

# Broadstone Neighbourhood Plan (2013-2033)



JUNE 2018

## Location Plan



Fig. 0.1: Broadstone is located in the north-west of the borough with Upton Heath to the west and Canford Heath to the east.

The following people have contributed to the development of both Broadstone Neighbourhood Forum and the Neighbourhood Plan since 2012: Cllr Mike Brooke, Allen Lewis, Simon Merry, Caroline Bliss, Pat Talbot, Ingrid Sumner, David Sumner, Parris Bliss, Jonathan Saunders, Julia Wenham, David Wenham, Tony Hamilton, Paul Jessup, Tim Young, Alan Gerring, Gerald Rigler, Roy Godfrey, Neil Bichard, Carol Reynolds, Roberto Lucchesi, Eileen Hamilton, Frank Wood, Vikki Slade, Paul Starkey, Canon Nigel Lloyd, Rev. Chris Moreton., Geoffrey Daulman, Jane Wilson.

The Forum are grateful to officers from the Borough of Poole Planning and Transportation Departments, especially Rebecca Landman, Nick Perrins and Sally Lloyd-Jacobs.

## Foreword

I am very pleased to welcome the publication of the Broadstone Neighbourhood Plan. I have lived in Broadstone for 40 years and had the honour of representing it at local council and parliamentary level for 29 of those years. I, therefore, have a great desire to see Broadstone develop into an even better place to live, work, shop and play. I have always had a great interest in planning and had the opportunity, as a Member of Parliament, to be involved in the legislation which introduced localism and neighbourhood planning. Using the tools that we have been given, we have the opportunity to protect our green spaces, to decide appropriate locations for much needed housing, and enhance areas such as The Broadway.

Getting the right policies in place depends on as much participation from local residents as possible, and also acceptance that the final plan will be subject to some constraints laid down by the local council and Government. Even with these constraints we have considerable power to determine the future 'shape' of Broadstone. I do urge you to take the opportunity to exercise that power.

The Plan is the fruition of much hard work by a dedicated group of local people. There have been many opportunities to make your views known through the journey which has resulted in this document, and which will help to improve the quality of life for Broadstone's residents. If the policies are implemented as envisaged, then the vision for Broadstone that emerged from the very first consultation will be achieved. Broadstone will be a sustainable and attractive neighbourhood where residents of all ages feel welcome and safe. They will have a strong sense of community and a high level of satisfaction with their environment, both private and public. The village centre will have a vibrant economy and an attractive public space full of vitality for residents and visitors to enjoy. This will have been achieved through our own Neighbourhood Plan.

I hope we can all sign up to making sure that Broadstone has a sustainable, high quality future in terms of our natural and built environments and that we remember within our plans the needs of people with disabilities. On this point, I have a particular interest in making sure that this plan contributes towards making Broadstone a Dementia Friendly Community.

Dame Annette Brooke

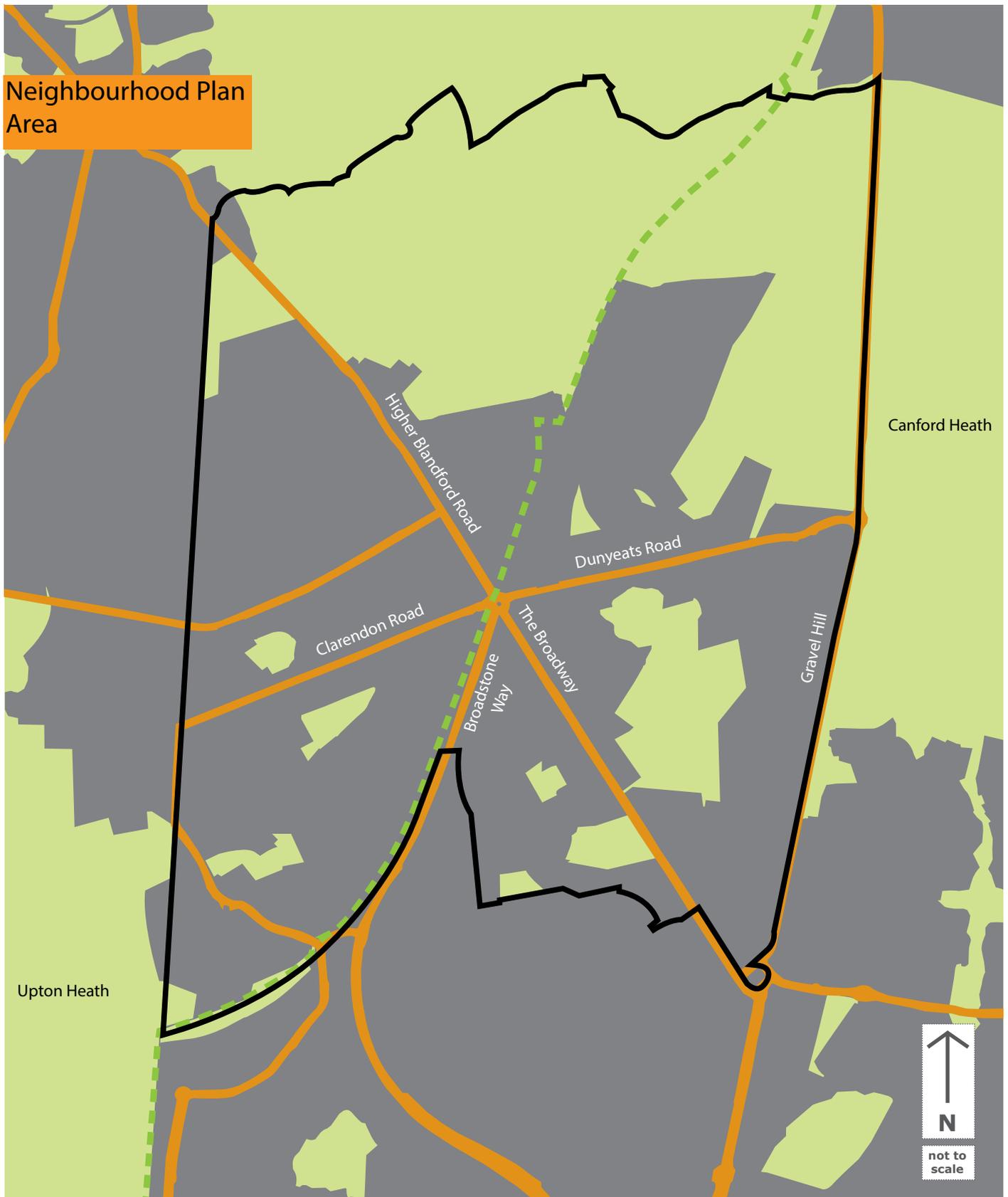


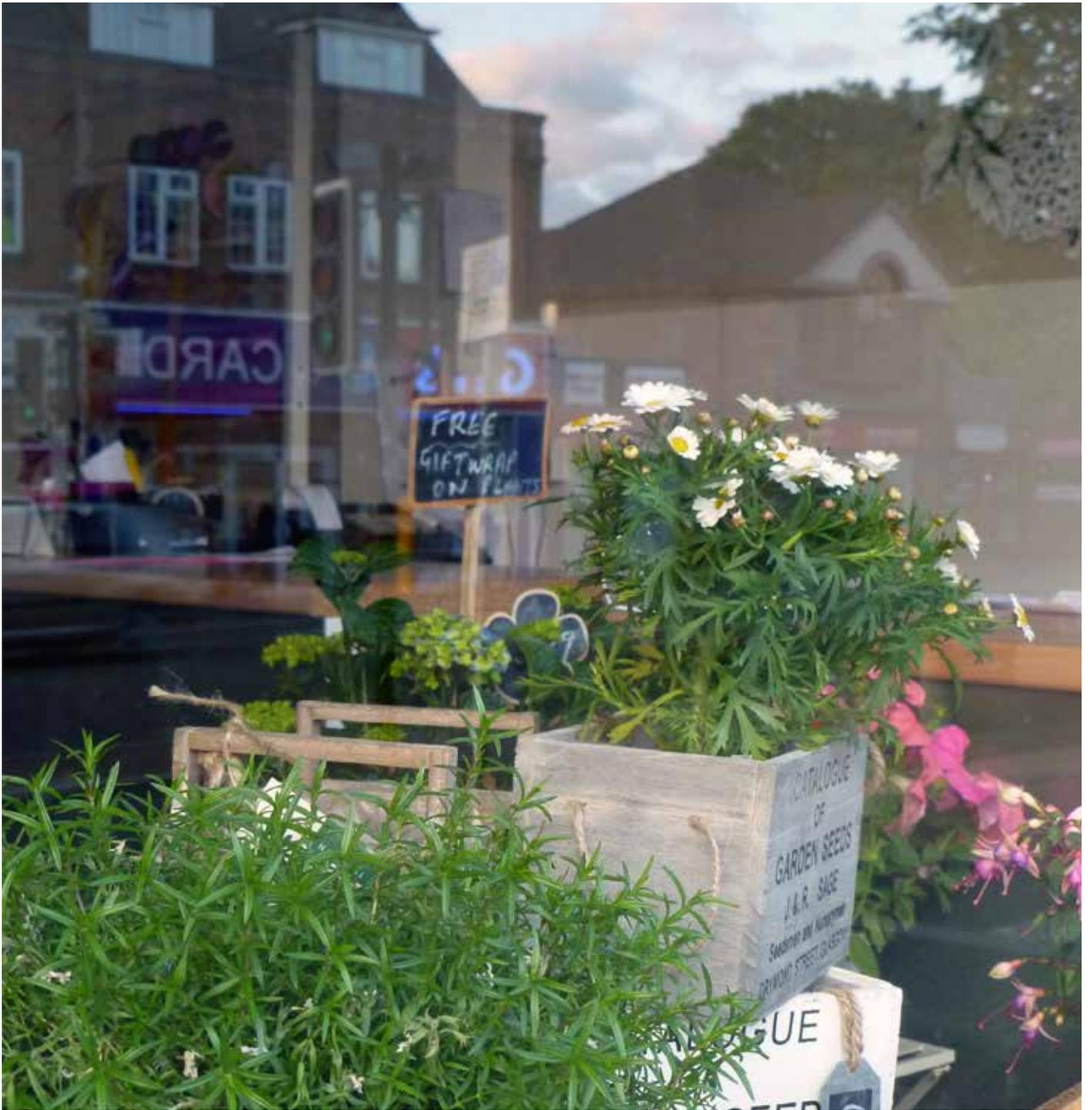
Fig. 0.2

**Key**

- Developed Area
- Green Areas
- Main Roads
- Neighbourhood Plan Area
- Castleman Trailway

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Shops in The Broadway

# SECTION 0:

## Introduction



The Bowling Club on Dunyeats Road

## 0.1 Background (to Broadstone Forum and The Plan)

0.1.1 Broadstone is a suburb located on the northern edge of Poole, and is often described by its residents as a village. Although it does not have a distinctive historic core, it has a thriving local centre and a strong sense of community. It is a popular place in which to live or work, has proven resilient in the face of successive economic crises, and has a potentially exciting future. Investment and change in the years ahead will be most worthwhile if it makes a real difference to the lives of Broadstone's residents, both young and old alike.

0.1.2 Broadstone Neighbourhood Forum was the first to be established in Poole, following Council approval in February 2013. Work on Broadstone's Neighbourhood Plan commenced immediately afterwards with Forum members working in conjunction with the local Chamber of Trade to establish a vision for the future of the village.

0.1.3 The Forum wanted the people of Broadstone to have a say in all aspects of the future of the community including housing, green spaces, the local economy and sustainability. In particular, the Forum wanted residents and members of the business community to contribute to potential improvements to access and movement in the central area of The Broadway, where traffic congestion and parking issues impact quite severely upon the quality of public spaces.

0.1.4 Broadstone's Neighbourhood Plan (the Plan) sets out a vision for the area that reflects the thoughts and feelings of local people with a real interest in their community. The Plan sets out clear objectives on five key themes: green space, housing, access and movement, economic viability and sustainability. For the first time there is a vision for Broadstone's future that the Neighbourhood Forum and its partners will work towards. The Plan sets out clear Planning policies to realise this vision during the period 2013 to 2033. The Plan is in general conformity with Poole's Local Plan.



Various locations in Broadstone

0.1.5 The Neighbourhood Forum is committed to developing and strengthening the contacts and groups that have evolved during the Neighbourhood Planning process. It believes that by working together to implement the Plan it will make Broadstone an even better place to live, work and play.



0.1.6 The Plan covers all of Broadstone ward, an area bounded by heathlands to the north, east and south-west, and by the neighbouring communities of Canford Heath to the south-east, Waterloo and Creekmoor to the south and Corfe Mullen to the north-west. The Plan focuses on protecting and enhancing green space and meeting Broadstone’s housing need. The future of The Broadway, a busy commercial location, but a tired and unappealing public space, is also given consideration.



## 0.2 Community Consultation

0.2.1 The Plan has been developed through extensive consultation with residents, businesses and others with an interest in Broadstone. A summary of the consultation process can be found in the Consultation Statement which can be downloaded from the Forum’s website (<http://broadstoneneighbourhood.uk>). This fully complies with the requirements of the Localism Act 2011 and Regulation 14 of the Neighbourhood Planning (General) Regulations 2012. The Plan has been amended throughout its development, where appropriate, in response to consultation comments.



0.2.2 Several consultation events took place during the formative stage in early 2013, in accordance with the Gunning Principles. The responses have contributed to the development of the vision statement. In addition, these events enabled the identification of key issues that are addressed in the Plan. Figure 0.3 highlights some of these.



Consultation events in Broadstone

Fig. 0.3: Summary of some of the key issues addressed in the Plan that were generated from public consultation events.

#### Summary of some of the key issues:

- How to meet the needs, expectations and aspirations of the local community.
- How the public realm can be enhanced to support the village centre as a more vibrant and sustainable place in addition to being a focus for community events.
- How to deal with parking and traffic congestion issues.
- How existing residential areas might be improved.
- How walking and cycling around the village could be made safer.
- How Broadstone's green spaces could be enhanced and public access made easier.
- How new housing can best contribute to the overall well-being of Broadstone's residents.
- Encouraging Broadstone to become a greener and more sustainable settlement.

As might be expected, no single collective view was expressed but rather a selection of views from across the spectrum, which might be roughly summarised as ranging between 'leave well alone' to 'something must be done'.

0.2.4 In general terms, those who offered their views, whether residents, visitors or workers, did so with a great deal of fondness for the place as it is - with its convenient shops, mature greenery and plentiful parks, busy community life and willing volunteers, suburban spaciousness and nurturing schools. Many could see that it lacked the richness of more diverse neighbourhoods, for instance in terms of street life, socio-economic mix, public realm, architecture or housing type and tenure. Most wished to see the best areas conserved and those under-performing improved, The Broadway being the standout example of the latter.

0.2.5 As a prosperous community, with a high proportion of retired residents, the importance of being able to get about easily by car is regarded as a priority. Car parking is a contentious issue but many consultees recognised that supply would always be exceeded by demand. Accessibility is a key issue for all ages within the community, and Broadstone's low density housing exacerbates this as walking distances to shops or schools are significant for the majority.

0.2.6 There was broad support for the draft Housing policies, including the suggestion that development should be focussed towards the village centre, and that opportunities should be taken to increase density where possible.

0.2.7 There was also support for retaining employment space within the village centre, which means that more housing here should not be at the expense of existing or future businesses, especially at ground floor level.

0.2.8 Broadstone's green spaces are very much appreciated and a significantly high level of support was given to the draft policies aimed at protecting, managing and enhancing such spaces. The contribution green spaces make to a person's well-being was recognised and valued.

0.2.9 Good connections to and from surrounding areas are clearly essential and Broadstone's road network, bus service and long distance cycle/footpath (the Castleman Trailway) are widely appreciated by local people despite frequent congestion at the roundabout and along The Broadway. It is recognised, however, that links between the Trailway and the Centre need to be improved. Maximising use of Broadstone Way for through traffic is seen as important by many if improvements to The Broadway are to be delivered.

0.2.10 All households in the ward, and some in neighbouring streets, were sent a leaflet in June 2015 asking them for their views on the draft policies and proposals for The Broadway. A number of local organisations were also contacted as were Planning officers at the Borough of Poole. Most residents supported the Plan Policies. Most residents supported improvements in The Broadway but were split in terms of the three design options presented. Officers at the Borough of Poole provided a helpful detailed response in both respects. The Policies and Structure of the Plan have been amended to reflect comments where appropriate and now include the provision for the development of a Masterplan for Broadstone.

0.2.11 Consultation events have been held at Broadstone Library, at St Johns Church Hall, at the Youth Centre on Moor Road and during Family Fun Days on Broadstone Recreation Ground.

0.2.12 The Forum's website <http://broadstoneneighbourhood.uk> was established as part of the process.

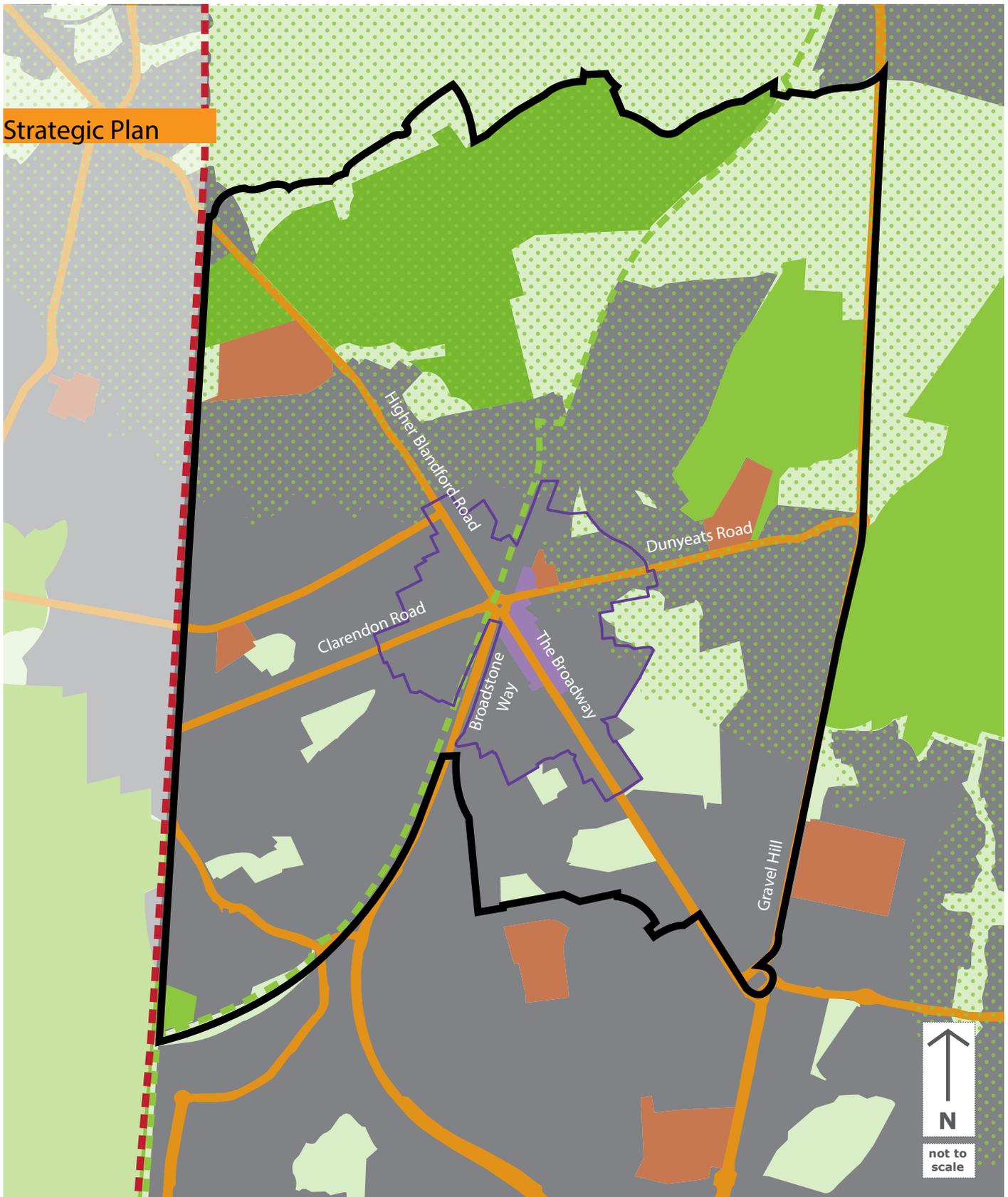


Fig. 0.4: The road network, Castleman Trailway, schools, protected heathlands and location of the village centre inform the overall strategy for The Plan.

Key

- |                                      |                       |                  |
|--------------------------------------|-----------------------|------------------|
| Neighbourhood Plan Area              | Main Road             | Borough Boundary |
| Castleman Trailway                   | Central Shopping Area | Developed Area   |
| Sensitive Heathland Constrained Zone | School                | Inner Zone       |
| Public Open Space                    |                       |                  |

## 0.3 How The Plan fits in to the Planning System

0.3.1 Neighbourhood Planning was introduced by the Government through the Localism Act 2011. Neighbourhood Plans must be in general conformity with higher level planning policy. Neighbourhood Plans must therefore align with the National Planning Policy Framework (NPPF) and local policy.

0.3.2 Broadstone is an important district centre and transport hub, and is expected to contribute towards Poole's need for new homes, 14,200 by 2033. However, the Local Authority has not specified a minimum number for Broadstone. Consequently, consultants AECOM were asked to carry out a Housing Needs Assessment (HNA) on behalf of the Forum (Appendix 5-4). This suggested a need for 729 - 779 housing units over the lifetime of the plan. The HNA also recognised that development is significantly constrained throughout the ward, and concluded it would be difficult to meet the identified housing need.

0.3.3 The Plan needs to be in general conformity with the Council's transportation strategies including the LTP3 which is a transport plan for Bournemouth, Poole and Dorset covering the period 2011 to 2026. Local Transport Plans are statutory documents setting the strategy for management, maintenance and development of the areas transport system. The promotion of alternative and more sustainable modes of transport, especially walking, cycling and public transport are discussed in the context of developing a masterplan for Broadstone (Section 1.3). In addition, there is reference to both walking and cycling in policy BP3.

0.3.4 Neighbourhood Plans must also conform to European Regulations on Strategic Environmental Assessment (SEA) and habitat regulations. To this end Broadstone Neighbourhood Forum has worked with the Borough of Poole to assess the need for a Strategic Environmental Assessment. No requirement for full SEA has been confirmed by Historic England, Natural England and the Environment Agency.

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## 0.4 How The Plan is Organised

0.4.1 The Broadstone Neighbourhood Plan is divided into four sections:

### Section 1: Broadstone: Past, Present & Future

The Past: outlines the historical development and emerging character of Broadstone

The Present: describes the built environment, green spaces, demographics, community assets and economy

The Future: discusses access, connectivity and movement and the need for a masterplan.

### Section 2: Sustainable Development & Key Issues

Sustainable Development – Definition and relationship to Plan structure

Key Issues

Core Objectives and Vision Statement.

### Section 3: Neighbourhood Plan Policies

Sets out the policies and relates them to the three strands of sustainable development.

### Section 4: Implementation and Monitoring

Contains a Monitoring Plan to ensure the policies of the Plan are delivered efficiently and effectively.

A Glossary of Terms to help explain technical and other terms used in the document.



Recent residential development on Grange Road