

SECTION 2:

Sustainable Development & Key Issues

2.1 Sustainable Development

Definition and Relationship to Plan Structure

2.1.1 Resolution 42/187 of the United Nations General Assembly defined sustainable development as “meeting the needs of the present without compromising the ability of future generations to meet their own needs”. This implies present populations need to live within the constraints set by the earth’s environmental resources. Failure to do so could result in a deterioration in the health of populations and a breakdown in the structures that contribute to the strength, stability and cohesiveness of society.

2.1.2 Pursuing sustainable development is at the heart of the National Planning Policy Framework (NPPF) and states that plan making and decision taking should be made with the aim of achieving sustainable development at a local level.

2.1.3 Sustainable development incorporates three inter-related components, namely: environmental, social and economic (Figure 2.1). It is the responsibility of Local Planning Authorities (LPAs) to ensure that all three components are balanced effectively. Planning policies are the starting point for decision making and it is essential that they embed positive environmental, social and economic benefits from development proposals in order to achieve a sustainable future.

2.1.4 This means seeking improvements in the quality of the built, natural and historic environment as well as improving people’s quality of life. There should therefore be gains in building design, including the replacement of poor design with high quality design; increases in biodiversity and the amenity value within a locality; promotion of job opportunities through the protection of, and increase in employment space; protection from natural risks such as flooding, and the provision of a balanced and high-quality housing stock with a wide range of choice in type of home.

2.1.5 Neighbourhoods have been encouraged by the Government to develop plans which support the strategic development needs identified within the Local Plan as well as positively support and shape development within their area. The Broadstone Neighbourhood Plan seeks to manage future development within the Plan area in a positive and supportive way so that the community, and the structures which support it, are sustainable for future generations. It is anticipated that careful implementation of its policies will bring about an overall improvement in the quality of both the natural and built environments, as well as enhancing residents’ well-being and overall quality of life.



Fig. 2.1: The Dimensions of Sustainable Development

2.2 Key Issues

2.2.1 During the preparation of this Plan residents expressed numerous concerns ranging from the provision and management of car parking to lack of suitable housing for the younger generation; from the poor quality of the public realm to the need to protect green space; from poor quality design to traffic congestion and pedestrian safety.

2.2.2 Two distinct groups of issues have been identified – those associated with transport, access and movement, and those related to sustainable development. The first group of issues has already been discussed in Section 1.4: Broadstone's Future. The second group of issues is associated with the need to promote and manage sustainable development, especially housing, within the context of Broadstone's green spaces, amenity, residential character, design, economic vitality and the well-being of residents. From this group, key issues have been identified for each of the three elements of sustainable development: environmental, social and economic.

Environmental Issues

2.2.3 There is an overwhelming interest amongst Broadstone's residents in ensuring Broadstone's green spaces are protected. Since 72% of the Plan area is protected already it raises the question as to whether there are any additional green spaces that could be protected, and if so, what would the most appropriate level of protection be? The benefits to the community arising from the protection of more green space also needs to be set against the requirement to provide housing.

2.2.4 The importance of wildlife corridors and the preservation of biodiversity should not be underestimated. The contribution to both amenity value and personal well-being is significant. Within the built environment gardens play a major role in contributing to the variety of plants and wildlife as well as to the overall character of the area. The use of windfall sites for housing can have a significant negative impact upon the movement of wildlife through an area as well as reducing the overall amenity value. There is a need therefore to ensure any proposed development at least preserves, but preferably enhances, biodiversity as well as conserving the connectivity of any wildlife corridor.

2.2.5 Two of the more significant environmental issues arising from the continued building of dwellings and extensions are the continued increase in energy use and a growing risk from surface run-off flooding. Broadstone has both the highest levels of energy consumption in Poole and the greatest number of properties at risk from flash flooding. Both issues need to be addressed if development is to be sustainable.

Social Issues

2.2.6 The evolving demographic for Broadstone is one of an increasing elderly population, and this has an impact upon the housing situation. Around 1,100 homes are occupied by a single person, the majority of whom are over the age of 65. The greater proportion of these homes are 3 and 4 bed properties creating a significant level of under-occupancy. It is important therefore to ensure an appropriate provision to enable downsizing to take place, as well as create flexibility within the housing market. Furthermore, there is an additional demand for smaller dwellings, whether for flats or mews style properties from the younger age groups. Balancing the housing stock is therefore an issue.

2.2.7 Residential character across Broadstone is quite variable, with some areas undergoing change through the building of extensions. This is especially the case in older bungalow areas such as Fontmell, Steepleton, Bognor and Cheam Roads. The creation of additional rooms by raising of ridge heights and the addition of dormer windows enables young families to grow with the dwelling. However, this reduces the availability of smaller properties for those elderly residents who wish to down size but do not wish to live in sheltered or specialist accommodation. Is it appropriate to protect specific areas from such development if, by doing so, it helps to meet demand, and increase flexibility and balance within Broadstone's housing-stock?

2.2.8 Accepting the need to supply sufficient dwellings to meet demand, the issue arises as to where the properties can be built. The most appropriate place for 3 and 4 bed properties, most likely to be occupied by young and working families, is outside the central area, while the most sustainable location for 1 and 2 bed properties is within the central area of Broadstone. The concentration of retail and other services within easy walking distance, together with good bus services, makes such a location highly desirable, especially for the elderly. There will inevitably be impacts upon the existing built environment as well as on amenity value. To what extent is it appropriate to demarcate specific areas of Broadstone for different housing types and how can the impacts best be managed to ensure there are positive outcomes from any new developments?

2.2.9 Extensions play a significant role in enabling the housing stock meet the changing needs of the community but there are potential impacts on the street scene as well as upon the character of local amenity features. It is important, that while such development should be supported, the benefits to the individual householder should be balanced against the needs of the local community. To what extent is it possible to manage the construction of extensions so that both the individual and the local community benefit? The issues revolve around design, the impact upon the street scene, landscaping and drainage.

Economic Issues

2.2.10 The primary shopping area of Broadstone, concentrated almost entirely along the Broadway, is an essential element in the life of Broadstone. Not only does it provide a variety of services including retail, restaurants and community facilities, but it acts as a significant source of employment and as a focus for functions such as the Christmas Parade. It is important therefore to maintain the economic viability of the centre and develop a centre that is full of vitality. The issues include retention of retail space and potential changes of use, the creation of additional employment opportunities, and the impact of potential increases in building height arising from the construction of much needed 1 and 2 bedroom flats. There is also a need to enhance the overall character of the area.

2.2.11 Broadstone’s residents enjoy a wealth of community activities operating from a variety of buildings and open spaces throughout the area. Several facilities are at risk should proposals for new developments come forward. It is important for both the cultural and physical health of the community that the variety of facilities is retained and this must be achieved in the context of sustainable development.

2.3 Vision Statement & Core Objectives

2.3.1 The key issues outlined in Section 2.2 represent the main challenges faced in meeting the need for additional housing while ensuring Broadstone's vision for the future is achievable. The vision, derived from responses to a values and expectations survey (Appendix 5.4 pages 4-5) sets out the long term strategic aim for the Neighbourhood Plan.

The Vision for Broadstone:

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.

2.3.2 However, without a coherent framework and an appropriate set of policies the Neighbourhood Plan cannot fulfil its strategic role. The issues would remain unresolved and the vision would be unattainable. By breaking the vision down into its separate components, for example, "a sustainable and attractive neighbourhood", "a strong sense of community", "a high level of satisfaction with their environment" and "a vibrant economy", and by referring to the key issues, a set of core objectives (Figure 2.2) can be identified which link back to the three strands of sustainable development.

Fig. 2.2: The Core Objectives underpinning the Plan

Core Objectives of the Neighbourhood Plan

1. Identify green spaces that meet criteria for designation of public open space and should be protected for their environmental benefit and/or importance to the local community.
2. Protect wildlife corridors and enhance biodiversity within the natural and built landscapes.
3. Secure high-quality design and energy efficient buildings and reduce surface run-off and mitigate against flood risk.
4. Meet the need for additional housing and create more flexibility within the housing stock.
5. Retain the character of Fairview Estate and provide wider choice for those wishing to downsize.
6. Encourage the most sustainable location for development of flats and mews style dwellings.
7. To help meet demand for larger dwellings from within existing housing stock.
8. Retain and improve retail and service offer in the primary commercial area of Broadstone and in so doing sustain and enhance the vitality of the centre.
9. Ensure Broadstone's social and cultural assets are not lost through development.

2.3.4 These core objectives provide a framework for the Neighbourhood Plan and enable relevant planning principles to be identified and so determine the most appropriate policy areas that need to be considered.

2.3.5 Delivery of these core objectives is through the application of specific policies. For any new development proposals, it is likely that more than one policy will be applicable. The relationship between the key issues, planning principles, core objectives and the relevant policies are summarised in Fig. 2.3.

2.3.6 In supporting sustainable development, the planning process can bring about improvements in design, character and amenity for the benefit of all. It can also encourage employment, enhance public space and protect green space and biodiversity.

Fig. 2.3: The Relationships between Key Issues, Planning Principles, Core Objectives and Policies

	Issue	Planning Principles	Core Objectives	Policy
Environmental	Several green spaces remain undesignated and unprotected. Should any be protected and how?	Enhance and improve places where people live. Contribute to conserving and enhancing the natural environment. Improve health, social and cultural well-being	Identify green spaces that meet criteria for designation of public open space and should be protected for their environmental benefit and/or importance to the local community	BP1 Designating Public Open Space BP 2 Protecting Lytchett Drive as Local Green Space
	How can wildlife and biodiversity be preserved and enhanced as housing density increases?	Secure a good standard of amenity within a built environment	Protect wildlife corridors and enhance biodiversity within the natural and built landscapes	BP3 Enhancing Biodiversity in Broadstone
	How can high energy consumption in Broadstone be reduced and how best to mitigate against flood risk?	Make the most efficient use of land – plot size, shape and aspect; use low carbon renewable energy technology; take account of flood risk and adopt natural drainage systems	Secure high-quality design and energy efficient buildings; Reduce surface run-off and mitigate against flood risk	BP4 Securing High Quality Design and sustainability
Social	How to ensure a continued provision of housing to meet the needs of the different generations and retain balance and flexibility?	Support sustainable development to deliver the homes needed. Seek to secure high-quality design and character	Meet the need for additional housing and create more flexibility within the housing stock	BP5 Balancing the Housing Stock
	Can special character areas be preserved and still retain wide choices and flexibility in housing supply?	Take account of different roles and character of different areas. Actively manage patterns of growth	Retain the character of Fairview Estate and provide wider choice for those wishing to downsize	BP6 Housing on the Fairview Estate
	Should the building of flats be focused on the central area of Broadstone? And if so, what would be the impact?	Encourage the effective use of land. Find creative ways to enhance and improve places. Always seek to secure high quality design and good standard of amenity	Encourage the most sustainable location for development of flats and mews style dwellings	BP7 Development principles for the central shopping area
	Can the increasing number of extensions be managed to ensure high quality design? What is the impact upon a locality in terms of drainage and loss of garden space	Seek to secure high-quality design. Take account of land prices and housing affordability Addressing housing need	To help meet demand for larger dwellings from within existing housing stock	BP8 Well-designed Extensions
Economic	How can the vitality of the primary shopping area of Broadstone be retained? How can retail and business space be preserved?	Promote mixed use developments and encourage multiple benefits from use of land in urban areas. Pro actively drive and support sustainable economic development	Retain and improve retail and service offer in the primary commercial area of Broadstone and in so doing sustain and enhance the vitality of the centre	BP9 Encouraging employment opportunities in the central shopping area
	Can the variety of community facilities, including sports provision, in Broadstone be protected against loss through development?	Support strategies to improve health, social and cultural wellbeing and deliver sufficient community and cultural facilities and services to meet local needs	Ensure Broadstone's social and cultural assets are not lost through development	BP10 Protecting Community Facilities in Broadstone



Shops on The Broadway