



Draft Broadstone Neighbourhood Plan Public Consultation

Do you live or work in Broadstone?

Are you interested in the future of Broadstone?

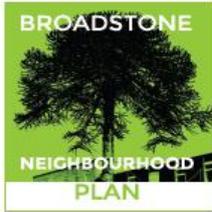


We would like your comments on the draft Broadstone Neighbourhood Plan which would help shape future development in Broadstone.

This leaflet provides an overview of the draft neighbourhood plan which contains a vision for Broadstone and ten planning policies.

Find out more and comment online at www.poole.gov.uk/broadstoneplan

The consultation closes at midnight on Friday 22 December 2017.



Draft Broadstone Neighbourhood Plan Public Consultation

How could neighbourhood planning affect you?

Neighbourhood planning gives local people a right to become directly involved in developing their own planning policies to help shape their local area.

The Broadstone Neighbourhood Forum, established in 2013, has been engaging with people who live and work and do business in Broadstone to develop a key planning document for Broadstone, known as the 'draft Broadstone Neighbourhood Plan'. The plan will be used to guide development proposals and to decide planning applications in the Broadstone ward area.

The government have placed statutory obligations on councils to support communities in making their neighbourhood plans. As part of these obligations, councils must run a public consultation on draft neighbourhood plans for six weeks, to gather the views of local people.

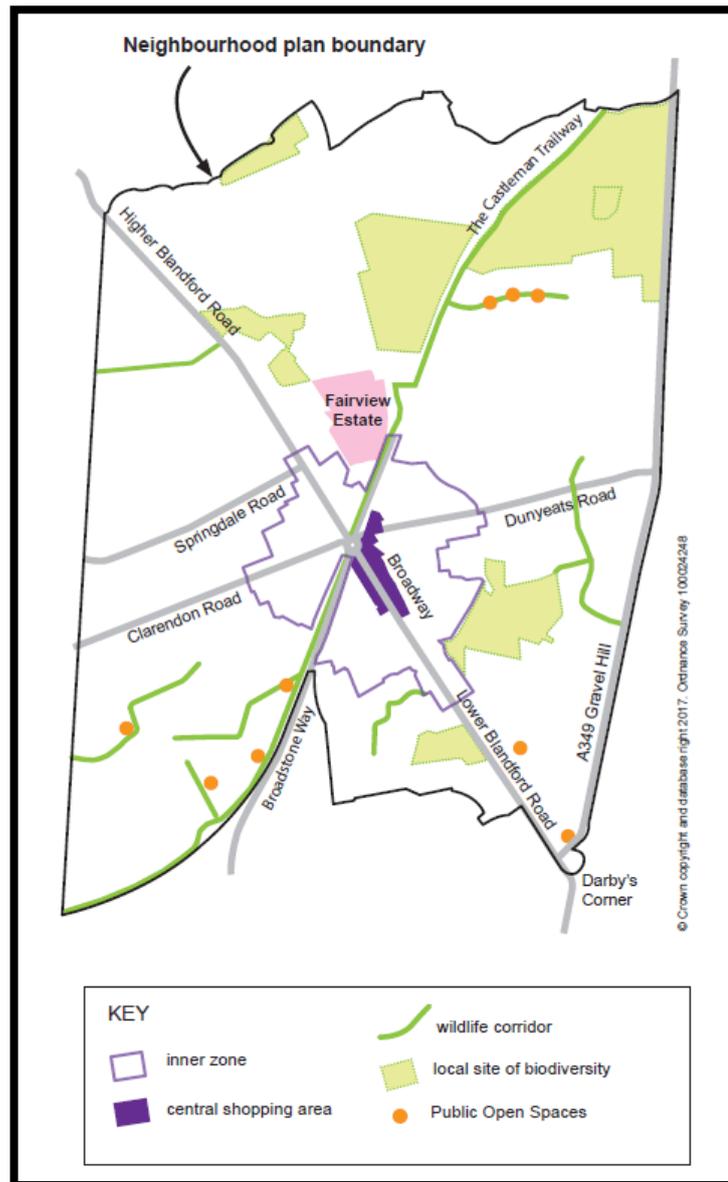
The council is now inviting people who live, work or carry on business in Broadstone to comment on this draft neighbourhood plan.

Find out more and comment online at www.poole.gov.uk/broadstoneplan.

The plan proposes a vision for Broadstone in the future:

"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".

Broadstone neighbourhood plan area



Summary of policies

Policy BP1: Designating public open spaces

The following areas are formally designated as public open space (see *figs. 3.1 & 3.2 in the [full neighbourhood plan](#)*):

- Woodland between 384 and 386 West Way
- Open space in Lychett Drive/ Tadden Walk
- Woodland next to Lychett Drive
- Open space in Okeford Road
- Open space in Greenhayes
- Open space linking Merriefield Avenue and Greensleeves Avenue

Policy BP2: Protecting Lytchett Drive local green space

'The Green' in Lytchett Drive is formally designated as local green space (see *figs. 3.1 & 3.2*) in the [full neighbourhood plan](#)) to protect it from development, other than in special circumstances.

Policy BP3: Enhancing biodiversity in Broadstone

New development should demonstrate that it would conserve or enhance biodiversity to protect domestic green areas and their connectivity to wildlife corridors (*as shown on figs 3.1, 3.2 & 3.3* in the [full neighbourhood plan](#)), including retaining soft landscaping, trees and private outdoor space. It should encourage walking and cycling to improve air quality for wildlife.

Policy BP4: Securing high quality design and sustainability

Any new dwellings should have access to safe and usable outdoor space; employ energy-efficient design principles to minimise the need for artificial lighting, heating and cooling. Proposals should incorporate renewable energy technology and measures to minimise water use and maximise the use of natural drainage features.

Policy BP5: Balancing the housing stock

New residential development is encouraged in Broadstone, but with smaller one and two bedroomed dwellings in the *Inner Zone* (defined as '*within 5 mins walk of the central Broadstone area*' – see *fig 3.4*) and family-sized housing in the outer zone.

Policy BP6: Housing on the Fairview Estate

Proposals to extend bungalows by increasing the ridge height will be resisted on the Fairview Estate – see *figure 3.5*, to retain its special character, and provide a stock of accommodation suitable for older people, or for those who wish to downsize.

Policy BP7: Development principles for the central shopping area of Broadstone

Development should be designed to contribute positively to the character of Broadstone, improve the shopping area to ensure that public spaces are attractive for users. No new proposed development should exceed 4 storeys.

Policy BP8: Well-designed extensions

Extensions, including loft conversions, will be supported where they are designed to integrate with the existing building and reflect the prevailing pattern of development in the street scene; retain important gaps and preserve light; outlook and privacy to neighbouring dwellings. In Broadstone's conservation areas (CA) extensions must be able to demonstrate how they preserve or enhance the CA.

Policy BP9: Encouraging employment opportunities in the central shopping area

This supports new retail, leisure and office development in the central area to encourage opportunities for local employment and, to resist proposals for 'change of use' of existing ground floor commercial premises to residential use.

Policy BP10: Protecting community facilities in Broadstone

This protects and resists the loss of existing community and public sporting facilities in Broadstone providing guidance on where loss may be acceptable, e.g. where facilities of equal or greater community value can be secured in the local area.

Where can I read more about the plan?

As this leaflet provides an overview of the plan, you are encouraged to find out more and read the full plan proposal and view the evidence documents supporting the plan on the council's consultation page at www.poole.gov.uk/broadstoneplan.

Paper copies of the full plan are available and can be inspected during normal opening hours at:

- Borough of Poole Planning Reception, Civic Centre, Poole, Dorset, BH15 2RU
- Broadstone Library, 10 Story Lane, Broadstone, Dorset, BH18 8EQ
- Poole Central Library, Dolphin Centre, Poole, Dorset, BH15 1QE

We would like to hear your views on the draft plan. Please comment via the [online survey](#) or complete a paper copy of consultation form, available at the above locations and return the form to:

Broadstone Neighbourhood Plan Consultation
Planning Policy Team
FREEPOST RTKL-UYRB-SAXB
Borough of Poole
BH15 2RU

The closing date for comments is **midnight on Friday 22 December 2017**.

If you have any enquiries, please contact Rebecca Landman in the Planning Policy Team on 01202 633321 or email planning@poole.gov.uk

Next steps:

- Following this consultation, the draft neighbourhood plan and all written comments received by the council will be sent to an independent planning examiner, who will evaluate the plan, consider the public's written responses and make recommendations *in a Report* to the council.
- If the council agrees with the Report's recommendations, the final statutory stage is a government-funded local referendum open to Broadstone ward residents.
- If the referendum returns a majority vote in favour of the neighbourhood plan, then the council must adopt it. It would then form part of the statutory Local Development Plan for Poole and be taken into account when planning decisions are made for future development proposals in Broadstone.

