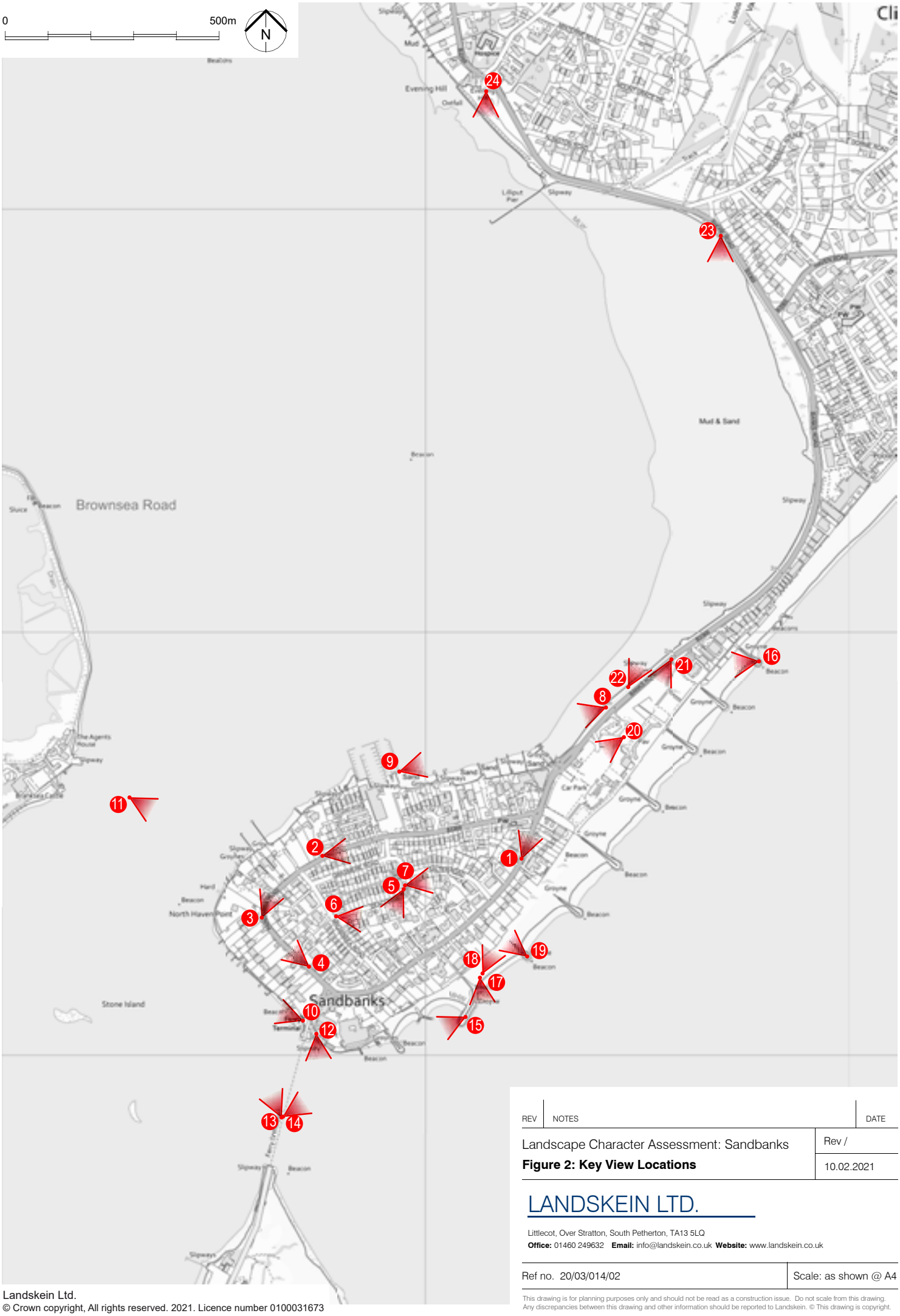

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Landscape Character Assessment: Sandbanks

Figure 2: Key View Locations

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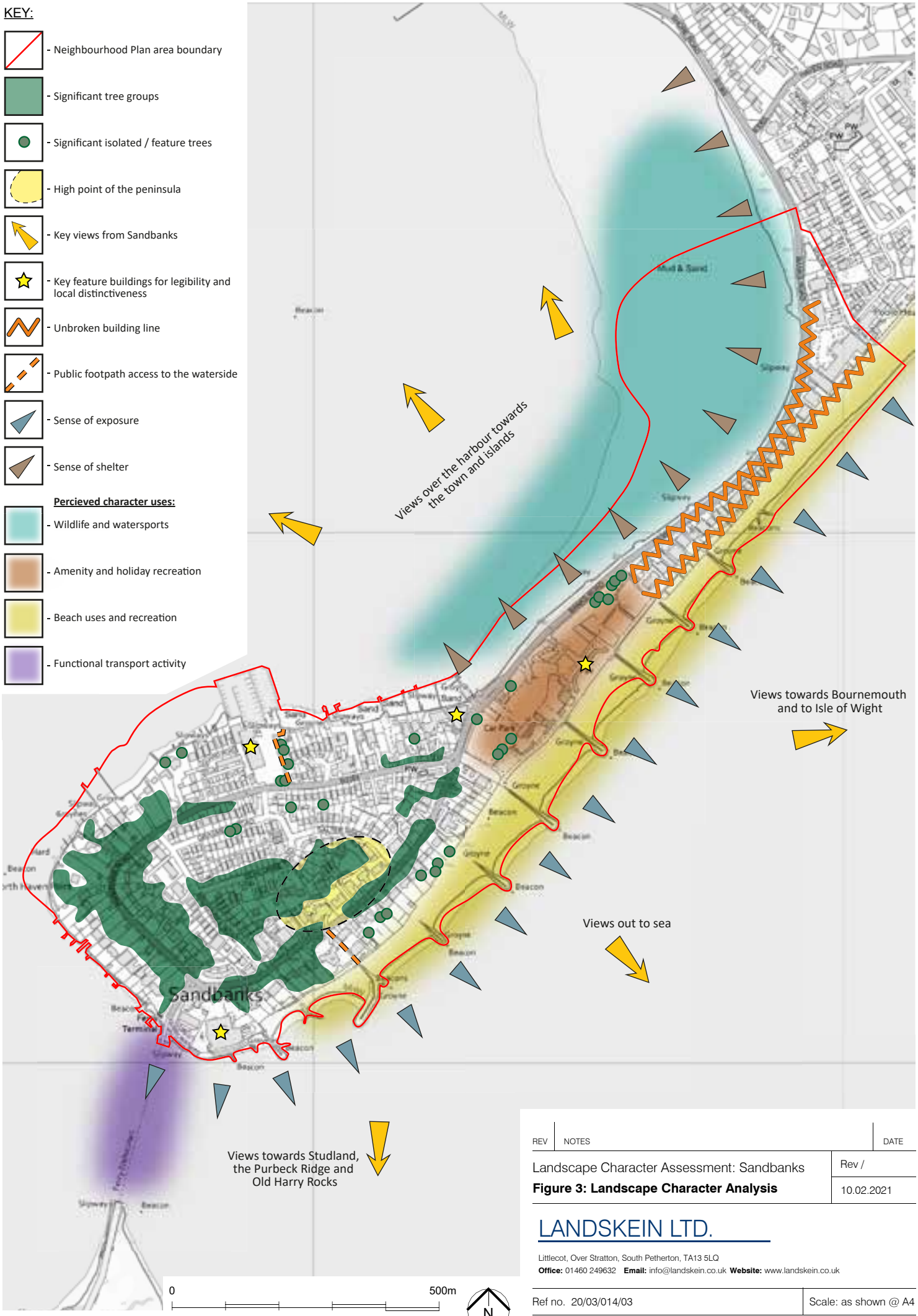

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Figure 3: Landscape Character Analysis — 10.02.2021

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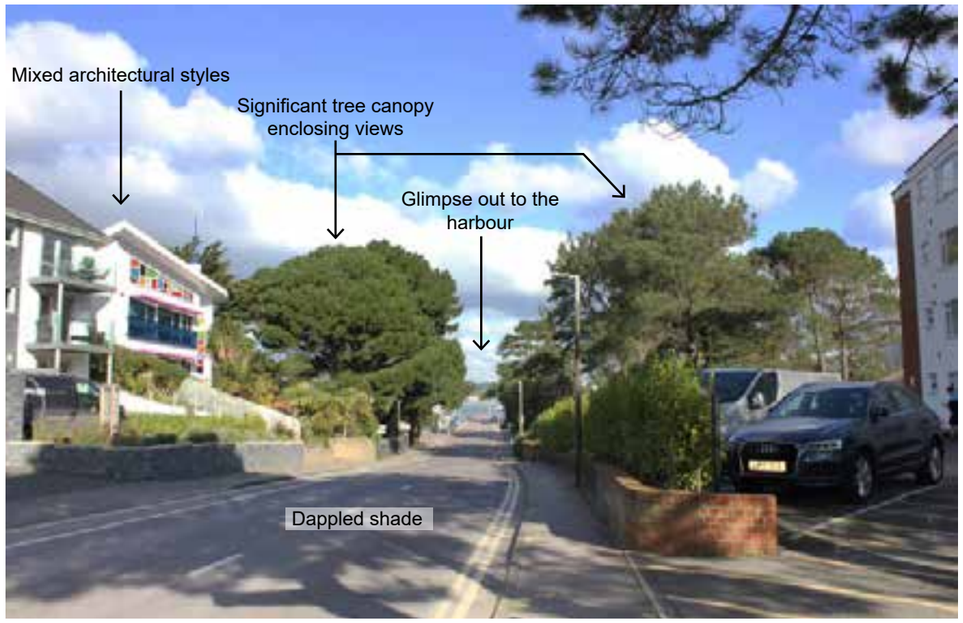
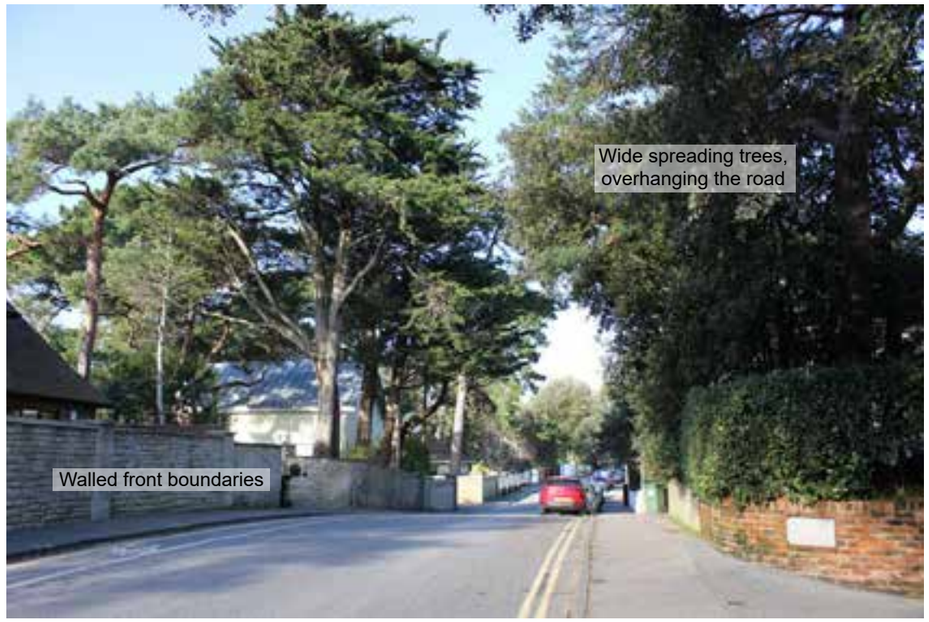


Key View 1 : View from Banks Road, looking north east

Key View 2 : View from Panorama Road, looking east.

Key View 3 : View from Panorama Road, looking north east.



Key View 4 : View from Panorama Road, looking north west.

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Key View 5 : View from Seacombe Road, looking south west.

Key View 6 : View from Seacombe Road, looking east.

Key View 7 : View from Seacombe Road, looking north east.

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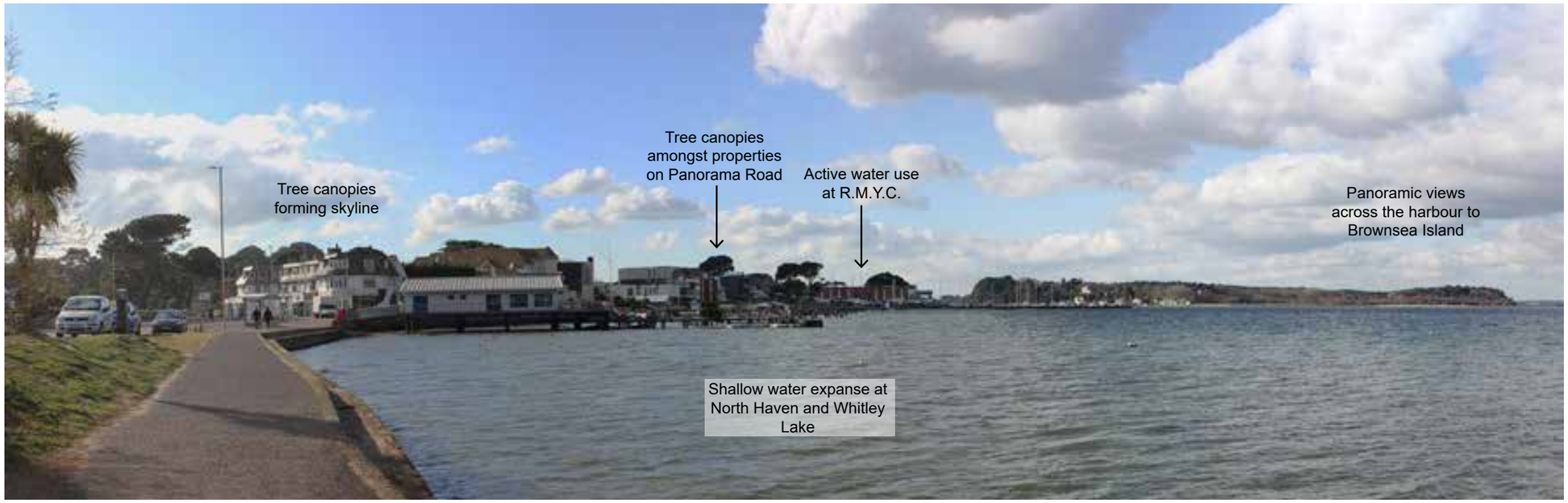

Key View 8 : View from Banks Road promenade, looking south west.

Key View 9 : View from public footpath no. 82, adjacent R.M.Y.C., looking north east.

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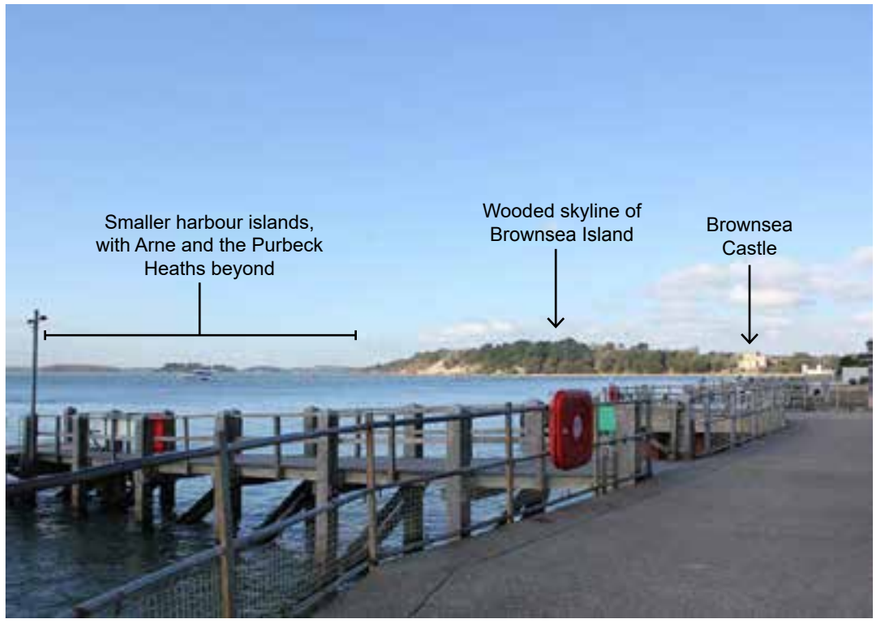
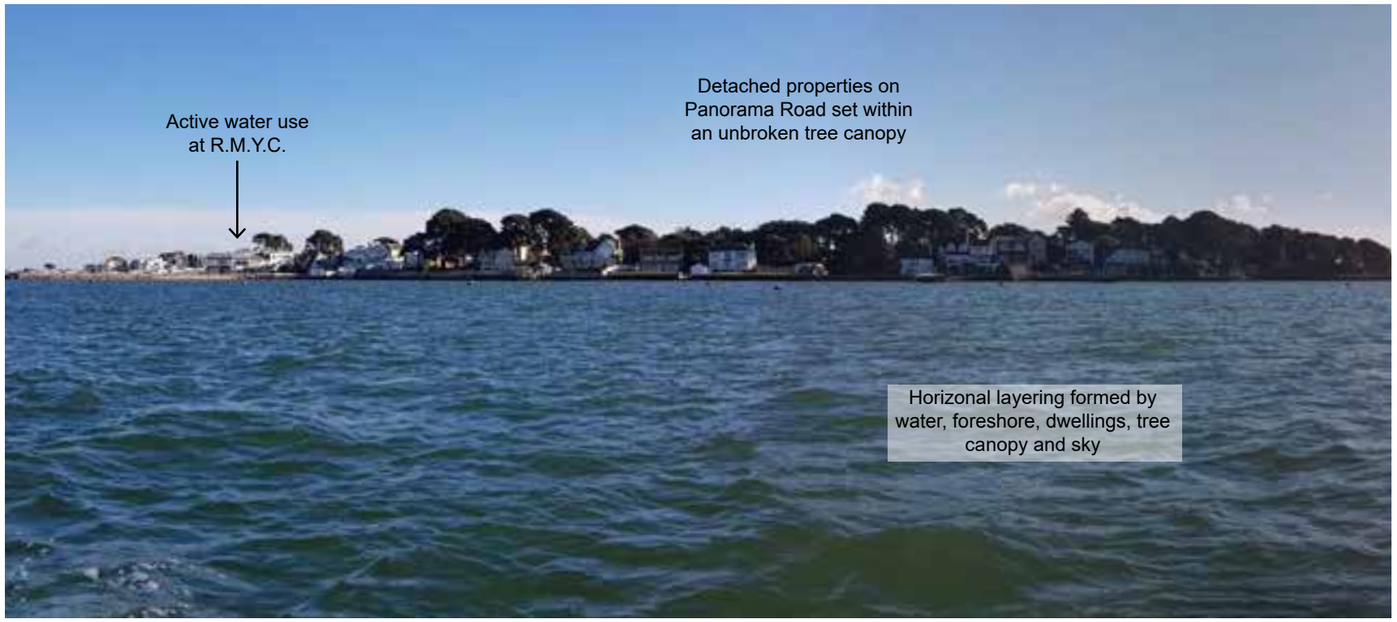
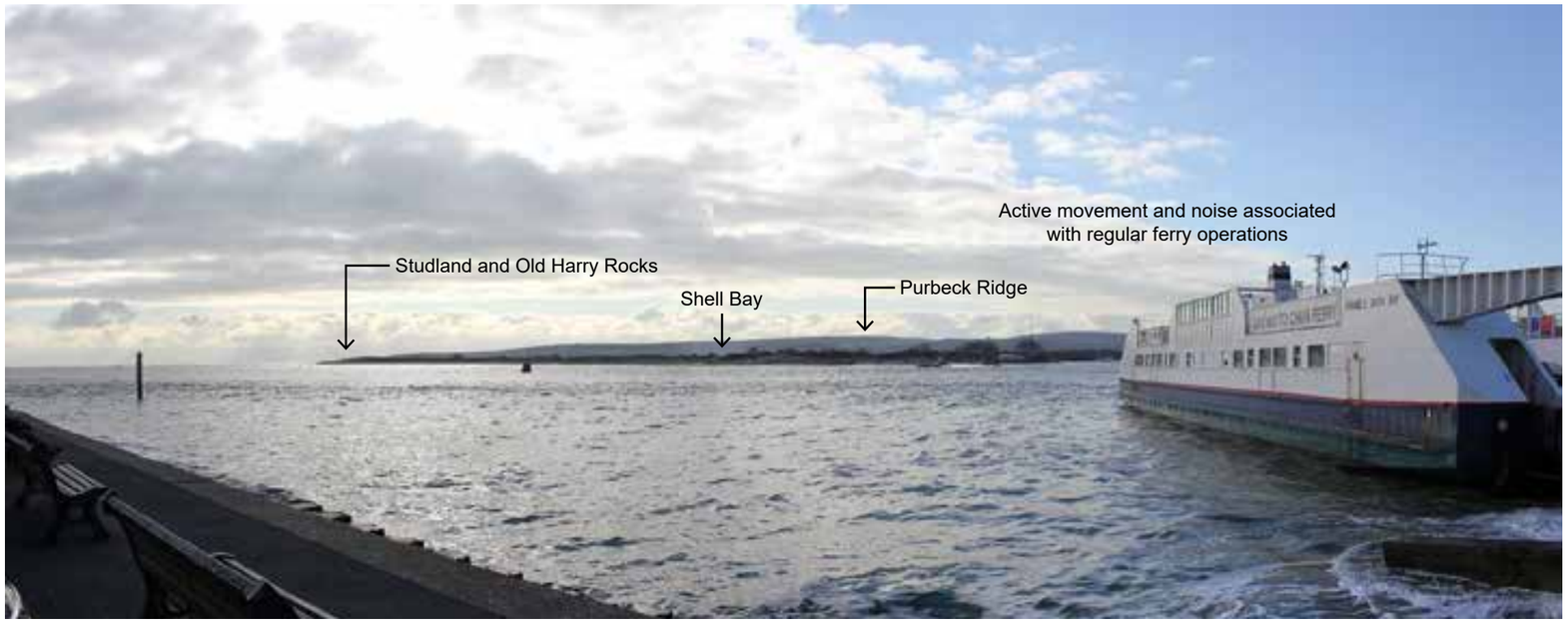


Key View 10 : View from Ferry Way, Sandbanks terminal, looking north west.



Key View 11 : View from Poole Harbour, adjacent Brownse Island, looking south east.



Key View 12 : View from Ferry Way car park, looking south.

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Key View 13 : View from the chain ferry, looking north west.

Key View 14 : View from the chain ferry, looking north east.

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Key View 15 : View from rock groyne off Sandbanks Beach, looking west.

Key View 16 : View from rock groyne off Sandbanks Beach, looking north west.

Key View 17 : View from Sandbanks Beach, looking south.

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Key Views 15 - 17 Drawing Title
Landscape Character Assessment: Sandbanks Project
February 2021 20/03/014/09 Drawing No.

Key View 18 : View from Sandbanks Beach, looking north east.

Key View 19 : View from rock groyne off Sandbanks Beach, looking north west.

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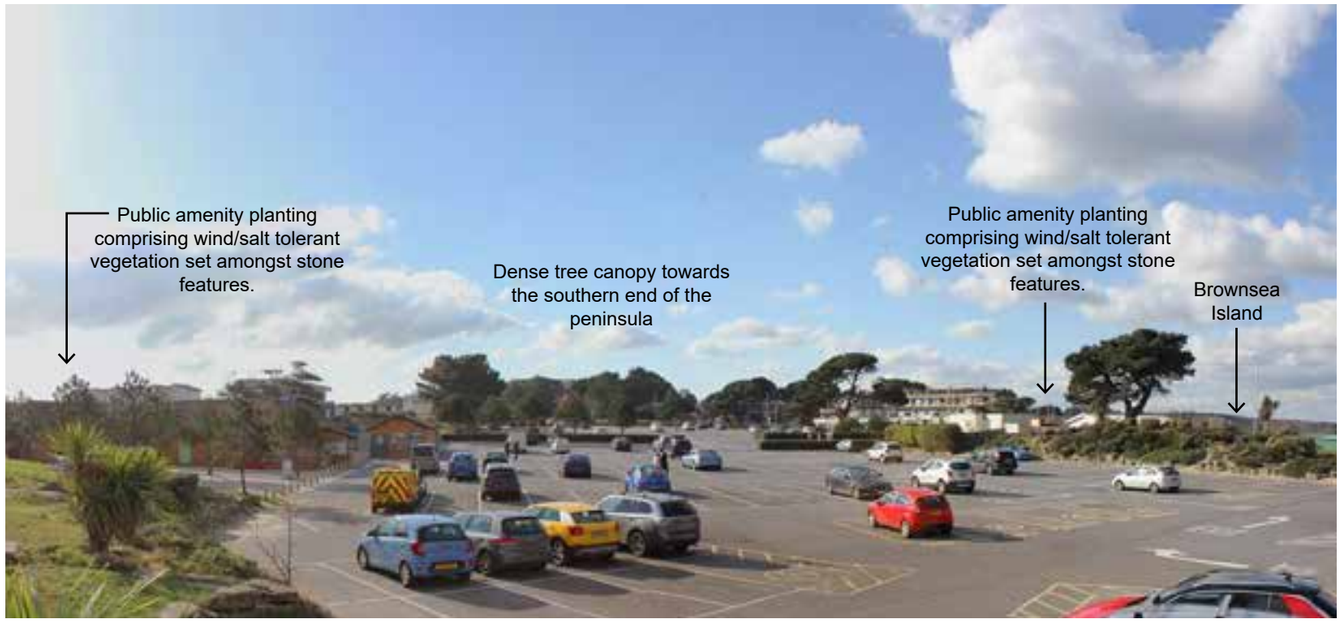

Key View 20 : View from Sandbanks Beach Cafe picnic area, looking south west.

Key View 21 : View from Banks Road, looking south west.

Key View 22 : View from Banks Road promenade, looking north east.

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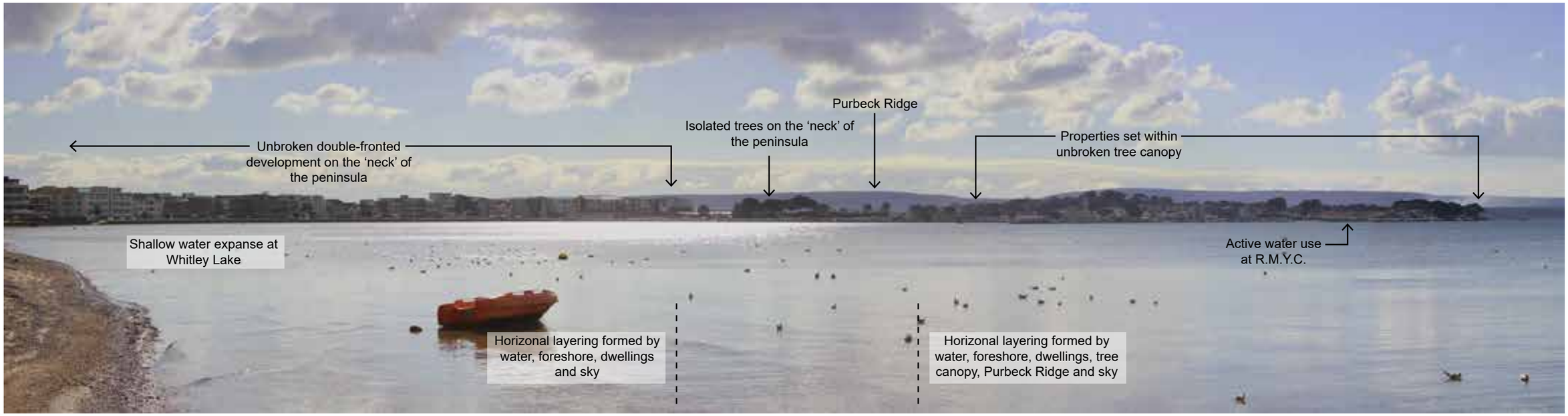
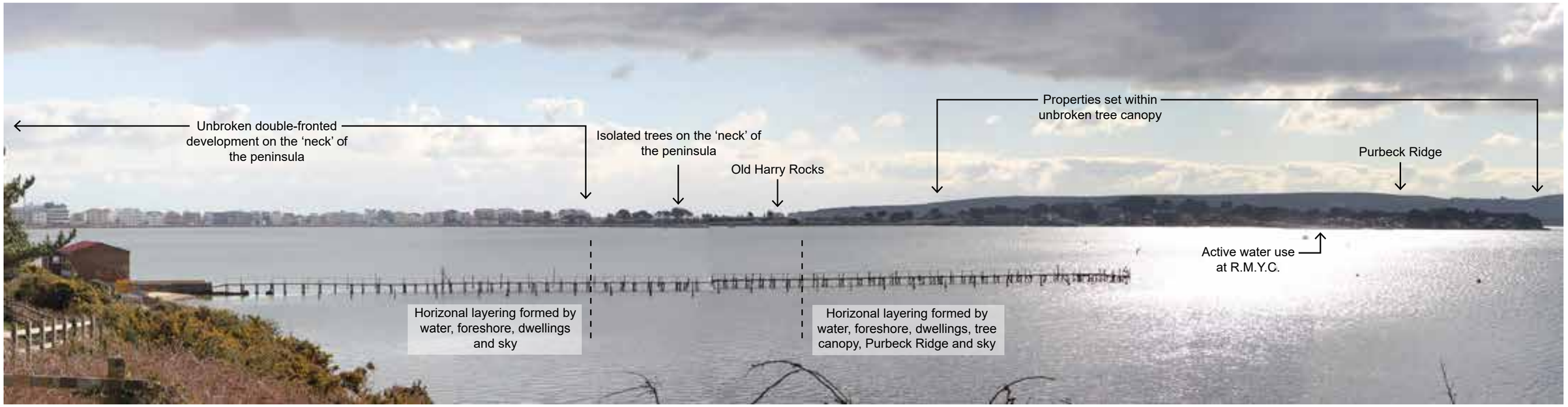


Key View 23 : View from Shore Road promenade, looking south.



Key View 24 : View from Evening Hill seating area (OS viewpoint), looking south.

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Key Views 23 & 24 Drawing Title
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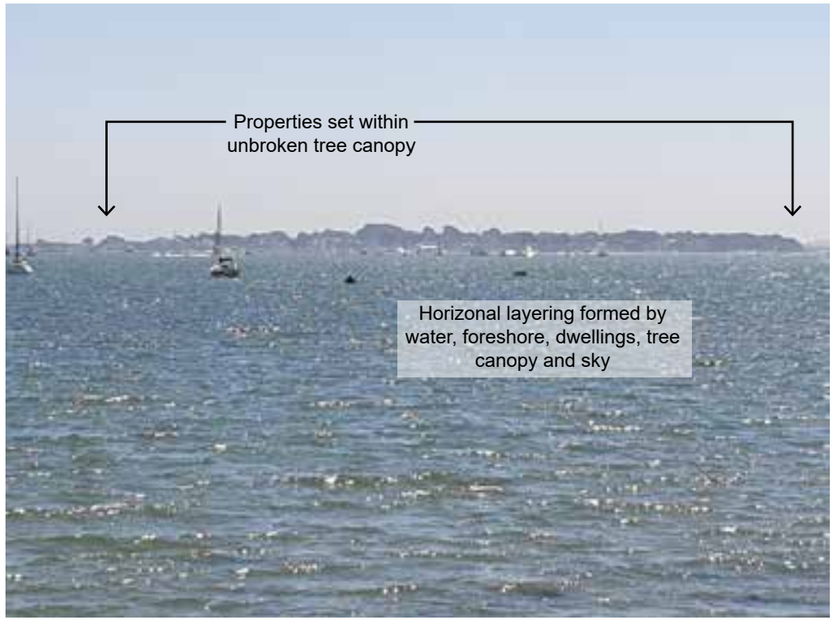
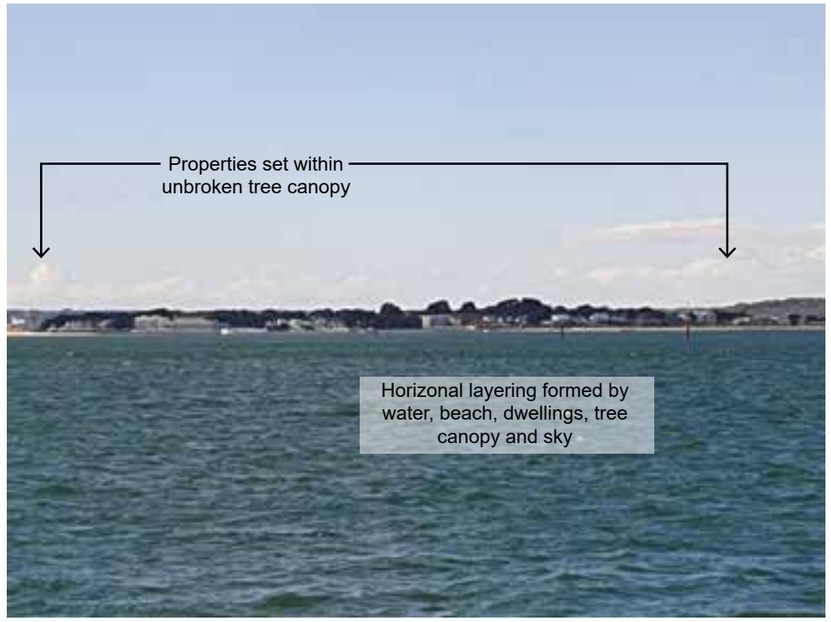


Long Distance View 1 : View from Baiter Park, looking south east



Long Distancea View 2 : View from Old Harry Rocks, looking north.

Long Distance View 3 : View from Ballard Down, looking north.

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APPENDIX D:

SANDBANKS PENINSULA NEIGHBOURHOOD PLAN
MARKETING GUIDANCE

Revised January 2024

Architecture
Planning
Community

A marketing report based on this guidance should be submitted with any planning application relating to a site or premises to which Sandbanks Peninsula Neighbourhood Development Plan Policies SAND9 and SAND10 apply. The report should set out details of the marketing undertaken and demonstrate that it is not feasible to support the continued existence of the local service or community facility.

Premises or sites should be continuously marketed under their existing use, or a use in the same category for a minimum period of 12 months. The marketing period must have ended no more than nine months prior to submitting the application.

Property details should be made available through a minimum of one local, professionally accredited commercial agent with a specialism in the relevant type of use.

The property details should detail:
i. The type and size of the property/site;
ii. Address and location information; and
iii. Leasehold rent and/or freehold sale.

The premises and/or site should be marketed at a price commensurate with market values for the existing use. To demonstrate that the price and terms are appropriate, at least three valuations should be undertaken.

Examples should be provided of completed transactions involving a similar site or premises and similar terms within the local area, dated within a reasonable time frame, and written evidence from an independent qualified valuer on the market values in the local area.

Where possible where premises are marketed for lease, the length of lease offered should not be unduly restrictive and should include the potential for a short term lease in appropriate cases. Details of the lease terms offered should be included in the marketing report.

A variety of media and outlets is encouraged in marketing.i,e. shop window and websites, such as the Estates Gazette, local press, appropriate trade magazines/journals and trade websites, and any publications produced by local business networks and support agencies

On-site/premises marketing boards, of an appropriate quality, size, scale, location and number, in place throughout the period in which the property is being marketed.

The marketing agent should keep a log of enquiries throughout the period of the marketing campaign. This should record the date and nature of the enquiry for example the type of business enquiring, whether the enquiry resulted in a site visit, and the reasons given for not progressing an offer on the premises. This log should be submitted as part of the marketing report.

Where the flow of enquiries has been limited or is decreasing during the period of marketing, the marketing report should explain any measures taken to refresh the marketing campaign.

Where the price changed during the period of the marketing campaign, the reasons for this should be recorded and included in the marketing report.

A targeted mail or email list should be sent to potential purchasers which should be agreed with the Local Planning Authority and/or Sandbanks Community Group.

Failure to comply with the marketing requirements may indicate that the relevant policy has not been complied with. In such circumstances the Authority may invite the applicant to revise their asking price in line with an independent valuation, funded by the developer, by a professional RICS valuer or similarly accredited professional. The revised price will provide a basis to repeat the marketing for the minimum period of 12 months.

The marketing report should include details of:

1. Advertising covering at least the 12 month period within relevant publications
2. Dated copies of all sales literature, media and outlets utilised
3. A copy of the dated letter or email of instruction to the commercial agent
4. Dated copies of the agent's property details
5. Photographs of sales boards.
6. Three valuations
7. Example prices of similar sites sold in the local area
8. Targeted mail or email list sent to potential purchasers
9. Marketing log

APPENDIX G:

SANDBANKS PENINSULA NEIGHBOURHOOD PLAN **DESIGN GUIDE**

A guide for development in the Sandbanks Peninsula Neighbourhood Plan Area.

Prepared in consultation with the community as part of the Sandbanks Peninsula Neighbourhood Plan.

April 2022 - Revised January 2024

ECA Architecture Planning Community

Artwork by Becky Bettesworth (beckybettesworth.co.uk)

CONTENTS

Table of Contents

Design Principles

Table of figures

1. INTRODUCTION

What is the purpose of a Design Guide?

1.1 This Design Guide seeks to ensure that all development within Sandbanks is well designed, beautiful, healthy, green, enduring and successful. This guide has been prepared by ECA on behalf of the Sandbanks Neighbourhood Forum, in consultation with the community. It applies to all sites in the Plan boundary area. This Design Guide provides simple, concise, illustrated design requirements that are visual and numerical wherever possible to provide specific, detailed parameters for the physical development of a site.

What makes the guide legally binding?

1.2 The National Planning Policy Framework (NPPF, 2019) requires Local Plans to develop robust and comprehensive polices setting out the quality of development that will be expected for the area. Local planning authorities will need to evaluate and understand the defining characteristics of the area as part of its evidence base, in order to identify appropriate design opportunities and policies.

1.3 Paragraph 132 of the NPPF states that development that is not well designed should be refused permission, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents which use visual tools such as design codes and guides. Significant weight will be given to development which reflects local design policies guidance and supplementary planning documents which use visual tools such as Design Guides and Codes.

1.4 The National Planning Practice Guidance (NPPG, 2018) states (Paragraph: 003 Reference ID: 26-003-20140306): *'Local planning authorities should secure design quality through the policies adopted in their local plans. Good design is indivisible from good planning, and should be at the heart of the plan making process.'*

1.5 Design policies help in developing the vision for an area, selecting sites and assessing their capacity for development. They are useful in securing high quality design for places, buildings and spaces.

1.6 To ensure that this Design Guide is given maximum weight in the determination of planning applications, it is directly referred to in the Sandbanks Peninsula Neighbourhood Plan (the Plan) planning policies and forms an appendix to the document. But this is also a stand alone Design Guide for Sandbanks Peninsula. This document should be read in conjunction with

relevant national, regional and local planning policy and supplementary documents and guidance.

Is it a Design Guide or Design Code?

1.7 The National Design Guide (2021) defines the difference between a Design Guide and a d

Design Code as follows:

'A Design Guide: A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.'

'A Design Code: A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a master plan or other design and development framework for a site

Figure 1. Design Guide topics

or area.'

1.8 This proposal is for a general area, the Plan Area and not for a specific site that has been allocated. Based on the definitions above Sandbanks is providing a Design Guide.

What topics can a Design Guide cover?

1.9 The National Design Guide and the National Model Design Code (February 2021) give guidance on the topics that can be covered; not all topics have to be included. These topics are shown in figure 1.

1.10 The National Design Guide states: *'Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.'* This Design Guide will seek to cover these topics.

What is the process of making a Design Guide?

1.11 The National model design code outlines the process for the formation of a Design Guide. The first steps are analysis which consists of scoping the area, which is to be the Plan Area. Then bringing together the evidence baseline.

1.12 The **baseline** documents for this Design Guide are listed in the evidence base (Appendix E of the SPNP). The Consultation Statement, (SPNP Appendix I) outlines the points at which the Design Guide has been consulted upon. The initial workshop was undertaken at a forum meeting workshop in July 2019.

1.13 **Vision** work is then undertaken by designing a vision for each area type to then identify and code the area types. The document was titled the Character Area Assessment and was undertaken by ECA in May 2021 (Appendix B of the SPNP) and a Landscape character

assessment undertaken by Landskein in July 2021 (Appendix C of the SPNP). The documents were consulted on with the steering group.

1.14 Following this the **guidance** is written which forms the content of this document.

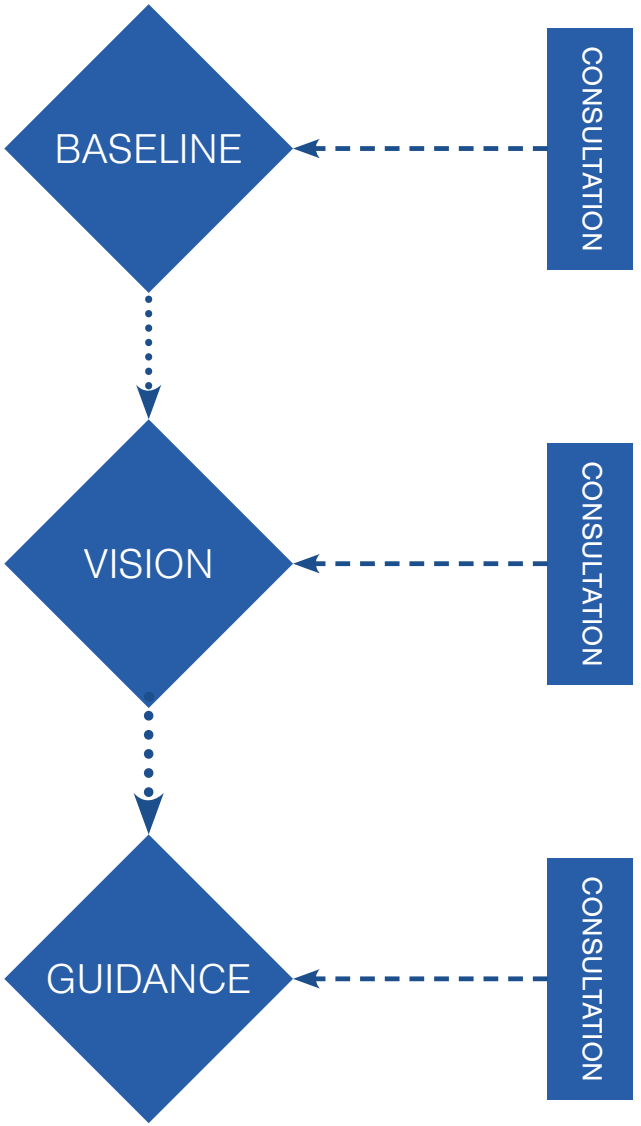


Figure 2. Design Guide Process

2. CONTEXT

Heritage, Views and landscape of Sandbanks

Heritage

2.1 Building on Sandbanks started in order to light the harbour mouth and accommodate the first lifeboat station for Poole. This corresponds with the Conservation Area located to the North of the peninsula. Old Coastguard Road retains an intimate character with small gardens. Other properties were initially timber cabins used as holiday homes. By the 1920's houses and bungalows started to appear and in the 1960's popularity really grew and development started to resemble something of what is found today.

2.2 Initially Local Authority Planners sought to ensure that development remain under the tree canopy. The 1990's the local plan changed this and allowed for blocks of flats up to 4 storeys in some locations, as shown on the map of figure

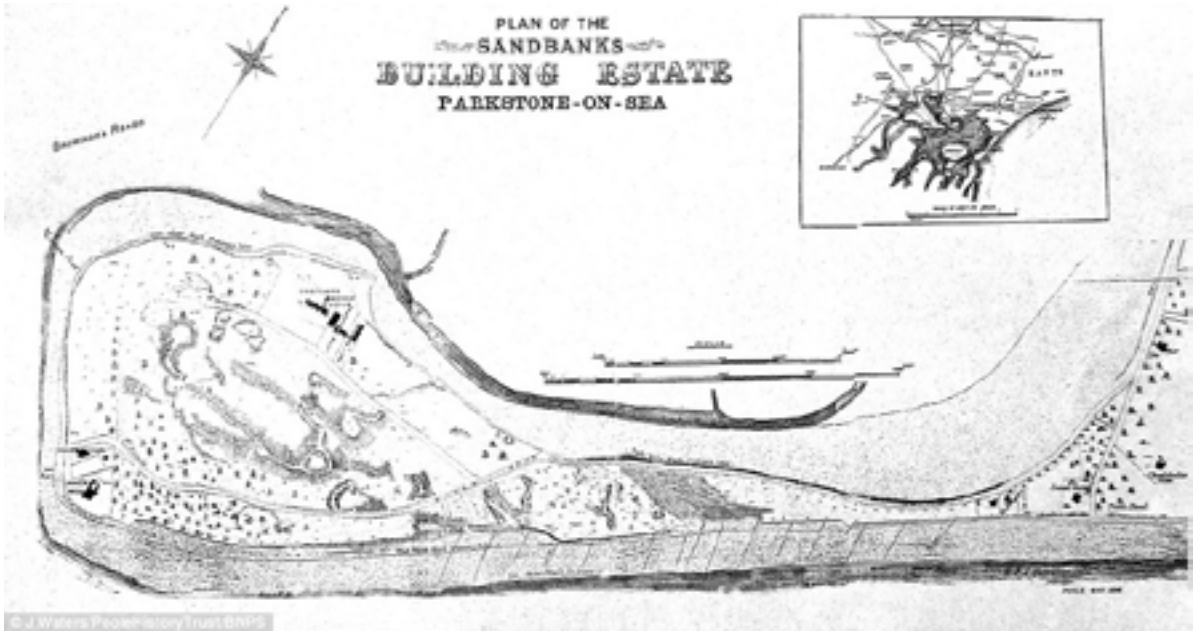


Figure 3. Parkstone Estate Map

4, which eroded the individual plots historically found.

2.3 The Sandbanks Conservation Area Character Appraisal and Management Plan states that the character and appearance of the conservation area is derived from the coastal climate with yacht club uses dominating the east end. Some deep plots are screened by trees with views out to the busy harbour and along the shoreline. The winding Panorama Road is overhung with branches and lined with Purbeck stone walls. The character appraisal also notes the outstanding setting of Sandbanks, at the mouth of Poole Harbour, opposite Brownsea Island, the Purbeck Heritage Coast and Area of Outstanding Natural Beauty.

2.4 Additional listed structures that are of significance within the Sandbanks Neighbourhood Plan boundary are as follows :

- Sandbanks Pavilion.
- Plaque to Marconi
- ‘Welcome to Poole’ sign

Figure 4. Poole Local Plan 1990 map from policy Flats Area A - Part of Sandbanks Peninsula, Banks Road and Panorama Road.

SANDBANKS DESIGN PRINCIPLE 1: HERITAGE

Development in the conservation area should maintain the variety of roof shapes, the tree backdrop, light coloured renders of the older villas and the boathouses with sympathetically designed jetties. Plot patterns, spacing between plots, scale, mass and bulk of buildings should respect existing dwellings in the locality.

Development should not exceed or break the tree canopy in order to maintain the appearance of 'buildings amongst the trees'. Views of the sky and the sea from the public roads and paths should be maintained and enhanced where possible, whilst maintaining existing and encouraging successional planting.

A Statement of Historic Significance, outlining how proposals would impact on heritage assets in Sandbanks and how the asset will be enhanced should be submitted with any planning application.

Landscape

2.5 A landscape character assessment was undertaken by Landskein. The landscape character comprises the distinct features that makes a landscape recognisable, and gives it a unique 'sense of place'. Sandbanks is defined as follows:

2.6 'Sandbanks is a small sand-spit peninsula, approx. 1.8km long crossing the mouth of Poole Harbour. The harbour lies on the English Channel at Poole, in Dorset, England. Sandbanks is part of the Canford Cliffs ward, in the administrative area of Bournemouth, Christchurch and Poole unitary local authority.'

2.7 The landscape assessment found a number of key characteristics which were as follows:

- A 1.8km long sand spit peninsula containing the southern end of Poole Harbour.
- Flat landform, affected by flooding, rising to a highpoint of 12m AOD
- A significant tree canopy (predominantly pine) appears as long unbroken wooded skyline
- Trees enclose the area, are numerous and often of significant height in the street scene.
- On the 'neck' of the peninsula, tree cover is less dense
- Internationally and nationally important waters, mudflats and intertidal habitats supporting waders and water-birds. Remnant sand dune habitats.
- A planned road layout with defined housing plots set amongst pine woodland still present.
- Development across the peninsula varies significantly in age, character, and scale.
- The Haven Hotel forms a locally distinctive gateway feature building.
- A strong horizontal emphasis,
- Views of the peninsula take in a horizontal layering effect
- Wide and expansive views of the sky and sea are a defining feature of the area.
- Long distance views towards Bournemouth and the Isle of Wight, Studland Bay and Old Harry Rocks
- Occasional glimpsed views out to the sea and harbour are available between properties and footpaths
- Popular for water sports for wind and kite surfers.
- Views of sails and water traffic of the ferry operations, pleasure craft, tourism and cargo vessels

- Active waterside with the sounds, smells and visible movement associated with the harbour
- Sheltered sense of enclosure amongst the trees and properties within the peninsula,
- Open windswept beach to the south, with wide open skies and expansive views along the coast.

2.8 Key views

- 1 to 7 - Views within the built residential area of Sandbanks.
- 8 to 10 and 19 - Views to/from the northern shore of the peninsula.
- 11 to 12 - Views to/from the south western extents of the peninsula.
- 13 to 16 - Views to/from the southern shore of the peninsula.
- 17 and 18 - Views within the central recreation area of Sandbanks.

2.9 Long distance views

View 1 - View from Baiter Park, looking south east.

View 2 - View from Old Harry Rocks, looking north.

View 3 - View from Ballard Down, looking north.

2.10 Pressures identified in the landscape and character assessment study that may impact on views

- Climate change is causing unpredictable weather leading to hotter summers resulting in increased demands in terms of irrigation. This would lead to a change to vegetation composition and management, favouring species and landscaping with lower water demand.
- There will be an impact of rising water on designated migrant bird habitats of mudflats and salt marshes found on Sandbanks.

Figure 5.Sandbanks Peninsula Neighbourhood Plan, Locally valued views

Longer drier summers which may affect heathland and coastal habitats and increase the risk of fire.

- Intermittent water level changes in flooding from sea level rise will result in changes to the appearance of the area.
- Alterations to the size and location of sand dunes may occur due to changes in weather and tides from climate change.
- Mature or over-mature trees, creates a pressure to fell. Little re-planting is apparent on the peninsula, likely resulting in a gradual decline in tree canopy over time.
- Pressure to remove trees or manage canopies to accommodate larger building footprints in order to increase views from properties. Also pressure to intensify development in scale and massing of built form as well as the loss of trees and views from the public realm and noticeably breach the wooded skyline.
- Increased recreational activity can also lead to demand for additional facilities, resulting in visual intrusion and deterioration of character

2.11 Landscape objectives

- Careful design and implementation of any new flood defences, to conserve the important open views and horizontal emphasis of the peninsula.
- Actively manage trees and vegetation in the public realm, particularly in the central amenity area. Establish tree replanting in phases to provide for a succession of tree cover in the future.
- Carefully manage visitor pressure on remnant sand dune habitats, working with natural coastal processes to conserve and enhance remnant sand dunes, enhancing

the sense of place and conserve important coastal habitats.

- Conserve and enhance the character and appearance of the amenity/recreation areas, ensuring any new development or infrastructure is sensitively designed for an exposed coastal environment. Non-standard engineering solutions and bespoke design for facilities, infrastructure and signage increase local distinctiveness and visual quality where budgets allow.
- Conserve the wooded character of the peninsula by encouraging good management of trees within property boundaries, working with owners to provide for successional planting as the existing trees pass maturity.
- Where space allows, encourage the planting of successional tree species with broad spreading canopies to conserve, enhance and restore the pine woodland character.
- Conserve important feature buildings,

particularly those associated with gateway locations on the peninsula to conserve legibility and local distinctiveness.

- Conserve, enhance and restore the sylvan character of the south western end of the peninsula by carefully managing new redevelopment to allow for the retention of existing trees, and secure replanting and management of trees through planning.
- Carefully manage new development to avoid further breaches in the wooded skyline on the south western section of the peninsula, conserving this important characteristic.
- Carefully manage new development to avoid strong verticality in new development features, which would interrupt the horizontal emphasis of much of the peninsula.
- Conserve the open and exposed character, ensuring that open views across the harbour, along the coast, and out to sea are protected.
- Conserve and enhance the use of land dedicated to public amenity, including hotels, boatyards and cafes

SANDBANKS DESIGN PRINCIPLE 2: VIEWS AND LANDSCAPE

Views out of Sandbanks to the waterfront and Purbecks in particular are important to the character of the area and should be maintained and improved from the public realm areas, footpaths and roads. All views should be well considered in all development proposals, even if they are not included as one of the identified valued views of Sandbanks (Figure 5).

All development should be well composed around public view points, to maintain existing open views across the harbour, along the coast, and out to sea. This is important between and around both new buildings and any alterations to existing buildings.

Building heights should not breach the current canopy cover of mature trees and should maintain the horizontal emphasis of the area and avoid strong verticality. Tree canopies should be maintained and coverage improved where possible with successional planting schemes. Mature trees should be retained. When trees become damaged or too old and require felling, replacement mature trees should be planted in the same location.

Character

2.12 The general characteristics of Sandbanks Peninsula are summarised in this section. These have been identified through discussions with the forum and steering group and a review of the existing evidence base, namely, The Sandbanks Conservation Area Appraisal, The Sandbanks Character Area Assessment and The Sandbanks Landscape Character Area Assessment.

2.13 Sandbanks is a sand-spit at the mouth of Poole harbour. Sandbanks peninsula is located approximately 5km south-east of Poole town centre on the western side of Poole Bay. Sandbanks' character is defined as a 1.8km long peninsula consisting historically of a remote wild heathland of sand dunes. Today it is a summer holiday destination with a local community, public pavilion, pier, beach huts, permanent homes, hotels, boating facilities, clubhouses and tea rooms.

2.14 Sandbanks is mostly flat with heavy tree cover. It is on a peninsula and connected to the mainland by a single road with beaches on either side. The seaward shore has a sandy public beach to the south-east and recreational facilities. The peninsula shoreline is largely inaccessible due to houses fronting onto the sea with private jetties. A Conservation Area is located on the north-west shore.

2.15 Sandbanks is mainly residential but there are different character types of residential properties. There is a large recreation and tourism area and a few businesses peppered around the Plan area. The area has been split into 6 character types of the conservation zone, recreation areas, inner zone, large mansions, tall closely spaced housing and large blocks. They are as follows:

1. Conservation area
2. Recreation area
3. Inner zone
4. Large mansions
5. Tall closely spaced
6. Large blocks and mixed use

2.16 These 6 areas will form the basis of individual design policies in the later sections and are shown on the map in figure 4. **Development should respect the character area that it is within.**

3. LAYOUT AND DENSITIES

Improving the overall quality of an area over a lifetime, promoting health, with appropriate densities, layout and good urban design.

3.1 The layout of streets, densities and buildings varies across Sandbanks dependent on the character area that they are within. Densities can be a useful way of determining the impact of development on the immediate area, however they are a fairly crude method and only one factor when considering layout. Densities are currently between 7 and 45 Dwellings Per Hectare (DPH) dependent on their location.

3.2 The depth of front gardens varies from extremely generous frontages such as in the large mansions character area to frontages that allow for the depth of a parking space only. Rear gardens are still generous in size in the majority of the character areas.

3.3 New development or extensions should respect the existing building line and ensure a green setting to buildings. Gardens should be enhanced and retained to improve the public realm.

3.4 There is a pressure to accommodate larger building footprints and intensify development and the original building patterns are being lost to redevelopment and inappropriate plot patterns and densities. The intensification of plots with blocks of flats or split into smaller plots of terraces is eroding the character of Sandbanks. Where blocks of flats have occurred this is not reversible, however the densities and layouts should not be replicated elsewhere.

3.5 Increased densities puts pressure to breach the wooded skylines and build between properties removing public views. Policy should seek to avoid strong verticality in new development features, which would interrupt the horizontal emphasis of much of the peninsula. Buildings above three storeys should only be proposed where there are compelling reasons.

3.6 There is an opportunity to seek improvements to the area through encouraging development designs that enhance the conservation area and setting of important local listed buildings in terms of plot patterns.

Density and layout in Sandbanks

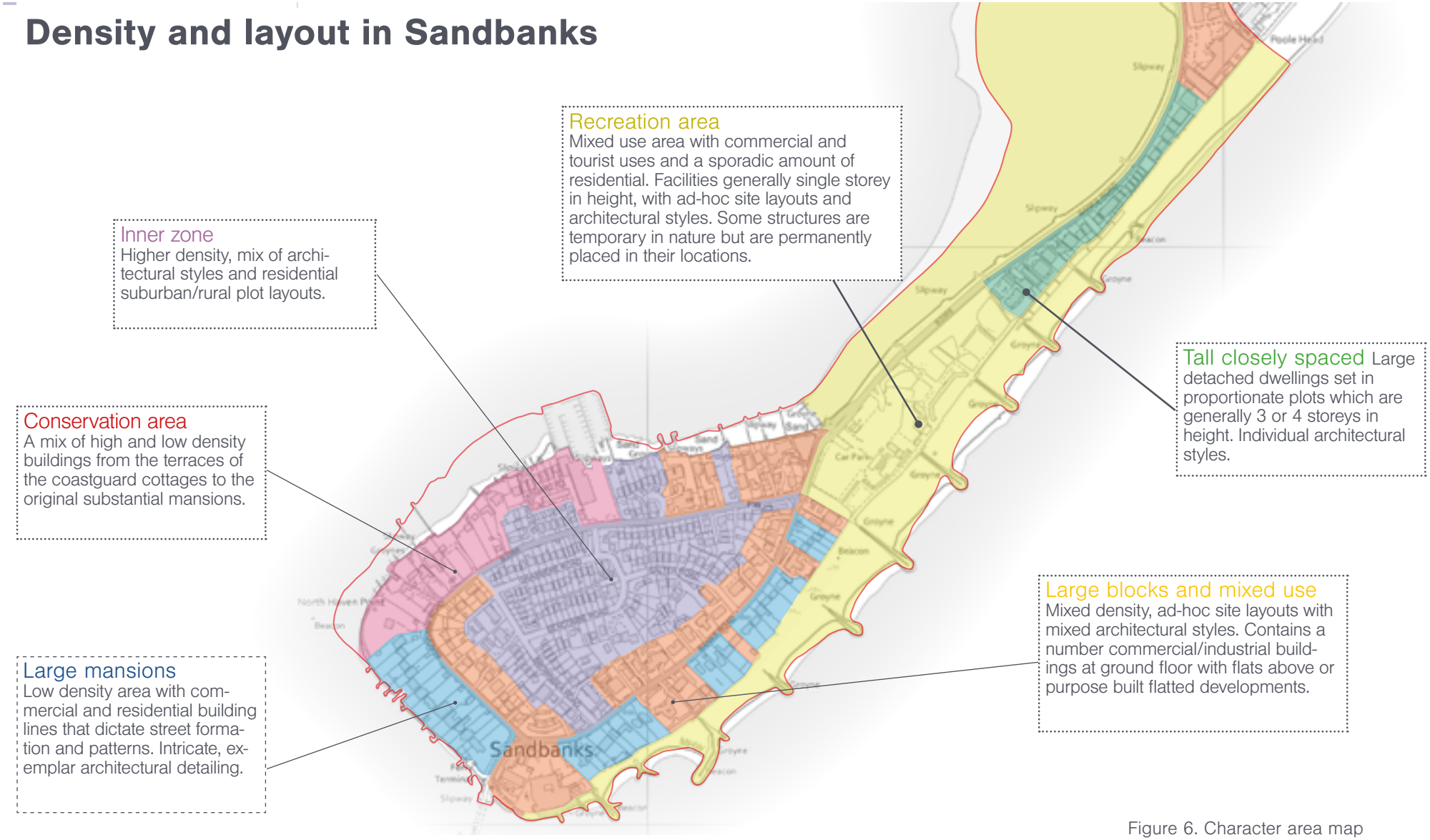
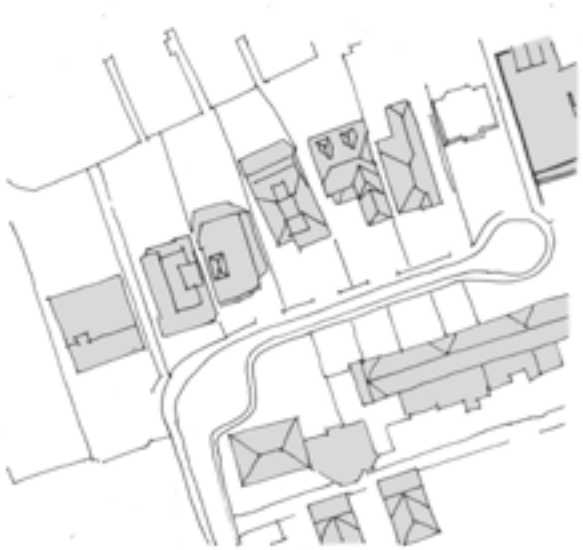


Figure 6. Character area map

Conservation area

Density: 12 DPH
Typical width: 16 m
Typical depth front garden: 22 m
Typical depth rear garden: 19 m



The conservation area is a mix of large mansions with large plots to smaller terraced properties with proportionate plots. Larger buildings have large sweeping driveways with generous spacing between plots allowing views through.

Recreation area

Density: N/A
Typical width: N/A
Typical depth front garden: N/A
Typical depth rear garden: N/A

The recreation area contains the beaches, beach huts, open spaces, car parks and commercial buildings such as the cafes and watersports academies. Larger buildings are set within large areas of public realm/ open space, which can be used for parking and gardens.

Inner zone

Density: 19 DPH
Typical width: 16.5 m
Typical depth, front garden: 12 m
Typical depth, rear garden: 18 m

Inner zone plots mainly contains large single detached dwellings on large garden plots. There are a few larger blocks of flats at the south-west end of the zone, where they from a coherent collective. It is important to the sense of place that such development is confined to this area.

Large mansions

Density: 7 DPH
Typical width: 19 m
Typical depth, front garden: 37 m
Typical depth, rear garden: 25 m

Larger mansion plots vary between a single dwelling and a dwelling with an annex or gatehouse. Front gardens are particularly generous and rear gardens narrower to allow for better views .

Tall closely spaced

Density: 18 DPH
Typical width: 24 m
Typical depth, front garden: 11 m
Typical depth, rear garden: 12 m

Tall closely spaced dwellings and flats are located on the neck of the peninsula and are relatively dense in their plots however maintain large front and back gardens on the wider parts of the peninsula.

Large blocks and mixed use

Density: 45 DPH
Typical width: 46 m
Typical depth, front garden: 15 m
Typical depth, rear garden: 19 m

The larger blocks of flats generally have generous grounds however heights are larger allowing for higher densities more akin closer to the town centre.

SANDBANKS DESIGN PRINCIPLE 3: LAYOUT AND DENSITIES

Development must respect their location, the size of the site and character of the area by:

- reflecting the predominant building line, plot layout and rhythm of development in the vicinity of the site, whilst maximising passive solar gain.

- fronts of buildings relating to the adjacent public realm. Backs of dwellings should relate to other backs, to create private amenity spaces. Natural surveillance (i.e. overlooking) of public spaces is encouraged in accordance with the secured by design principles.*

- enhance the conservation area and setting of important heritage assets in terms of plot patterns.

- maintaining and/or enhancing public views whilst retaining and enhancing native tree provision and the wooded tree canopy.

- avoiding strong verticality that would interrupt the horizontal emphasis of the peninsula.

*securedbydesign.com/guidance/design-guides

4. NATURE

Design of green infrastructure, open spaces and biodiversity

4.1 Biodiversity improvements are encouraged. New development should be encouraged to maintain and create more green / blue infrastructure, for example creating wildlife corridors or green space, tree planting etc.) and advocating the use of green roofs. Blue/Green Infrastructure has a real opportunity to link with and deliver against Net Zero Carbon targets.

4.2 Sandbanks has potential for improved landscaping. At present there are large areas of tarmacked roads and pavements and front driveways. Gardens are also largely hidden from view behind large and high fences adjacent to the pavement. Set backs of development have an opportunity to create an attractive public realm as well as opportunities for wildlife.

4.3 Large-scale tree planting is vital for carbon capture, flood control and for the well-being of the community and will soften the impact of any developments. Any works to provide new or alterations to footpaths and streets should include verges planted with trees, shrubs and grass to encourage wildlife habitats. These should be species appropriate to the seaside location and should allow public views.

4.4 An increase in the size and number of buildings creates pressure to fell existing mature trees. Because there has not been a consistent approach to replanting, this has led to a gradual decline in the tree canopy over time and consequently breaches in the wooded skyline.

4.5 Active management of trees and vegetation in the public realm, particularly in the central amenity area, is needed, both as part of existing and proposed developments. Conservation, enhancement and restoration of the sylvan character of the south western end of the peninsula is particularly needed.

4.6 Phased tree replanting to provide for a succession of tree cover in the future is suggested. Tree species with broad spreading canopies to conserve, enhance and restore the pine woodland character should be encouraged.

4.7 The sand dunes are important habitats and landscape features. Visitor pressure on remnant sand dune habitats requires management whilst working with natural coastal processes to conserve and enhance remnant sand dunes, enhancing the sense of place and conserving important coastal habitats.

4.8 Hard landscaping must be minimised and offset by tree and shrub planting and Sustainable Drainage solutions (SuDS). SuDS integrated into the design of car parks and play areas is an opportunity for encouraging nature in flood resilient design. Any lighting should be set back and suitably designed with wildlife in mind.

Conservation area

Level of landscaping: moderate
Level of hard standing: moderate
Potential for further landscaping: low

There is potential for more planting on wide verges and front driveways with low boundary treatments.

Recreation area

Level of landscaping: low
Level of hard standing: high
Potential for further landscaping: high

Huge swathes of parking, public footpaths and on street parking could be appropriately landscaped to slow traffic and make the area more attractive with SuDS.

Inner zone

Level of landscaping: moderate
Level of hard standing: moderate
Potential for further landscaping: moderate

Generally front gardens are well landscaped with appropriate proportions given to parking spaces.

Large mansions

Level of landscaping: High
Level of hard standing: Moderate
Potential for further landscaping: moderate

High walled boundaries up to the pavement do not allow for softened street scenes however there is planting within properties.lower boundary walls could improve this.

Tall closely spaced

Level of landscaping: low
Level of hard standing: high
Potential for further landscaping: high

Re-landscaping soft verges and parking bays with landscaping would encourage biodiversity.

Large blocks and mixed use

Level of landscaping: high
Level of hard standing: moderate
Potential for further landscaping: moderate

Some blocks could have a softer relationship with the street, particularly around the commercial areas. Some blocks have over generous hard standing which could be improved.

Figure. 7 Hedgehog Highway - British Hedgehog Protection Society

SANDBANKS DESIGN PRINCIPLE 4: NATURE AND BIODIVERSITY

As we are seeking to conserve and enhance biodiversity. Development should be designed with wildlife in mind (eg lighting schemes) by seeking to conserve and enhance biodiversity and identify and incorporate opportunities for net gains in biodiversity.

The baseline biodiversity of an area should be assessed and proposals should seek to retain, protect and enhance features of biodiversity, including supporting habitat, commuting routes, linkages and any use by migratory species, and ensure appropriate and long-term management of those features (eg through green roofs and tree planting).

Developments should incorporate features for native wildlife species (e.g. birds and hedgehogs) to connect through wildlife corridors and provide sheltering, habitats, such as native hedgerows, grassy margins, hedgehog highways to roads, paths and gaps in walls and fencing. Development should seek to remove any invasive non-native species and ensure potentially harmful features such as lighting are designed with wildlife in mind.

Hard landscaping (including impermeable astro turf) should be avoided and offset by tree and shrub planting where required. Sustainable Urban Drainage should be integrated into design in landscaping schemes and is an opportunity for encouraging nature in flood resilient design. **Wildlife defined as native flora and fauna.*

SANDBANKS DESIGN PRINCIPLE 5: TREES

Trees and large shrubs are really important to the character of Sandbanks, for flood prevention and to address climate change. Development should conserve and enhance trees, hedgerows and woodlands. The removal of protected trees should be avoided and any trees that are damaged or removed must be replaced with an appropriate number, species and size in an appropriate location. Opportunities should be identified and incorporated for planting of new trees, woodlands and hedgerows.

Development must retain and enhance the existing landscaping of the area and not result in the loss of tree cover. Any proposal should include a planting strategy with the aim to enhance existing vegetation and biodiversity. The proposal should include a variety of landscape features including trees, with a clear plan for both the private and public realms, and a supporting management and maintenance strategy for all developments.

Street trees are encouraged to improve streets' popularity and walk-ability, reduce air pollution and mitigate noise. New planting should be suitable for the site conditions, use native species and be informed by and contribute to local character, and enhance or create new habitat linkages.

5. BUILT FORM /STREET SCENE

Visually attractive architecture and the pattern of development and open spaces.

5.1 The National Design Guide defines The 'built form' of an area as the 'three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces' that make up any built-up area or development. It is the general scale, height, mass and bulk of a building. Sandbanks has a variety of building forms which include mansions with gatehouses, large blocks of flats, large detached dwellings, and individual unique buildings such as Beach Huts, cafes, hotels, shops, pavillions and yacht clubs. Generally they are arranged as informal or perimeter blocks

5.2 In every area different building forms exist side by side, providing an interesting and eclectic mix and a unique character with architects utilising the difference in building form as an opportunity to design bespoke buildings creating a strong sense of place. Most buildings are two or three storeys and contain a variety of modern and traditional roof forms. Generally buildings have not been extended but instead completely renovated or replaced.

5.3 Dwellings are generous in scale with generous plots and ample space for off road parking. New development should relate to the scale of adjacent buildings or the predominant form in the character area that they are within in order to maintain the identity within each area. New development should consider surrounding context of original buildings and provide relative sensitive form and massing to complement the character area setting. New developments and extensions should respect positions and proportions of existing buildings inside and adjacent to the plot.

5.4 Street scenes are hugely varied forming an eclectic and mixed character. Street lines are formed by either fences, hedges or walls with set backs to either have landscaped gardens or space for a car. Front garden boundaries of low stone walls, fences and hedges are increasingly being replaced with tall security fencing and walls where views in and out are removed entirely. This results in a loss of character in the street

scene and overlooking or natural surveillance of the street making some public areas feel less safe. Opportunities for communities and streets to be self-policed should be encouraged. I.e. positioning of buildings, windows, hedgerows, street junctions etc to allow for overlooking by residents. This deters spaces from being used antisocially.

5.5 There is a pressure to intensify development in scale and massing of built form resulting in the loss of trees and views from the public realm and noticeable breaches in the wooded skyline. New development should avoid strong verticality, which would interrupt the horizontal emphasis of much of the peninsula.

5.6 Increased recreational activity has the potential to lead to demand for additional facilities, resulting in visual intrusion and deterioration of character. Any schemes in these zones would need to be sensitively designed to ensure that the character, horizontal emphasis and openness is retained, ensuring any new development or infrastructure is sensitively designed for an exposed coastal environment.

5.7 New development should integrate bin and cycle storage into design and layout, ensuring screening of storage from the street. Garages and stores should be an integral part of a design, and be subordinate to existing development and/or new main buildings.

Conservation area

Building types vary from small terraced to large detached properties
Typical building height: 2 to 3 storeys
Typical building footprint: 65m2 to 270m2

Recreation area

Predominant building types: Commercial shops and beach huts
Typical building height: 1 to 2 storeys
Typical building footprint: N/A

Inner zone

Predominant building types: detached or semi-detached residential
Typical building height: 1 to 2.5 storeys
Typical building footprint: 125m2

Large mansions

Predominant building types: Large detached residential mansions some with gatehouses
Typical building height: 3 storeys
Typical building footprint: 350m2

Tall closely spaced

Predominant building types: flats and town houses
Typical building height: 4 storeys
Typical building footprint: 310m2

Large blocks and mixed use

Predominant building types: mixed use buildings or blocks of flats.
Building heights: 3 to 5 storeys
Typical building footprint: 620m2

SANDBANKS DESIGN PRINCIPLE 6: BUILT FORM

Building form should take inspiration from the existing surrounding development character. Building form should generally be organic with varied roofs, building depths and widths dependant and proportionate to the plot within their character area.

New development should avoid strong verticality and should not exceed the tree line and development should maintain the horizontal emphasis of the peninsula.

Any new development or infrastructure should be sensitively designed for an exposed coastal environment.

New development should be designed for natural surveillance. Boundary treatments should not obstruct visibility but offer a clear line of sight.

New development should integrate bin and cycle storage into design and layout, ensuring screening of storage from the street. Garages and stores should be an integral part of a design, and be subordinate to existing development and/or new main buildings.

6. STRONG SENSE OF PLACE

Promoting Identity through the character of buildings and public spaces

6.1 The national model design code defines a sense of place. It states sense of place is the quality that makes a place special and lodges it in the memory so that people want to stay or return. It results from the combination of many factors and mainly draws inspiration from the existing context in new development and follows some simple principles of scale and proportion in the design of new buildings. This section will cover the local character of a place through streetscape and materials.

Public realm

6.2 The streetscape can be described as the general character of a street when viewed from the public realm, made up of all the features that won't move. This includes boundary treatments, pavements and roads with buildings and landscaping providing the backdrop. In Sandbanks, front garden boundaries of low stone walls, fences and hedges are increasingly being replaced with tall security fencing and walls, and a consequent loss of character in the streetscape.

6.3 Mature trees add to the sense of place particularly the sylvan character of the south western end of the peninsula. The tree canopy is in gradual decline as developments seek to remove trees or manage canopies in order to accommodate larger building footprints and enhance views from properties. This impacts on public views which become more restricted.

6.4 Increased recreational activity can lead to consequent demands for additional facilities which impacts vistas and the street scene and can lead to degradation of the character of the area. Increasing visitor numbers need managing in order to reduce impact on the beaches, remnant sand dunes and wildlife habitat and to minimise the impact of new structures on street scenes and views.

6.5 Development must co-exist with natural coastal processes and seek to conserve and enhance the beaches and remnant sand dunes and the sense of place while conserving important coastal habitats. This must include careful design and implementation of flood defences.

6.6 Any new development or infrastructure must be sensitively designed for an exposed coastal environment and should give consideration to innovative engineering solutions for facilities, infrastructure and signage that would help to increase local distinctiveness and visual quality.

6.7 Recreational areas such as play spaces,

open spaces, beaches, promenades and water sports areas are central to the Sandbanks experience. Their retention, maintenance and enhancement is important for the identity of Sandbanks, for local residents and the wider community.

Legibility

6.8 The National Design code defines legibility. It states that the legibility of a place relates to how easy it is for people to find their way around. Certain characteristics of urban areas help make them easier to navigate. This includes the use of inclusive way finding strategies to meet the needs of specific groups such as those with visual and mental disabilities.

6.9 Important feature buildings, particularly those associated with gateway locations on the peninsula are important for legibility and distinctiveness. Landmark buildings such as the Sandbanks and Haven hotels, the ferry, the parade of shops at 2 to 16 Banks Road, and the junction with Shore Road, all aid way finding. Historical landmarks such as the 'Welcome to Poole sign' located by the Haven Hotel on Ferry Way and the 'Plaque to Marconi' at the junction of Shore Road and the beach provide natural landmarks.

6.10 In Sandbanks, paths make a clear and walkable network of streets and rights of way. There are obscure accesses to the shore that could be better signed for way finding. Signage for tourist locations should be clear, inclusive and logical.

6.11 There is a clear hierarchy of streets on Sandbanks with the main routes containing shops and businesses, particularly at gateway locations or nodes. The gateways and nodes are meeting places for a neighbourhood.

Figure 8. Gateway locations for Wayfinding

Conservation area

Boundary treatments: high, medium, and low fences, hedges and walls.
Road width: 7.6 to 5.3 metres
Pavement width: 2 to 1.6 metres
Property set back: 59 to 7 metres

There are great disparities between the larger mansions in the conservation area and the smaller terraced coastguard dwellings.

Recreation area

Boundary treatments: Low hedges
Typical road width: 14.1 metres
Typical pavement width: 2.8 metres
Verges: 6.1 metres

Wide open spaces with a clear line of buildings in the background. Emphasis needed on broader zones for walking and recreational activities

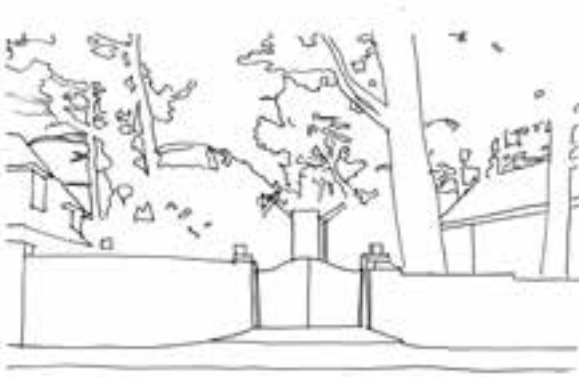
Inner zone

Boundary treatments: low and medium sized walls, fences and hedges
Typical road width: 6.6 metres
Typical pavement width: 2.1 metres
Typical property set back: 12 metres

Scale and rhythm important here - buildings kept to scale and within street scene. Set backs between buildings and road side need to be maintained.

Large mansions

Boundary treatments: High boundary walls, hedges and fences
Typical road width: 6.3 metres
Typical pavement width: 2.5 metres
Typical property set back: 37 metres



Preservation of open space needed as margin between large properties and streetscape. Preservation of tree canopy essential here. Overly large gated entrances and walls can become oppressive.

Tall closely spaced

Boundary treatments: low boundary walls
Typical road width: 10.7 metres
Typical pavement width: 2.6 metres
Typical property set back: 11 metres

Building line, vertical rhythm of fenestration and setbacks define this condition.

Large blocks and mixed use

Boundary treatments: hedges, fences and low boundary walls
Typical road width: 6.4 metres
Typical pavement width: 2 metres
Typical property set back: 15 metres

Setting of large blocks (apartments) require spacious plots. There are few remaining locations and plots that suit this high density development on the peninsula.

SANDBANKS DESIGN PRINCIPLE 7: PUBLIC REALM AND LEGIBILITY

We want to create welcoming, pleasant and safe streets to encourage walking. Therefore buildings should be set back behind planted front gardens. Existing trees, hedgerows and shrubs should be retained along road edges where possible and new trees included which are well spaced and of an appropriate species.

Parking should be designed to integrate into the development and be visually unimposing. Development proposals should consider the character of the road they are fronting and relate to it in terms of boundary treatment, proposed highway works and nature of pedestrian and vehicular access.

Fronts of development, should be bound by railings, low walls or hedges. Where there is potential for views from buildings to the street, tall security fencing that obscures the view should be avoided to encourage natural surveillance and a feeling of safety in the public realm. Rubbish Bins and Cycle Storage should be concealed

Any new development, buildings or flood defences, should conserve the important open views and horizontal emphasis of the peninsula.

The retention, maintenance and enhancement of open spaces, public facilities, hotels, boat yards,cafes and water sports business is supported.

Non-standard engineering solutions and bespoke design for facilities, infrastructure and signage is encouraged.

Townswend Landscape Architects

Architecture and Materiality - History and precedent

6.12 The Sandbanks peninsula has an eclectic mix of building styles. Developments have adopted elements of many of the key architectural styles and movements of the last 150 years. It is worthwhile to reflect on the more successful examples within Sandbanks and look for exemplars further afield. Whilst new developments should not fall into pastiches of these styles, it is useful to consider this lineage in any future design ideals for the peninsular.

Arts & Crafts

6.13 Sandbanks began its life with a few beach huts and utilitarian buildings; somewhat later chalet-bungalows began to be built.

Tony O'Ha

Beach Huts

6.14 Beach huts can be seen on this early photo of the peninsula (above). They are an endless form of inspiration to architects and should be considered an important design precedent when looking at any sort of waterside structure - sailing clubs, garden rooms and even for small houses or contemporary holiday chalets.

Majamaja - Architect Pekka Littow

A B I R Architects and Peter Lewis

Bark Architects

Arts and Crafts Chalets

Andrew Philpott

6.15 Around the turn of the 20th Century, a number of chalet-bungalows were built on the peninsula on the beach, on the harbour and some also emerged at the centre of the peninsula. These can be seen in the picture (above). Some were very basic buildings but others were well-designed precedents incorporating large verandas, deep overhanging eaves, ornate columns and brick detailing.

6.16 Few of these bungalows remain unchanged today, more remain in the wider BCP area. The building pictured below is a superb example and remains today. Where possible these should be cherished, enhanced with sympathetic additions and, where new buildings are proposed around them, the new structures should be clearly subordinate.

Google earth

pennycroft-house-napier-clarke-architects

6.17 New buildings should also carefully consider materials when in the context of these late 19C/ early 20C buildings.

Modernism

6.18 There are several examples of early Modernism in Sandbanks and its environs. Modernism in Europe, known as the International Style emerged in the 1920s. Some buildings were designed in this style in the wider BCP area, along Sandbanks Road - a notable example still exists on Crichel Mount Road on Evening Hill.

Dorset Life

6.19 This house was designed by Oliver Hill for the film director, Dudley Shaw Ashton. It shows many of the values of the international style - simple clean lines mixed with slender, lightweight detail on dynamic elements such as the staircases and balustrades. A few similar buildings existing exist in Parkstone, Canford Cliffs and on the peninsula. They are significant for future development as they are fine examples of light and space not overburdened by heavy and clumsy detailing that has characterised recent developments on Sandbanks. Many new

Clare Danes

designs that could be said to influenced by a Modernist tradition are let down by large, thickset eaves and barge boards, coloured glazing and oversized fenestration (wide mullions and balustrades made from thick steel and uPVC sections) .

6.20 The successes of the early Modernists was to keep the detailing light and crisp (such as the Barcelona Pavilion) and to mix this with large well-proportioned façades. Any future development that recalls the Modernist tradition should consider these principles in order to maintain the delicate balance of the originals.

Figure 9. Western Design Architects - Banks road, Sandbanks

Art Deco

Dorset Life

6.21 During the 1930s and 40s architectural styles were significantly influenced by the Art Deco style – a good example of this is on Sandbanks Road and remains externally unaltered. Whilst no original Art Deco buildings remain on the peninsula, it is a much referenced style in many of the recent builds over the last thirty years. Much like Modernist inspired designs, the Art Deco styles on the peninsula are confused with heavy detailing and bright colours. Much of the original movement was more sophisticated and eschewed over-fussy detailing.

De LA Warr Pavillion

6.22 A fine example of this is the Bexhill Pavilion (below) – the sweeping curves of the building can be read against the lightweight glazed elements, creating a feeling of movement that is central to the style.

Lloyds

6.23 One house on Sandbanks which is clearly Art Deco inspired is a design by HGP architects on Panorama Road. It successfully balances the solid and light elements in order to create an open and expansive sea facing elevation. Whilst the architecture is well balanced, its sheer size and its close relation to its neighbours somewhat diminish its architectural value.

Post- Modernism

6.24 In the 1980s and 90s Sandbanks attracted a number of examples of post-Modernist design, some of which have not aged well. Post-Modernism's exuberant and colourful style has left its mark, with a number of houses that are pastiches of historic styles or a colourful caricature of various motifs.

Border Oak

6.25 Post-Modernist design borrows from Art Deco, Modernism and 1970s seaside designs. Whilst it has some playful elements and is sometimes reflective of its marine context, it has not stood the test of time well.

Pastiche

6.26 A number of recent properties built on Sandbanks can be said to be pastiches of older design styles, from mock-tudor mansions through Palladian villas to Texan oil-baron haciendas. These are not sympathetic to their context or of the vernacular. It would be hard to say that these have added to the character and sense of place in Sandbanks. Their scale and over-bearing forms sit uncomfortably with the scale and feel of the rest of the architecture of the peninsula.

6.27 Such designs should be avoided. Future architecture on the peninsula should aim to create bespoke designs hewn from context and local elements.

Contemporary

6.28 A few recent developments in Sandbanks have advanced new design ideals in architectural thinking that move beyond the playful pastiches of post-modernism. An example of this a contemporary house on Banks Road by the architects Allies and Morrison.

6.29 The house is barely visible from the street being carefully sited nestled in the trees beyond. From the beach it is visible but partially concealed by a bank of trees. Whilst the building itself is spacious, the L-shaped plan does not dominate the site nor breach the tree canopy, whilst providing fine sea views.

6.30 A further example (on this page at top right) keeps to the single storey tradition and is set back in from the beach front. A larger development (bottom right) steps up with the line of the hillside mirroring its context.

Architects Allies and Morrison

David James Architects

Western Design Architects

Materials and detailing

6.32 Careful detailing should be a priority. Designs should particularly consider windows, reveals, sills, lintels and door surrounds. This is true even on plain façades. In some developments, this detailing is lacking and detracts from the aesthetics and richness that can be found in other street scenes.

6.33 There are a few locations where high-quality architectural detailing exist in Sandbanks. This level of detailing should be used as an exemplar for any new development.

6.34 Frontages to new developments and buildings should provide the level of detail and quality materiality that is to a high standard. Historical precedents should be utilised in the Conservation area however the wider area is so varied and modern, this should not be overly constrained but should be aesthetically sophisticated.

6.35 The materiality of extensions and alterations to existing buildings should complement the existing high quality building material palette. Use of local materials is encouraged.

6.36 New buildings should utilise materials complementary to the existing vernacular and nearby fenestrations. Proposals for innovative material options should be encouraged alongside the use of local materials.

6.37 Doors should be proportionate to the building and materiality should enhance and reflect local existing context.

6.38 New development should avoid pastiche detailing but reflect precedents in the local character area in textures, colours, materiality, scale and intricacy.

Western Design Architects

Architects Allies and Morrison

SANDBANKS DESIGN PRINCIPLE 8: MATERIALS

Building materials used on individual buildings should come from a limited palette, be of the best quality and be selected for their appropriateness to local character, performance ability, environmental and aesthetic value. Over busy material palettes should be avoided.

Buildings of contemporary architecture should use local, traditional materials where possible. Modern materials should only be used where they are of high quality, and justified for technical reasons.

Consideration should be given to the level of detail and building techniques. Decoration and styles should enhance the appearance of materials chosen; including attractive use of texture, colour, and patterning.

Buildings must be designed with a coherent design approach that influences the whole building, from its form, to the elevations, materials and including the detailing. Streets can benefit from a consistency of some of these elements between buildings create a strong identity.

Materials that have low embodied energy, low general environmental impacts, including the re-use and recycling of materials and the use of locally sourced materials is encouraged.

7. ADAPTABLE AND RESILIENT BUILDINGS

Environmental design, renewable energy and adaptable buildings.

7.1 Well-designed places and buildings should reduce the need for energy, be energy efficient, use fossil fuels efficiently and maximise the potential for low carbon energy supplies. Sustainable development and resource efficiency, waste minimisation and recycling is supported.

7.2 New developments should aim to be carbon neutral. They should conserve natural resources including land, water, energy and building materials whilst responding to the impacts of climate change through their design. Where possible, existing structures should be adapted rather than demolished in order to minimise the carbon impact of development.

7.3 A compact and walkable neighbourhood with a mix of uses and facilities reduces demand for energy and supports health and well-being. It uses land efficiently so helps adaptation by increasing the ability to absorb carbon, sustaining natural ecosystems, minimising flood risk and the potential impact of flooding, and air pollution.

7.4 New developments should be designed to be adaptable over time, to reduce the need to demolish and redevelop.

7.5 Materials and technologies should be used to minimise the environmental impact of new developments reducing running costs and use of fossil fuels. This can be achieved by sourcing locally and by utilising energy efficient products.

7.6 Plants used in landscape designs should be appropriate taking into account changing climates and irrigation needs and should be native species where possible.

7.7 Any new developments or infrastructure should be designed for the coastal environment. It should include innovative sustainable design and materials including renewable energy where these do not conflict with the key characteristics of the peninsula.

7.8 Developments must be able to demonstrate in their design and access statement how a development has been designed to be sustainable under each of the following categories: walkable, biodiversity, water efficiency, adaptation to climate change, passive solar gain, energy efficiency, renewable technologies, waste and lifetime homes.

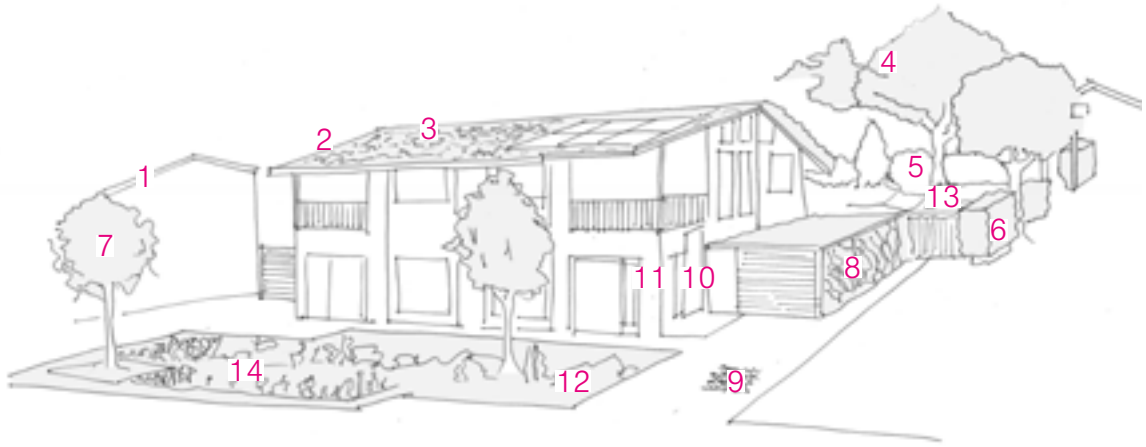
7.9 New buildings with sea or harbour frontage in particular need to respect their situation in relation to the overall views from public spaces, and therefore avoid over-large dominant monotonous designs of both buildings and sea defences and consider other methods of making designs flood resilient for example by utilising berms, raising ground levels and designing ground floor accommodation that can withstand occasional flooding.

Biodiversity

Proposals should seek enhancements and retention of existing habitats and the creation of new ones. Boundary treatments and domestic planting should allow wildlife movement and provide new habitat for example by providing hedgerows. Varieties and species chosen should be native and/or improve wildlife habitats.

Water efficiency

Rainwater harvesting should be included in development schemes to reduce impact on existing water supplies. Developers should include technologies that recycle grey water for watering gardens or use in toilets. Sustainable Drainage System (SuDS) for surface water should be included wherever possible.



1. Bird Boxes
2. Green Roof
3. Integrated Bat box (in Green roof)
4. Tree clusters
5. Hedgehog Passages
6. Hedgerows
7. Standard Trees
8. Climbing Plants
9. Permeable Paving
10. Habitat walls
11. Planters and Baskets
12. Rain Garden
13. Wild life pond
14. Unmown edges and verges

Figure 10. Water efficiency and biodiversity

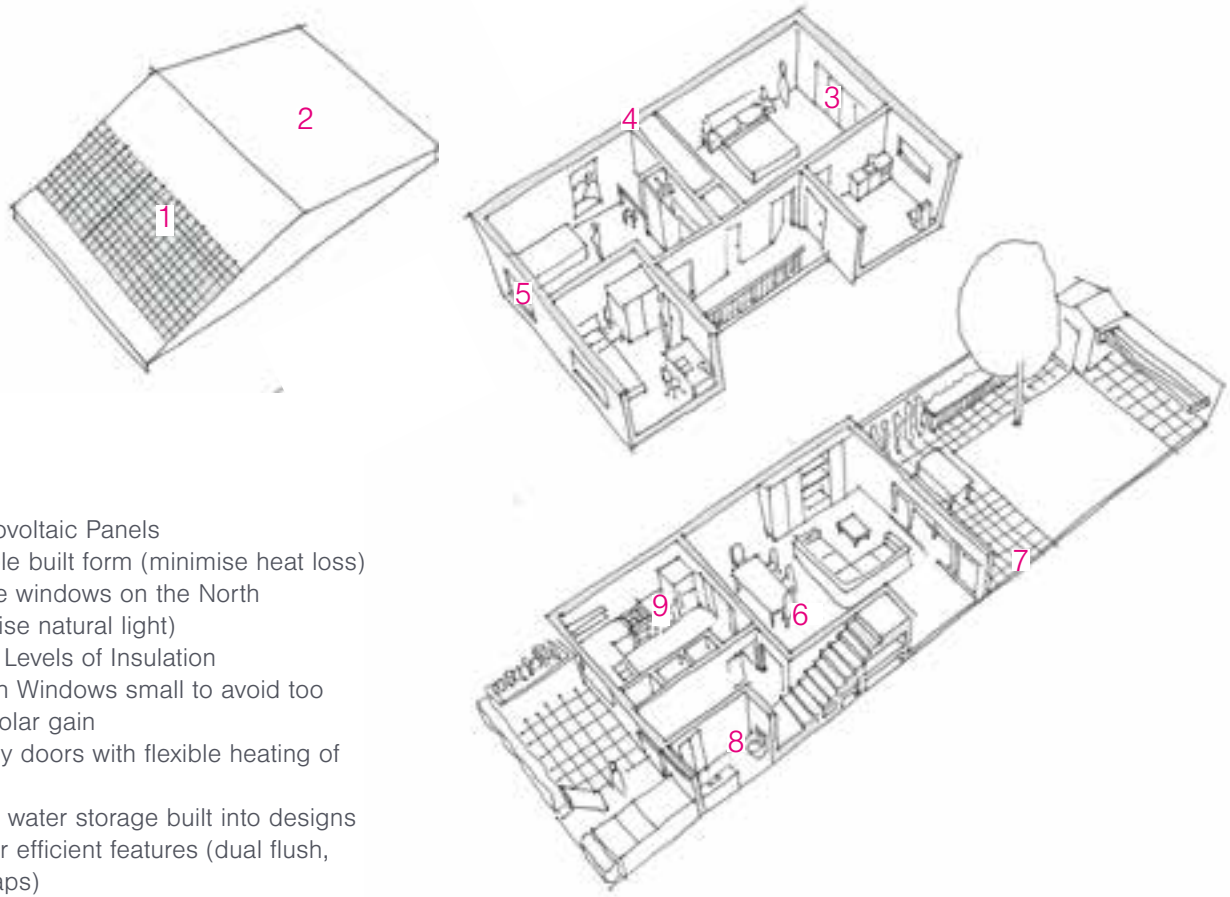
Adaptation to climate change

Designs should avoid excessive solar gain in summer through solar shading. Developments should avoid hard landscaping as far as possible, and maximise planted areas.

Designs should aim to use passive solar gain in winter to minimise heating costs, while avoiding excessive solar gain in summer to prevent overheating.

Energy efficiency of the building fabric should be thought about in the first instance to reduce the energy demanded from new homes.

Renewable technologies should be encouraged, especially for new build houses. Technologies should be chosen because they are the most appropriate for the site both in terms of efficiency as well as the aesthetics. Roof forms should be designed to allow for solar photovoltaic without being too prominent or highly visible in key views. Less visible technologies such as ground



1. Photovoltaic Panels
2. Simple built form (minimise heat loss)
3. Large windows on the North (maximise natural light)
4. High Levels of Insulation
5. South Windows small to avoid too much solar gain
6. Cavity doors with flexible heating of spaces
7. Rain water storage built into designs
8. Water efficient features (dual flush, spray taps)
9. Appliances with high efficiency ratings.

Figure 11. Solar gain, renewables, waste and Lifetime Homes

source heat pumps should be considered.

Sustainable travel

The provision for more sustainable forms of transport should be encouraged. Infrastructure for environmentally friendly vehicles such as electricity or hydrogen should be included where possible in new developments. Eg. Electric car charging points.

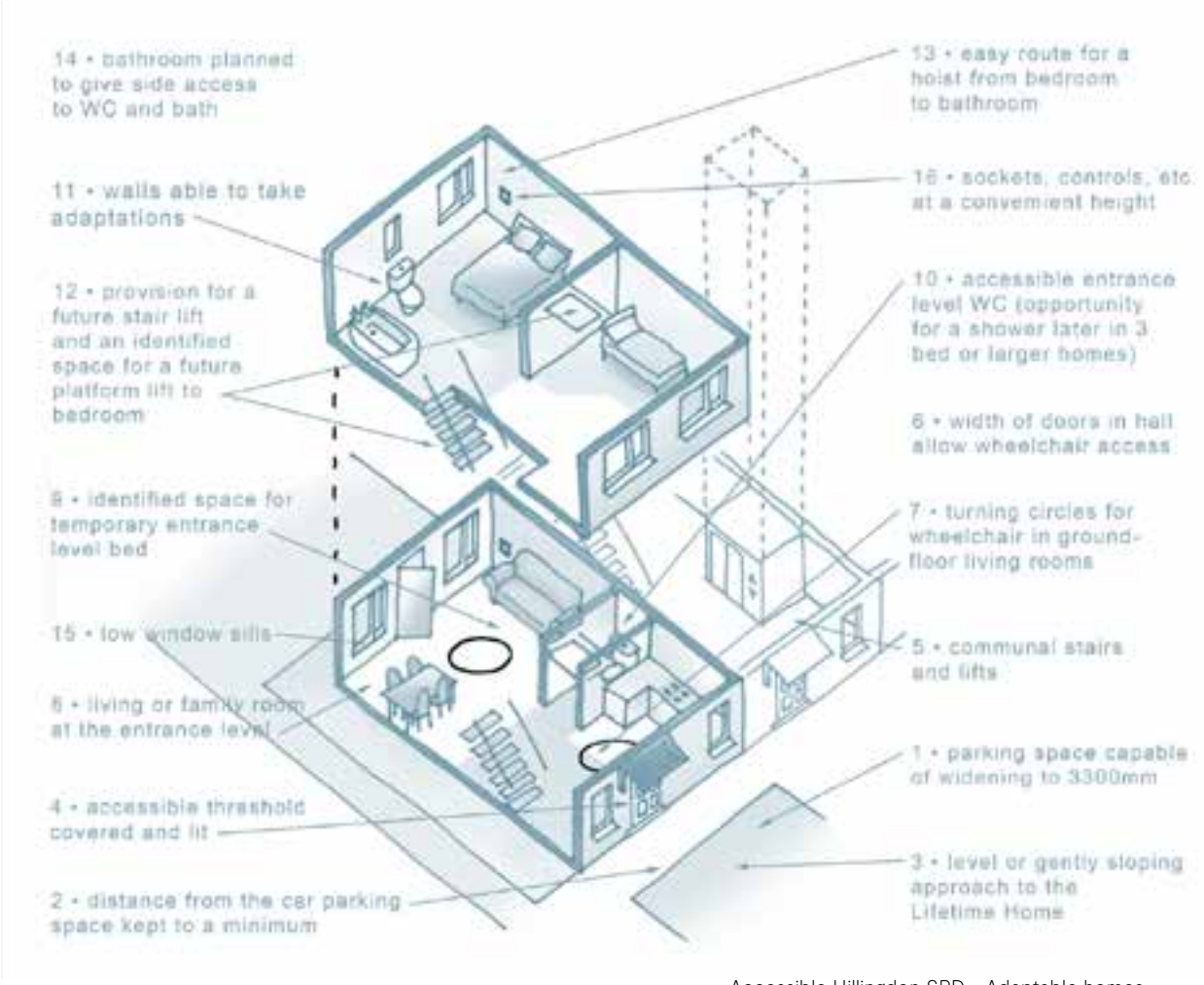
Waste

Consideration should be given to the reuse and recycling of building materials, particularly if demolition is unavoidable.

Accessible and adaptable Homes

Housing designs should be adaptable so as to meet the needs of the population as it ages, in order to reduce the desire to redevelop as facilities required alter over time.

Sustainable Drainage Systems (SuDS)



Accessible Hillingdon SPD – Adaptable homes

To be considered early in the design process to ensure ease of access for maintenance and efficient use of land, particularly for public open space and highways. Multi-functional SuDS should also be encouraged with features that can assist biodiversity and recreation.

The design of SuDS has limited capacity within the plan area. Whilst the ground is generally suitable for the installation of SuDS, with general sea level rise this will also raise ground water levels making infiltration less effective. Therefore, future designs should be looking to use alternative SuDS techniques e.g., rainwater harvesting, rain gardens green roofs etc. (these will also have other environmental benefits)."

1. Green roofs and walls: Can hold and attenuate water run-off as well as ecological and leisure benefits.
2. Permeable surfacing: Allows water to percolate into the ground in road surfaces and gardens.
3. Swales: Shallow channels that provide attenuation
4. Rain capture: Water butts and other rainwater harvesting systems
5. Soakaways and filter drains: Shallow ditches and trenches that allow water to percolate into the ground.

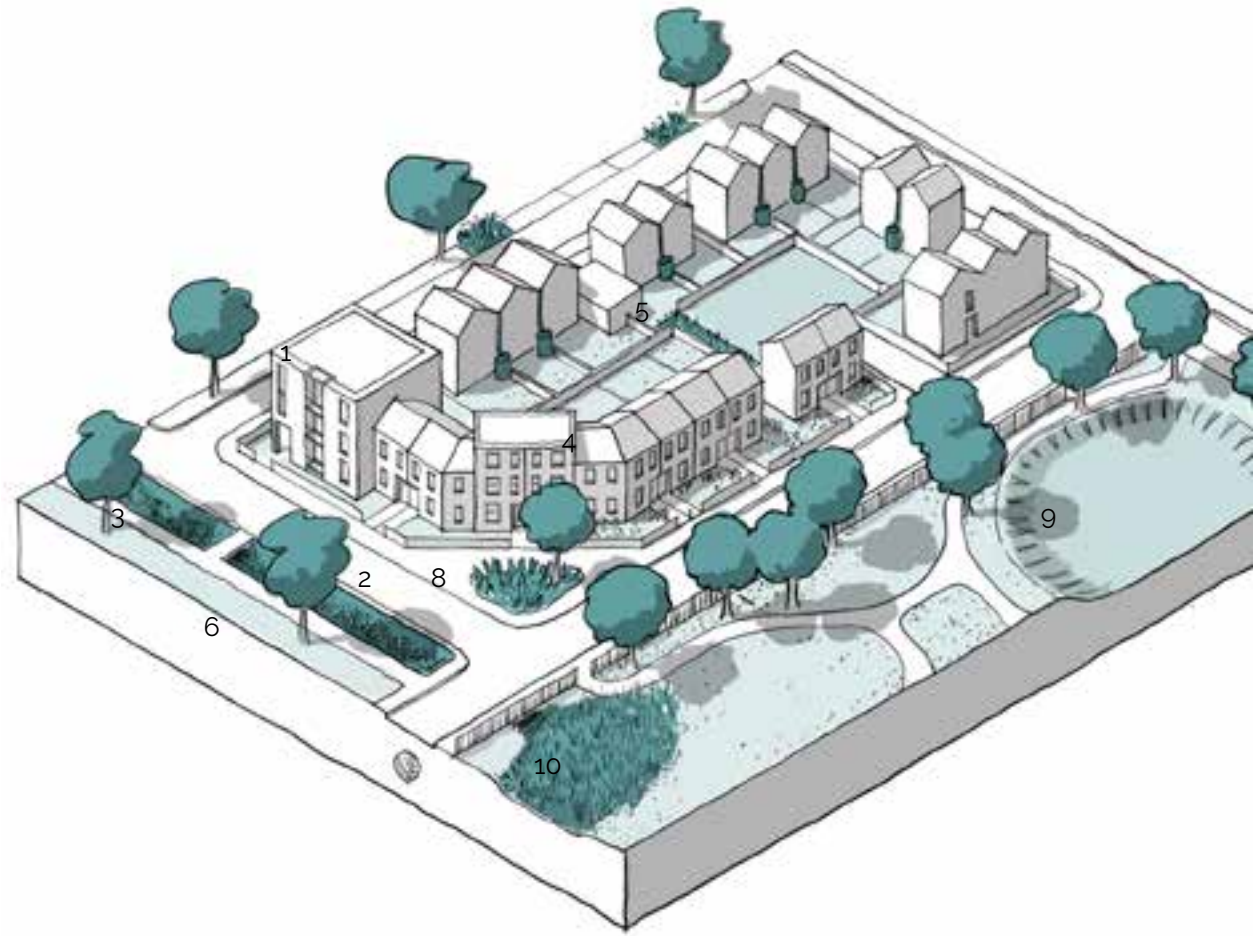


Figure 12. SuDS (National Model Design code)

6. Retention tanks: In high density schemes water can be

attenuated in underground structures.

7. Street tree planting: Dual use benefits.

8. Rain gardens: Containers and ditches with native drought tolerant plants

9. Attenuation basins and ponds: dry but fill during a rain event

10. Reedbeds and wetlands: Provide attenuation capacity as well as filtering out pollutants and providing habitat for wildlife.

Flood Risk

7.10 Sandbanks has a pressing need to have flood resilient buildings given its low-lying topography. Local flood planning maps indicate that 174 residential and commercial properties will have a 1 in 100 (1%) annual risk of flooding by 2110*. The strategy adopted should therefore be that of pass through rather than block out.

7.11 Flood resistance is challenging for not only practical reasons. They are extremely expensive to build and deliver on projects. This has a large negative influence on the viability of the project. This in turn puts pressure on any other contributions a project may make such as affordable housing or community improvements.

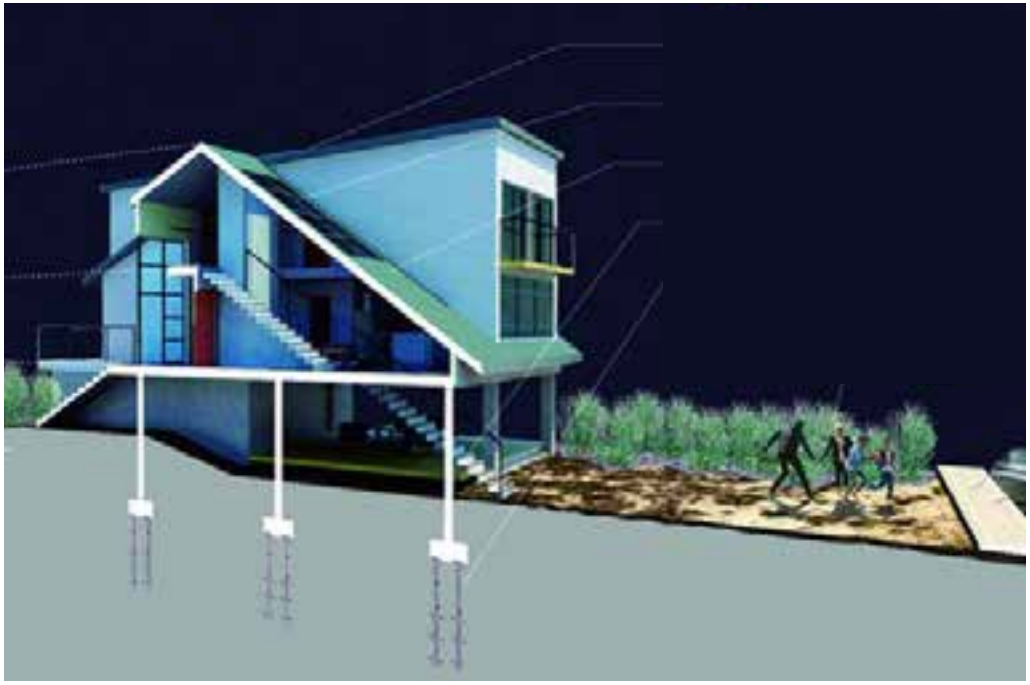
7.12 Flood resistance measures can be intrusive and unsightly. Large sea walls can make for harsh and forbidding boundaries. Innovative solutions should be considered early in the design process so as to minimise the impact of such measures on the landscape and views both to and from the peninsula.

Ian West and Tonya West

7.13 Natural landscapes will help slow the movement of flood water; developments should therefore minimise hard surfacing and consider landscaping with reed beds, attenuation ponds, swales and earth berms to help slow water travel and capture rainfall.

7.14 Flood resilience within buildings is also important in the form of materials and layouts. Ground floor locations should utilise resilient surface coverings. Electrical and mechanical installations should be flood resilient for example by installing high level electrical sockets.

Kieron Timberlake Architecture House



Inhabitat

7.15 The peninsula is a natural and inherently unstable landform that changes over time. Flood defences should, on waterfront properties, allow for a wash over of the gardens and out houses in some cases as they are defined as a medium risk of flooding.

Flooding resilient design

- Locating buildings on the lowest risk parts of a development site
- Raising finished floor levels above predicted flood levels
- Using upper storeys for habitable areas of housing, with ground floors used for less vulnerable or non-habitable uses (e.g. garages)

ECA Architecture and Planning

SANDBANKS DESIGN PRINCIPLE 9: ADAPTABLE AND RESILIENT BUILDINGS

Buildings and development schemes should be adaptable, built to last and minimise their environmental impact. Throughout both the outline and detailed design stages developments must demonstrate how homes are energy efficient and minimise their use of natural resources through:

- walk-able neighbourhoods and reducing car reliance
- improve biodiversity of habitats
- rainwater harvesting and efficient use of water resources
- adaptation to climate change and flood resilience
- passive solar gain
- energy efficient building fabric
- renewable technologies
- reduce waste in building through reuse and recycling
- adaptable lifetime homes standards

All developments should seek to reduce flood risk. This could be through making more space for water, increasing infiltration, providing new or improved flood defences or through natural flood management techniques. Sustainable Urban Drainage and flood resilient design should be part of all schemes. All flood resilient design should be sensitively designed and sympathetic to the surrounding area.

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Martha is a Town Planning consultant and director at ECA. She has a wealth of experience in the public sector having worked for many Local Authorities in Development Management and Urban Regeneration. She founded the ECA Community Interest Company that has successfully delivered a number of Neighbourhood Plans including for Poole and Boscombe. She is currently overseeing the delivery of the Townsfund project in Boscombe for BCP.

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Rachel is a chartered Town Planning Consultant and has worked extensively in Development Management as Planing Officer in local government in a number of Dorset boroughs. Rachel has worked on several Neighbourhood Plans in the south of England. Rachel has a background in urban design and much experience of working with the community.

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Adam is an architect and director at ECA Architecture & Planning Ltd, a local practice based in Poole that has been operating for 15 years, delivering local residential, educational, marine and conversation projects. The practice is closely tied to community projects at both master planning and architecture levels. Adam was previously in practice in London and the middle east. He has been a lecturer in architecture at Cambridge and Westminster Universities and the Architectural Association.

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SANDBANKS COMMUNITY GROUP
Speaking for Sandbanks