



POOLE QUAYS FORUM NEIGHBOURHOOD PLAN

BASIC CONDITIONS STATEMENT, UNDER THE NEIGHBOURHOOD PLANNING REGULATIONS 2012
(REGULATION 15) AMENDED 2 MAY 2016



INTRODUCTION

This statement has been prepared by ECA Community Interest Company to support the submission of the Poole Quays Forum Neighbourhood Plan Proposal.

Purpose

This Basic Conditions Statement has been prepared in accordance with Regulation 15(1) of the Neighbourhood Planning (General) Regulations 2012 which states that when a plan proposal is submitted to the Local Planning Authority, it must include a statement explaining how the proposed Neighbourhood Plan meets the requirements of paragraph 8, of Schedule 4B to the Town & Country Planning Act 1990. Paragraph 8(2) states:

A draft order meets the basic conditions if—

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

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g) prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

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

- Section One sets out how the plan complies with the National Planning Policy Framework outlining particular paragraphs in the NPPF that have been taken into consideration in the drafting of policies;

- Section Two sets out the Neighbourhood Plans contribution to sustainable development;
- Section Three sets out how the plan is compatible with other EU obligations
- Section Four is a summary of the findings of this report.

SECTION 1: COMPLIANCE WITH THE NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
|-----------------------------------|---|---|
| Whole Plan | <p>Core Principles: (Para 17) 1. Genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> <p>Para 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> <p>Para 16 – The presumption in favour of sustainable development has implications for neighbourhoods to develop plans that support strategic development set out in Local Plans.</p> <p>Para 184 – Neighbourhood Plans are powerful tools for local people. They should reflect the Local Plan policies and should not promote less development or undermine strategic policies.</p> <p>Para 185 –</p> | <p>The neighbourhood plan comprises policies which have been drafted to reflect local peoples vision for the area and empowered them. They are local policies of relevance to the neighbourhood plan area. The policies provide a practical framework in which to assess planning applications against.</p> <p>The NPPF provides a policy presumption in favour of sustainable development which is the golden thread running through both plan making and decision taking. In accordance with paragraphs 99, 109, 114 and 117, this Neighbourhood Plan seeks to protect and enhance Poole Harbour as a valued landscape of conservation interest, a Special Policy Area and a wetland of International Importance (Ramsar site).</p> <p>This neighbourhood plan includes a number of policies which seek to provide enhanced access to and biodiversity within existing and new open spaces, in accordance with the definition set out in the glossary of the NPPF, which defies Green Infrastructure as ‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.</p> |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
|-----------------------------------|---|--|
| | Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. | The plan reflects the needs of the business and residential community in the neighbourhood plan area itself; |
| Vision | Para 17 – Succinct local and neighbourhood plans should set out a positive vision for the future of the area. | <p>A clear vision is set out in the plan which has been subject to extensive consultation.</p> <p>This is a sustainable plan supporting employment, new housing and services together with a range of transport options, making it safer and attractive to travel on foot or by cycle and reducing the need to travel by car. It will make the centre of Poole a more attractive place to live, work and visit. It is in compliance with the relevant NPPF principles.</p> |
| PQF1: Public realm | <p>Core Principles: (Para 17)</p> <p>12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> | This policy seeks to create safe, attractive, high quality, inclusive and legible public realm. This will encourage more walking and cycling seeking to improve health. The civic open spaces will be upgraded to support and increase community and cultural events. It is in compliance with the relevant NPPF principles. |
| PQF2: Open spaces | <p>Para 73 – Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and wellbeing of communities. Assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space in the local area.</p> | Audits of open space provision were undertaken and the results are included in Appendix One. The open space strategy seeks to preserve and enhance existing open spaces and link these together with safe walking routes within the area and to other large spaces outside the area. It is therefore in compliance with Paragraph 73 of the NPPF. |
| PQF3: High quality design | <p>Core Principles (Para 17)</p> <p>4. Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of</p> | The Core principle is reflected in the 15 criteria of PQF3. It comprises a robust and comprehensive policy that confirms high quality development will be expected for the area. |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
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| | <p>land and buildings.</p> <p>Requiring good design (paras 56-58 – summarised) Good design is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>It is important to plan positively for the achievement of high quality and inclusive design for all development...” Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.</p> | <p>This includes the requirement to promote accessibility and deliver a safe built environment. It is therefore in compliance with Paragraph 17, 56-58 of the NPPF.</p> |
| <p>PQF4: Transport network investment and sustainable travel choice.</p> | <p>Core Principle 1 Building a strong, competitive economy (Paras 18-21 summarised) The government is committed to securing economic growth to create jobs and to ensuring the planning system supports economic growth. Local Planning Authorities should set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth.</p> <p>Para 58 (sub para 3) This states that Local and Neighbourhood Plans should support local facilities and transport networks.</p> <p>Para 156 states that LPA should set strategic priorities for the area in the Local Plan including homes, jobs, retail, leisure and commercial development, provision of infrastructure for transport, etc.</p> | <p>The policy supports managed traffic growth to assist in realising the economic growth in the town centre in a sustainable manner. It recognises that growth should be balanced with infrastructure which encourages safe pedestrian use of the streets in the town.</p> <p>The policy seeks a major shift in the way people travel but at the same time recognises the town centre is a priority area for economic regeneration. It supports efficient vehicular access into and out of the area to ensure that growth can take place as planned.</p> <p>PQF4 therefore seeks to support local facilities and transport networks and secure economic growth to create jobs. It is therefore in compliance with the relevant NPPF principles.</p> |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
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| PQF5: Walking, cycling, and public transport improvements | <p>Core Principle 4 Promoting Sustainable Transport</p> <p>(Paras 29-35 - summarised) Transport policies have an important role to play in facilitating sustainable development.</p> <p>LPAS should support a pattern of development, where it is reasonable to do so, that facilitates the use of sustainable modes of transport.</p> <p>LPAs should work with transport providers to development strategies for the provision of viable infrastructure necessary to support sustainable development.</p> <p>Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.</p> <p>(Para 36 - summarised) All developments which generate significant amounts of movement should be required to provide a travel plan.</p> | <p>The policy seeks to improve the pedestrian environment, cycle network, bus priority measures and associated infrastructure and to improve public transport connectivity to promote modal shift. It is therefore in accordance with principles contained in the NPPF which encourages such measures.</p> <p>The policy encourages a pattern of development which has regard to the green chain network on the Proposals Map., in accordance with NPPF policies.</p> <p>In accordance with paragraph 36 of the NPPF, Policy PQF5 requires major developments to provide a Travel Plan.</p> <p>PQF have worked with transport providers, which are members of PQF (More Bus, Yellow Bus, 'Business Travel Network') on the development of the policy and has reviewed implementation strategies which are realistic. Therefore it complies with the principles of the NPPF</p> |
| PQF6: Hamworthy Centre and Blandford Road | <p>Core Principles: (para 17) Para 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities, namely to be genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood</p> | <p>The Policy signposts a Development Brief prepared by AECOM to identify a number of design options that could come forward for the Hamworthy Local Centre. A number of key community members were involved in the brief and identified the preferred option. The policy therefore complies with the relevant Priorities in the NPPF, namely it identifies Hamworthy as a priority for regeneration,</p> |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
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| | plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency. | infrastructure provision and environmental enhancement and sets criteria, for local and inward investment. |
| PQF7: Hamworthy centre environmental improvements | <p>Core Principle: 1 Core Principles: (para 17)</p> <p>Planning should not simply be about scrutiny, but instead be a creative exercise in finding new ways to enhance and improve the places in which people live their lives.</p> <p>(para 21) Building a strong, competitive economy</p> <p>LPA's should</p> <ul style="list-style-type: none"> • identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; • set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; | <p>PQF7 proposes improvements to Hamworthy Local Centre and part of the site opposite and adjacent to the Co-Op retail store. Developing a parking strategy, greening the area and providing facilities for cyclists.</p> <p>Developing the Development Brief was a creative process led by a specialist team of master planners and included a number of workshops. The policy and development brief are therefore in compliance with the relevant priorities in the NPPF.</p> |
| PQF8: Creating a more vibrant High Street during the day and night | <p>1- Building a strong, competitive economy Para 19 (summarised)</p> <p>Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant</p> | PQF8 promotes the principles for building a strong, competitive economy and ensuring the vitality of the Town Centre is retained. It is a positive policy which supports economic growth through the planning system. It has been positively prepared and supports various initiatives by the |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
|---|---|---|
| | <p>weight should be placed on the need to support economic growth through the planning system.</p> <p>Ensuring the vitality of town centres Para 23 (summarised) Planning policies should set policies that make clear which uses will be permitted in such locations. Promote competitive town centres that provide customer choice and a diverse retail offer.</p> | <p>Council’s Town Centre Management team. The policy therefore complies with the relevant Priorities in the NPPF, namely Paragraph 23.</p> |
| <p>PQF9: The layout and appearance of Poole High Street</p> | <p>Core Principles: (para 17) 1. Be genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> <p>Para 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> | <p>The policy promotes a Masterplan approach for priority areas for public realm improvement. These areas have been identified working with the communities. Public input and engagement will continue as part of working up design solutions for key intersections.</p> <p>It is in compliance with the relevant NPPF principles.</p> |
| <p>PQF10: Creating a more vibrant Quay</p> | <p>Core Principles: (para 17) 12. Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p> <p>para 21 (summarised) Policies should be flexible enough to accommodate needs not</p> | <p>This policy seeks to support a diverse range of land uses to ensure that Poole Quay attracts a diverse range of people in the day and night and also during the winter months.</p> <p>This policy seeks to support cultural and leisure events and specifically supports innovative and flexible approaches to public realm management such as temporary uses.</p> |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
|---|---|--|
| | <p>anticipated in the plan and to allow a rapid response to changes in economic circumstances.</p> <p>Paras 58 and 69 (summarised) Create safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion.</p> | <p>It is in compliance with the relevant NPPF principles as it will create a safer and more accessible environment.</p> |
| <p>PQF11: The layout and appearance of Poole Quay</p> | <p>Core Principles: (para 17) 1. Be genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p> <p>Para 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> | <p>The policy seeks to retain and enhance the infrastructure to enable Poole Quay to function efficiently as a successful open space, public realm and tourist destination.</p> <p>The policy promotes a master plan approach to ensure that a safe and accessible environment is maintained and enhanced.</p> <p>The Policy signposts a Development Brief prepared by AECOM to identify a number of design options that could come forward for Poole Quay. A number of key community members were involved in the brief and identified the preferred option.</p> <p>This demonstrates that the policy is in compliance with the relevant NPPF principles.</p> |
| <p>PQF12: Partnership working</p> | <p>Core Principles: (para 17) Be genuinely plan led empowering local people to shape their surroundings with succinct local and neighbourhood plans setting out a positive vision for the future. They should provide a practical framework within which decisions on</p> | <p>Policy PQF12 promotes joint working with interested parties to ensure they are actively involved in shaping proposals for the PQF area and suggests that these should include master plans, development briefs, maintenance and management plans.</p> |

| Neighbourhood Plan Section/Policy | Relevant NPPF Core Principle/Paragraph | Summary/Conclusion – how the plan has had regard to the NPPF |
|-----------------------------------|--|--|
| | <p>planning applications can be made with a high degree of predictability and efficiency.</p> <p>Para 1 – Introduction The NPPF provides a framework for local people to produce their own distinctive Local and Neighbourhood Plans, which reflect the needs and priorities of their communities.</p> <p>Para 184 Neighbourhood Planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.</p> <p>Pre-application engagement and front loading Paras 188-191 states that early engagement has a significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Local authorities should also, where they think this would be beneficial, encourage applicants who are not already required to do so by law to engage with the local community before submitting their applications. The more issues that can be resolved at pre-application stage, the greater the benefits.</p> | <p>The Policy was prepared in consultation with key community members who were involved in the brief and identified the preferred option. It was the subject to a specific a piece of work and report in 2015 looking at partnership working. This is included in the Appendix 7.</p> <p>This demonstrates that the policy is in compliance with the relevant NPPF principles.</p> |

SECTION 2: THE NEIGHBOURHOOD PLANS CONTRIBUTION TO SUSTAINABLE DEVELOPMENT

Paragraph 8(2)(d) of the TCPA states as follows:

“The making of the Neighbourhood Plan contributes to the achievement of sustainable development”

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

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

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

| Neighbourhood Plan Policy | Social | Economic | Environmental | Contribution to Sustainable Development |
|---------------------------|--------|----------|---------------|--|
| PQF1 | ** | ** | ** | <i>Policy will improve levels of social interaction for pedestrians, by creating safer and more legible streets and spaces. This will reduce the need to travel by car and therefore improve the environment.</i> |
| PQF2 | ** | ** | ** | <i>Policy will improve levels of social interaction for pedestrians by creating more attractive open spaces. Improvements to public realm can be linked to private inward investment which will improve the economic well being of this urban area. The policy supports biodiversity and green infrastructure.</i> |
| PQF3 | ** | * | *** | <i>The policy promotes high quality design which will make the area more attractive to live and work in and visit. This will improve levels of social interaction, economic investment and the quality of the environment.</i> |
| PQF4 | *** | * | **** | <i>The policy will provide additional opportunities for walking, cycling and using public transport. It will improve social interaction and free up highway land for further economic development. There will be an improvement to the environment in terms of the appearance of the area and how it functions. By</i> |

| Neighbourhood Plan Policy | Social | Economic | Environmental | Contribution to Sustainable Development |
|---------------------------|--------|----------|---------------|---|
| | | | | <i>encouraging means of transport, other than the car, there is potential to reduce air pollution adjacent to Poole Harbour.</i> |
| PQF5 | ** | * | ** | <i>This policy promotes walking, cycling and use of the bus which will improve social interaction and the quality of the environment.</i> |
| PQF6 | *** | *** | *** | <i>This policy seeks to provide better quality community uses, thereby improving social interaction. It supports the regeneration of vacant sites which will enhance the economy within this area and also enhance the poor quality environment.</i> |
| PQF7 | ** | ** | ** | <i>This policy seeks to provide better quality community uses, thereby improving social interaction. It supports the regeneration of vacant sites which will enhance the economy within this area and also enhance the poor quality environment.</i> |
| PQF8 | *** | *** | ** | <i>This policy seeks to support a diverse range of land uses which will improve the economic and social well being of the High Street. This will improve the overall environment of Poole High Street</i> |
| PQF9 | ** | *** | ** | <i>This policy will improve the layout and appearance of the High Street with a master plan approach. This will improve the economic prospects of existing shop keepers, landlords and market stall holders, preserving the High Street which is important to the social well being of the area. The master plan will include proposals which will improve the environment.</i> |
| PQF10 | *** | ** | * | <i>This policy will improve levels of social interaction for pedestrians, by creating a safer and more legible space. It promotes a range of landuses, which will improve economic prospects of existing and new businesses.</i> |
| PQF11 | *** | * | *** | <i>Policy will improve levels of social interaction for pedestrians and visitors by creating a safer and more legible space. The implementation of a master plan will improve the quality of the environment considerably.</i> |
| PQF12 | **** | * | * | <i>Policy will improve levels of social interaction by promoting partnership working.</i> |

SECTION 3: CONFORMITY WITH THE STRATEGIC POLICIES OF THE DEVELOPMENT PLAN

Paragraph 8(2)(e) of the TCPA states as follows:

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

The Poole Core Strategy was adopted in 2009 and sets out the vision, broad principles and spatial approach for development in Poole for the period 2006-2026. It contains eight strategic objectives (Chapter 4:29-33), as follows:

- SO1: To transform and revitalise the town centre of Poole
- SO2: To meet Poole's housing needs and provide the right homes in the right places
- SO3: To nurture economic prosperity
- SO4: To promote safe, sustainable and convenient access
- SO5: To provide better life opportunities and improved quality of life for all
- SO6: To deliver high quality, distinctive and self-reliance places
- SO7: To protect our natural environment
- SO8: To address climate change.

The Core Strategy policies help to deliver the key outcomes of the strategic objectives. A delivery framework sets out how the key outcomes will be delivered and a monitoring table shows indicators, targets and milestones against which the Local Planning Authority will measure the success of the Plan.

The relevant strategic policies against which the Neighbourhood Plan policies have been identified as follows:

Core Strategy:

- PCS1: Principal Locations for Economic Investment.
- PCS5: Broad Locations for Residential Development
- PCS6: Affordable Housing
- PCS10: Revitalising the Town Centre – General

PCS11: The Regeneration Area
PCS14: The Lower High Street
PCS15: Access and Movement
PCS16: The East-West Bournemouth-Poole (A35) Corridor
PCS19: Other Prime Transport Corridors and Main Routes
PCS20: Accessible and Inclusive Places
PCS21: LAA Outcomes and Target Areas
PCS22: Local Centres
PCS23: Local Distinctiveness
PCS25: Self Reliant Communities
PCS26: Delivering Locally Distinctive, self-reliant places
PCS27: Safer Communities
PCS29: Poole Harbour SPA and Ramsar Site
PCS31: Sustainable Energy – General
PCS32: Sustainable Homes
PCS33: Environmental Performance of Commercial Buildings
PCS34: Flood Risk
PCS36: Joint Working
PCS37: The Role of Developer contributions in shaping places

Delivering Poole's Infrastructure (2012)

IN1: Poole's Infrastructure Delivery

(A) The Framework (B) Infrastructure Delivery in the Regeneration Area

Site Specific Allocations & Development Management Policies DPD (2012)

Site Specific Policies

SSA7: The Regeneration Area – Urban Design

Additional design criteria to apply across the Regeneration Area.

SSA8: The Regeneration Area – Infrastructure

Identifies the approach to critical components of flood defence, strategic road network and affordable housing.

SSA9: The Regeneration Area – Land between Poole Bridge and Twin Sails Bridge

Additional area specific design criteria.

SSA10: The Regeneration Area – Land on the Hamworthy side of the Backwater Channel

Additional area specific design criteria.

SSA11: Lagland Street

Identifies the area as able to accommodate small scale infill development.

SSA13: Land at Lifeboat Quay

Identifies the remainder of the former Asda site as appropriate for mix of hotel and office development.

SSA14: Former East Quay Depot and Quay Thistle Hotel

Identifies the site for replacement hotel and office development.

SSA22: Local Centres – Priorities for Investment

Four priority local centres including Hamworthy, identified in the Core Strategy Policy PCS22 which will be subject to Design Briefs.

SSA23 Hamworthy – Redevelopment Site

Allocates the site for comprehensive redevelopment for a mix of uses to reinforce the role of the local centre.

DM1 Design**DM3 (B) Shopping**

The table below is a summary of the policy objectives and the LPA findings from assessment of the Neighbourhood Plan policies against relevant Core Strategy strategic policies.

| Neighbourhood Plan Policy | Policy objectives | Relevant Strategic Policies of the Local Development Plan | How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan |
|---------------------------|---|---|---|
| Vision | <p>“To encourage high quality, sustainable regeneration which impacts positively on the lives of residents, workers and visitors and integrates successfully with both the physical and social fabric, whilst respecting the scale, character and heritage of the neighbourhood.”</p> | <p>PCS23: Local Distinctiveness PCS25: Self Reliant Communities PCS26: Delivering Locally Distinctive, self-reliant places</p> <p>In addition, the following Site Specific Policies are relevant to the Vision:</p> <p>SSA7: Regeneration Area Urban Design. DM1: Design</p> | <p>The vision seeks to promote a sustainable community and deliver a high quality distinctive and self-reliant place within the Poole Quays Forum Neighbourhood Area.</p> <p>This conforms with PCS23 which expects proposals to compliment Poole’s character and Policy PCS23(B) which seeks to preserve and enhance heritage assets, views and settings of landmarks.</p> <p>It conforms with policy PCS25 which seeks to deliver places which offer high quality locally distinctive environments.</p> <p>It conforms with SSA7 which supports development within the regeneration area and specifically SSA7(i) which requires development to relate to the human scale of existing development and relationship with the old town.</p> <p>It conforms with DM1(iv) in particular which requires proposals to respond to Layout and Connectivity.</p> |
| PQF1: Public Realm | <p>Requires new development and infrastructure to positively contribute to a safe, attractive, high quality, inclusive and legible public realm that supports the local character and encourages social interaction.</p> | <p>PCS10: Revitalising the Town Centre PCS11: The Regeneration Area PCS14: The Lower High Street PCS21: LAA Outcomes and Target Areas</p> | <p>PQF1 seeks to revitalise the Town Centre seeking public realm improvements for Poole Quay, the High Street, Hamworthy and Poole Old Town.</p> <p>Policy PQF1 therefore conforms with PCS10 and confirms that the town centre (which is within the PQF area) is the most suitable location for major developments. It conforms with PCS11 (ii) which seeks to deliver a public quayside between and adjacent to the two bridges.</p> |

| Neighbourhood Plan Policy | Policy objectives | Relevant Strategic Policies of the Local Development Plan | How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan |
|---------------------------|---|--|---|
| | | PCS22: Local Centres PCS23: Local Distinctiveness PCS25: Self Reliant Communities PCS26: Delivering Locally Distinctive, self-reliant places PCS27: Safer Communities SSA7: Regeneration Area Urban Design. | |
| PQF2: Open space | <p>Policy that identifies 10 existing open spaces for improvement in which the Forum wish to pursue masterplans in conjunction with the Council and relevant partners.</p> <p>The Policy also seeks to ring-fence 25% of CIL contributions raised in the PQF area to be spent on the 10 open spaces and Poole Quay & High Street. The policy also sets some design criteria for some of these spaces.</p> | PCS10: Revitalising the Town Centre - General PCS11: The Regeneration Area PCS14: The Lower High Street PCS21: LAA Outcomes and Target Areas PCS22: Local Centres PCS23: Local Distinctiveness PCS25: Self Reliant Communities PCS26: Delivering Locally Distinctive, | <p>PQF2 seeks to protect and improve the natural environment by increasing the quantity of green links and create accessible attractive places in accordance with Policy PCS23 and PCS25.</p> <p>The Forum is entitled to benefit from 25% of the CIL levy arising from the development that takes place in the area to improve a range of facilities including open spaces. Local consultation would enable the community to identify and comment further on options for the design of the open spaces when they come forward for improvement.</p> <p>Policy PQF2 conforms with PCS11 (ii) which seeks to deliver a public quayside between and adjacent to the two bridges.</p> <p>Policy PCS37 (iv) (a) confirms that Priority locations for</p> |

| Neighbourhood Plan Policy | Policy objectives | Relevant Strategic Policies of the Local Development Plan | How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan |
|---|--|--|---|
| | | self-reliant places PCS27: Safer Communities PCS37: The role of Developer Contributions in Shaping Places. | the use of developer contributions include the regeneration area which is within the PQF Neighbourhood Plan Boundary, the policy is therefore in accordance with this. |
| PQF3: High quality design | Design policy that expects all new development within Poole and within the PQF to contribute positively, conserve, respond to, promote, deliver, analyse, create, enable, safeguard and incorporate a range of design criteria. | SSA7, SSA, SSA9, SSA10, SSA11, SSA13, SSA14, SSA22 and SSA23. PCS23: Local Distinctiveness PCS25: Self Reliant Communities PCS26: Delivering Locally Distinctive, self-reliant places PCS27: Safer Communities | The policy seeks to improve the quality of design and deliver high quality, attractive, inclusive, accessible development. It merges a diverse range of elements against which development proposals are to be assessed. It conforms to Policy PCS23(B) which seeks to preserve and enhance heritage assets, views and settings of landmarks. Good design is at the heart of the Neighbourhood Plan as it seeks to achieve the highest quality development on strategic sites in accordance with the following policies: SSA7, SSA, SSA9, SSA10, SSA11, SSA13, SSA14, SSA22 and SSA23. |
| PQF4: Transport network investment and sustainable travel choices | The policy supports delivery of walking, cycling and bus infrastructure, improved access to Poole railway station and safer routes to school. It promotes the best use of existing transport routes and sustainable travel. It requires the Council to safeguard | Strategic Objective 4 PCS15 | PQF4 promotes the use of travel plans to assist in managing traffic growth and promoting modal shift, in accordance with Strategic Objective 4 of the Core Strategy. PQF4 is also in full compliance of policy PCS15 which seeks to plan and manage access and movement in a |

| Neighbourhood Plan Policy | Policy objectives | Relevant Strategic Policies of the Local Development Plan | How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan |
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| | <p>routes for walking, cycling and public transports. It promotes development within a hierarchy that prioritises pedestrians.</p> <p>The policy encourages Transport Assessments to be submitted in line with thresholds in government guidance and submission of Travel Plans to enable modal shift in travel.</p> | | <p>positive manner. In particular Policy PCS15(iii) which seeks to manage road space in order to improve the quality, reliability, safety and attractiveness to the private car, in particular walking, cycling and public transport.</p> |
| <p>PQF5: Walking, cycling, and public transport improvements</p> | <p>The policy states that planning permission will be permitted for proposals along sustainable transport corridors, provided that they are designed to support the pedestrian, cycle and bus priority network identified in the proposals map as the “green chain network” and “white corridors” and improving connections to Poole Rail Station by enhancing direct routes to and from the station and bus services to and from Poole’s Park & Ride sites.</p> | <p>PCS15</p> | <p>PQF5 is in full compliance with policy PCS15 which seeks to plan and manage access and movement in a positive manner in particular, PCS15(iii) which seeks to manage road space in order to improve the quality, reliability, safety and attractiveness to the private car, in particular walking, cycling and public transport.</p> |
| <p>PQF6: Hamworthy Centre and Blandford Road</p> | <p>The policy sets out the preferred use classes for the redevelopment of sites in the heart of Hamworthy Local Centre including community uses, retail uses A1-A3 and a new medical centre.</p> | <p>PCS22 PCS23 SSA22 SSA23</p> | <p>The policy is therefore in conformity with PCS22(C) which supports an uplift in the quality, vitality, diversity and success of Hamworthy local centre and PCS23 which seeks to create local distinctiveness.</p> <p>This is also in compliance with Policy SSA22 which identifies Hamworthy Centre as a priority for investment and Policy SSA23 which sets out the need for a</p> |

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| | | | comprehensive redevelopment of 243-249 Blandford Road, Hamworthy. |
| PQF7: Hamworthy centre environmental improvements | The policy encourages four main environmental enhancements including a new free short-term parking strategy for shoppers, cycle facilities, green infrastructure and street furniture and lighting. | PCS22 PCS23 SSA22 SSA23 | <p>The policy will contribute to an uplift in the quality, vitality, diversity and success of Hamworthy local centre and is therefore in conformity with PCS22(C) on Hamworthy Centre. It is in conformity with PCS23 which seeks to create local distinctiveness.</p> <p>This is also in compliance with Policy SSA22 and SSA23 which identify Hamworthy Centre as a priority for investment.</p> |
| PQF8: Creating a more vibrant High Street during the day and evening | This policy seeks to improve the security, vitality and viability of the High Street and neighbouring areas by encouraging change of use of ground floor retail units to other non-residential uses. Through the policy, it proposes and encourages ways to address challenges for this area; mixed use for sites off the High Street, reuse of vacant retail units for residential or office use, supporting temporary uses and events and encouraging the review of car parking arrangements to encourage people to use the Town Centre. | PCS10 PCS14 PCS20 | <p>The policy will contribute to safe urban environment, more homes in sustainable/accessible places, reduced deprivation.</p> <p>The Policy therefore conforms with Core Strategy policies PCS10 which seeks to revitalise the town centre and identifies it as the most suitable place for major developments which generate large numbers of trips and street-based activities.</p> <p>It conforms with policy PCS14 which supports the change of premises to alternative uses which promote evening and daytime vitality.</p> <p>The Policy conforms to policy PCS20 which states that the Council will work with community groups to deliver accessible places.</p> |

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| PQF9: The layout and appearance of Poole High Street | This policy encourages partnership working with the Council and Town Centre Management Group to develop a Master plan for Poole High Street. The policy objectives for the Master plan are to ensure external spaces are better suited for setting out stalls and seating, improving accessibility, creating focal points, creating shared surfaces, public realm improvements, particularly to enhance the character and appearance of the conservation area including shop fronts, signage and facades; and street trees as part of increasing green infrastructure. | PCS10 PCS20 PCS23 | <p>The policy seeks to contribute to the creation of a distinctive, attractive, safe urban environment, attracting different age groups. The policy promotes self-sufficient communities in terms of functions and facilities, reduced deprivation in the worst affected areas, higher footfall and patronage of local shops and services, improvements in the public realm and enhancement of the Town Centre’s Heritage. The Policy therefore conforms to policy PCS20 which states that the Council will work with community groups to deliver accessible places.</p> <p>The policy conforms with Policy PCS23 (Biii) in particular which states that proposals should demonstrate how they enhance townscape quality, character and vitality of the area.</p> |
| PQF10: Creating a more vibrant Quay | This policy encourages a range of proposals to enhance the daytime and off-peak experience for visitors to the Quay including supporting events and temporary uses on the quayside; avoiding dead frontages on ground floor facades and supporting reuse of sites on the Quay for mixed use development, seeking to prevent anti-social behaviour by enforcing breaches of planning conditions. | PCS20 PCS23 | <p>PQF10 conforms with Policy PCS20 as it seeks to deliver Poole Quay as an accessible place, which is inclusive to all individuals.</p> <p>The policy seeks to improve the vitality of the Quay and therefore conforms to PCS23 (B) (ii) because it promotes development on Poole Quay which respects the historic environment.</p> |
| PQF11: The layout and | This policy seeks partnership working with the Council and Poole Tourism on the | PCS20 PCS23 | PQF11 conforms with Policy PCS20 as it seeks to deliver Poole Quay as an accessible place, which are inclusive to |

| Neighbourhood Plan Policy | Policy objectives | Relevant Strategic Policies of the Local Development Plan | How the Neighbourhood Plan conforms with the Relevant Strategic Policies of the Local Development Plan |
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| appearance of Poole Quay | production of a design brief and masterplan to enhance Poole Quay as a high quality visitor destination, promoting public realm enhancement and shared space with timed vehicular access to the Quay. It proposes spaces for outdoor events, access and servicing arrangements for businesses, retaining those features that enable Poole Quay to function as public open space. It promotes opportunities for preservation and enhancement of existing public art including Caro's "Sea Music" sculpture | PCS36 DM1 | all individuals. PQF11 conforms with PCS23 because it promotes local distinctiveness. More specifically PCS23 (B) (ii) because it promotes development on Poole Quay which respects the local heritage. PCS36 (iv) states that the Borough will work with a variety of partners to raise the profile of Poole Town Centre. PQF11 conforms with DM1 (vii) which recognises the benefits of public art. |
| PQF12 Partnership working | The policy promotes partnership working with interested parties to shape proposals for the PQF area including creation of master plans and development briefs, working with highway authority, maintenance and management plans to ensure public realm is protected, requiring the LPA to direct applicants to discuss pre-application and applications to the Forum and consult with the Forum in relation to draft Heads of Terms under s.106 | PCS21, PCS36 PQF37 | PQF12 conforms with PCS21 which prioritises Poole Old Town for investment. PQF12 conforms with PCS36 (iv) because it raises the profile of Poole Town Centre. PQF12 conforms with Policy PQF37 because it supports the use of developer contributions in making better places and promoting active communities. |

SECTION 4: COMPLIANCE AND COMPATIBILITY WITH OTHER EU OBLIGATIONS

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

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

Neighbourhood Plans do not require SA (Planning Advisory Service, 2015) because they are not Local Plans or Development Plan Documents (DPDs) as defined by the 2004 Act. PAS suggest that Strategic Environmental Assessment under the EU regs may be required, depending upon the content of the Neighbourhood Plan. The Plan was subject to SEA screening in April 2015 and undertaken by the LPA which concluded that the Plan would have no significant effect upon the European Site. The three statutory bodies were consulted and corroborated this conclusion.

The Plan policies have been amended in the months prior to Submission and in order to ensure that the SEA screening report was relevant for the Neighbourhood Plan published for Regulation 15 Submission, an updated SEA screening report, incorporating an HRA was produced by the Borough of Poole on 14th April 2016 and is currently awaiting response from the three statutory bodies. The report concludes that:

The same quantity and scale of development would take place with or without the Neighbourhood Plan. It will simply provide guidance on material considerations relating to the design, siting and changes of land use. The screening for SEA has shown no significant environmental effects as a result of the Plan, as such it is concluded that the Neighbourhood Plan does not require a full SEA to be undertaken.

In accordance with the Habitats Regulations, Borough of Poole as the competent authority has undertaken an HRA Screening Assessment of the Poole Quays Forum Neighbourhood Plan. It is concluded that Neighbourhood Plan will not give rise to any likely significant effect on any European protected sites either in isolation or in-combination with other plans and programmes.

SECTION 5: SUMMARY

This is a sustainable plan, which promotes the regeneration of the Town Centre and brownfield sites as well as walking, cycling and public transport as alternative means of transport. This plan will assist the Borough of Poole in mitigating adverse impacts of development, as set out in the Poole Core Strategy Sustainability Appraisal. Section 61 of The Conservation Habitats and Species Regulations, 2010 requires the competent authority, in this case the Borough of Poole, to make an appropriate assessment of the implications of a Neighbourhood Plan on the conservation objectives of a European site, namely the Poole Harbour SPA.

PQF has worked with the Borough of Poole to assess whether a Sustainability Appraisal for the Neighbourhood Plan would be required. This work has established that it is not considered necessary or proportionate to prepare a Sustainability Appraisal on the grounds that:

- This plan does not allocate new sites for development. (In the case of Hamworthy Centre, these brown field sites are already allocated in the Core Strategy);
- Proposals for improvements to the Hamworthy waterside path have taken account of the detailed findings of the Regeneration Area HRA and the Environmental Impact Assessment in respect of adverse impacts relating to pollution/ run-off arising from improved paths;
- This plan seeks to improve air quality by reducing reliance on the car and promoting alternative means of transport.

A neighbourhood plan which meets Central Government criteria can be put to a referendum. This report confirms that the Poole Quays Forum Neighbourhood Plan meets these basic conditions, because:

- It is in general conformity with Development Plan policies, as contained in the adopted Poole Core Strategy (2009), Poole Site Specific Allocations and Development Management Policies (2012) and other supplementary planning documents and guidance, most notably the 'Poole Town Centre Supplementary Planning Document Adopted December 2015', Planning and Urban Design Guidance for the Central Area of Poole, 2004;
- It seeks to preserve or enhance the character or appearance of the Poole Town Conservation Area, listed buildings and their setting;
- It is in accordance with policies contained within the National Planning Policy Framework (NPPF) and also National Planning Policy Guidance (NPPG), and European Planning Guidance;
- It is based on a sound and robust evidence base;
- It reflects the needs of the business and residential community in the neighbourhood plan area itself;
- It is a sustainable plan supporting employment, new housing and services together with a range of transport options, making it safer and attractive to travel on foot or by cycle and reducing the need to travel by car. It will make the center of Poole a more attractive place to live, work and visit.