

SECTION 4:

Implementation & Monitoring

4.1 Supporting Poole Local Plan

4.1.1 The ultimate purpose of the Neighbourhood Plan is to ensure that the future development of Broadstone is not only sustainable but also contributes positively to the delivery of the vision set out in Section 2.3.1. As part of the statutory Development Plan for the Borough of Poole the Neighbourhood Plan will also support the strategic policies in the Poole Local Plan (Figure 4.1).

Poole's 7 Strategic Policies	<i>BP1</i> Management & Protection of Green Spaces	<i>BP2</i> Protecting Lytchett Drive Local Green Space	<i>BP3</i> Enhancing Biodiversity in Broadstone	<i>BP4</i> Securing High Quality Sustainable Design	<i>BP5</i> Balancing Housing Stock	<i>BP6</i> Housing on the Fairview Estate	<i>BP7</i> Development Principles for the Primary Shopping Area of Broadstone	<i>BP8</i> Well-designed Extensions	<i>BP9</i> Encouraging Employment Opportunities in the Primary Shopping Area of Broadstone	<i>BP10</i> Protecting Community Facilities in Broadstone
1. Transform & Revitalise Poole Town Centre*	—	—	—	—	—	—	—	—	—	—
2. Meeting All Housing Need					●	●	●	●		
3. Poole's Economy Remains Strong & Continues to Grow					●		●		●	
4. Enhance & Better Connect Poole's Network of Strong, Healthy & Active Communities	●	●	●	●	●	●	●	●	●	●
5. Enhancing the Outstanding Natural Setting and Built Environment of Poole	●	●	●	●			●	●		
6. Promoting Sustainable, Safe and Convenient Access**	●		●	●	●		●		●	
7. Protecting Poole from the Challenges of Climate Change	●			●				●		

* Not applicable as Broadstone is a district centre and not part of Poole Town Centre.

** The Masterplan will promote higher levels of accessibility and alternative forms of transport to the car.

Fig. 4.1: Relationship between Policies of Poole Local Plan and the Neighbourhood Plan.

4.1.2 It is therefore important that the Neighbourhood Plan policies are implemented efficiently and effectively. This is the role of the Local Planning Authority as the decision maker responsible for evaluating planning applications. However, the Neighbourhood Forum will be expected to contribute to that process working in partnership with key stakeholders to ensure any significant development proposals that come forward are consistent with the Neighbourhood Plan. It will also be a responsibility of the Forum to ensure that robust consultation with the local community is undertaken as part of the managed development of the plan area.

4.1.3 For the Neighbourhood Forum the most critical role is the monitoring of the Neighbourhood Plan policies to assess their performance or effectiveness. It is essential to determine whether the core objectives and overall aim of the Plan are being met. To be of any value the monitoring process needs to be based upon targets and indicators of achievement.

4.2.4 If, over the given time-period, it can be demonstrated delivery of the expected outcomes is falling significantly short of the set targets then it will be necessary to review the situation to discover why the issue has arisen and to make any changes to the policy or the delivery process. It is vital monitoring, and the responses to that monitoring, enable the Plan to be a constantly evolving document delivering the vision for Broadstone.

4.2.5 In addition, as part of the Development Plan for Poole, the Neighbourhood Forum will, in partnership with the Local Planning Authority, publish regular monitoring reports. These will provide up to date information on the delivery of the policies and the extent to which the targets have been met. These will be available to view on the Neighbourhood Forum's website:

BroadstoneNeighbourhood.uk

4.2 Monitoring

4.2.1 Indicators of achievement need to be readily identifiable, measurable and meaningful. They should show the desired direction of change anticipated from the implementation of a policy as well as reflecting the benefit expected.

4.2.2 While some policies may have a single outcome, as is the case with BP1, for example, most policies are likely to have more than one outcome. This could make monitoring too complex for it to have any real value, hence the decision to focus on no more than two key outcomes for each policy. These should be specific, measurable, achievable, realistic and deliverable within a set timescale (SMART).

4.2.3 The Monitoring Plan, set out in section 4.3, states the expected key outcome(s) for each policy, how the key outcome(s) will be delivered and by whom, what the indicators of achievement are and finally, what the monitoring targets are.

4.2 Monitoring Plan

NP Policy	Key Outcomes	Objectives	Delivery
BP1 Management & Protection of Green Spaces	To protect specific sites that are currently not designated as public open spaces	To identify and designate sites suitable for designation as public open spaces	Immediately on the adoption of the Neighbourhood Plan at Full Council following a successful referendum
BP2 Protecting Lytchett Drive Local Green Space	To give an informal open space long term protection for the benefit of the local community	Lytchett Drive informal open space is designated as a Local Green Space	Immediately on the adoption of the Neighbourhood Plan at Full Council following a successful referendum
BP3 Enhancing Biodiversity in Broadstone	Well-designed private amenity space that preserves significant landscape features, eg trees, retains connectivity of wildlife corridors and enhances biodiversity	To deliver developments that retain key natural environmental features such as wildlife corridors and the enhancement of biodiversity	Through the planning process as part of development management and where appropriate with applications accompanied by a biodiversity appraisal
BP4 Securing High Quality Sustainable Design	New buildings incorporate energy efficient design features, utilise natural drainage features to reduce surface runoff flood risk, and include greywater recycling	To deliver developments that address the issues of energy and water usage and reduce surface runoff flood risk, ie that are addressing climate change	Through the planning process as part of development management
BP5 Balancing Housing Stock	A wider variety of housing types sited in the most appropriate locations offering greater flexibility and choice with a safer environment and a qualitative improvement in urban design	Delivering high quality, distinctive, safe housing with greater choice and flexibility to meet the needs of all age groups	Through the planning process as part of development management
			Preparation of a Characterisation Study and Management plan for Broadstone
BP6 Housing on the Fairview Estate	Fairview Estate retains its character of small bungalows suitable for the elderly and with no changes to ridge heights	Retaining the character of the Fairview Estate as an area of small bungalows in a sustainable location suitable for the elderly	Through the planning process as part of development management

Responsibility	Indicators	Targets
Borough of Poole Council	The Neighbourhood Plan is 'made'	Decision is made at the first Full Council meeting following a successful referendum
Borough of Poole Council	The Neighbourhood Plan is 'made'	Decision is made at the first Full Council meeting following a successful referendum
Developers/Agents/ Local Planning Authority	% of applications fulfilling conditions a) and b) and where appropriate c) and d)	100% of applications approved meeting the relevant criteria
Developers/Agents/ Local Planning Authority	% of applications fulfilling all policy requirements a) to e)	100% of applications approved meeting all the policy criteria
Developers/Agents/ Local Planning Authority	Applications demonstrate appropriateness of locations and demonstrate due consideration given to defensible design	100% of applications demonstrate due consideration of criteria regarding location and defensible design
Broadstone Neighbourhood Forum	Publishing of Characterisation Study and Management Plan	Published by the end of 2018
Developers/Agents/ Local Planning Authority	% Applications for alterations/ extensions do not involve raising of ridge heights	100% of applications for alterations/ extensions approved on the Fairview Estate do not involve raising of ridge heights

Monitoring Plan continued

NP Policy	Key Outcomes	Objectives	Delivery
BP7 Development Principles for the Primary Shopping Area of Broadstone	Qualitative improvement in the design and character of the primary shopping area with the potential for improved public realm	Delivering high quality and distinctive design which respects and improves upon existing design features to create a more attractive centre	Through the planning process as part of development management
BP8 Well-designed Extensions	Extensions which harmonise with the main building and respect the prevailing pattern of the street scene and amenity of neighbouring properties	Ensuring extensions are designed to a high standard and do not have a negative impact on the street scene or neighbouring amenity	Through the planning process as part of development management
BP9 Encouraging Employment Opportunities in the Primary Shopping Area of Broadstone	Existence of a vibrant mixed use central area full of vitality and opportunity	Encouraging development of retail and business in the central area to create a safe and vibrant economic centre full of opportunity	Through the planning process as part of development management
BP10 Protecting Community Facilities in Broadstone	To maintain or improve existing community facilities for the social and economic well-being of the Broadstone community	All community facilities, including sports facilities are retained in existing buildings or locations, and if not, are provided with alternative new facilities	Through the planning process as part of development management
Masterplan	Broadstone has a safer, well connected and accessible central area full of vitality with high quality public realm that residents and visitors can enjoy	Improving connectivity for pedestrians and cyclists, reducing traffic congestion and pedestrian/ vehicle conflict yet maintaining parking provision	Partnership working to create an acceptable masterplan for Broadstone

Responsibility	Indicators	Targets
Developers/Agents/ Local Planning Authority	% Applications for development adopting all development principles	100% of applications approved adopting all development principles
Developers/Agents/ Local Planning Authority	% Applications that meet all the criteria and respect the overall character of the area as set out in the Character Study and Management Plan when published	100% of applications approved adopt the relevant criteria and respect the overall character of the area as set out in the Character Study and Management Plan when published
Developers/Agents/ Local Planning Authority	% Applications for additional floor space which maintain or increase employment opportunities	100% of applications approved for additional floor space either maintain or increase employment opportunities
	% Applications for change of use which demonstrate full and proper marketing has taken place for at least 12 months	100% of approved applications for change of use demonstrate full and proper marketing has been carried out over a minimum of 12 months
Developers/Agents/ Local Planning Authority	% Applications meeting all criteria set out in the policy	100% of approved applications meet all the criteria set out in the policy

Broadstone Neighbourhood Forum in partnership with Local Planning Authority, Local Highways and Transportation Authority, Broadstone Chamber of Trade, Private Developers, Broadstone Residents	The adoption by Borough of Poole Council of a Masterplan following widespread public consultation	Masterplan for Broadstone published by the end of 2019
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A steam train passing through Broadstone Station (photo provided by Mr Sansom)

SECTION 5 & Appendices

- 5.1 Glossary of Terms
- 5.2 References

Appendices (all separate documents)

- 5.3 Evidence Base
- 5.4 Housing Needs Assessment (2017)
- 5.5 Consultation Statement (2017)
- 5.6 Consultation Statement appendices
- 5.7 List of Statutory Consultees, Forum Members and Organisations represented
- 5.8 Health Check (2017)
- 5.9 Screening for SEA (2017)
- 5.10 Basic Conditions Statement (2017)

5.1 Glossary of Terms

Amenity space	Private or public outdoor space with a range of uses
Broadstone	The Ward boundaries in 2015
Core Strategy	Poole Core Strategy 2009
Green corridor	A linear soft landscape (narrow or broad) often linking multiple landholdings
Good development	Development that is well-designed and supports the objectives of The Plan
Higher density	Generally, above the average densities found in Broadstone's residential areas (10-25 dwellings per hectare). Specifically, not greater than 50dph unless design quality and other benefits allow.
Parking management	Strategy tailored to relieve local car parking pressures by managing the space available
Masterplan	a programme for positive change in a defined area produced by local people assisted by trained facilitators
Mosaic	Socio-economic categories as identified by Experian
Private green spaces	Generally residential gardens or privately-managed green spaces
Public realm	All land and space between private plots that are available, without charge, for everyone to see, use and enjoy, including streets, squares and parks
Stepping stones	Pockets of habitat that, while not necessarily connected, facilitate the movement of species across otherwise inhospitable landscapes.
Sustainable development	Making effective use of natural resources, Enhancing the environment, Promoting social cohesion and inclusion, and Strengthening economic prosperity
Wildlife corridor	A route for wildlife, often linking green spaces and typically through private gardens
The Broadway	From Broadstone Way roundabout to Ridgeway
The Village	Broadstone
Under-developed	Land that could be more intensively-developed in a sustainable manner
Village Centre	The commercial and community heart of Broadstone

5.2 References

- i. Poole Core Strategy 2009 - BoP
- ii. Characterisation Study April 2010 – BoP
- iii. Setting Green Infrastructure Standards for Poole – BoP 2011
- iv. Broadstone Ward Profile – BoP 2016
- v. Site Specific Allocations and Development Management SPD – BoP 2012
- vi. Parking and Highway Layout in Development SPD – BoP 2011
- vii. Our Streets and Spaces: Part 1 The Strategy – 2012 BoP
- viii. Area Bus Map - 2015
- ix. Poole Footpath Map - 2011
- x. Area Cycle Map – Poole/Bournemouth/Christchurch 2014/15
- xi. Broadstone Conservation Areas Character Appraisal and Management Plan – BoP 2010
- xii. National Planning Policy Framework – DCLG 2012
- xiii. Nationally Described Space Standard – DCLG March 2015
- xiv. Regeneration to enable growth: A toolkit supporting community-led regeneration - DCLG 2012
- xv. Guidelines on Effective Community Involvement and Consultation: RTPI Good Practice Note 1 2005
- xvi. Quality Places SPD - Eastleigh Borough Council 2011
- xvii. The Urban Place Supplement - Essex County Council and Essex Planning Officers Association 2007
- xviii. Interim London Housing Design Guide – Mayor of London 2010
- xix. London Streetscape Guidance – Mayor of London 2009
- xx. Bournemouth Dorset Poole Local Transport Plan 3 2011
- xxi. Poole Local Plan: Pre Submission Draft - July 2017

BoP = Borough of Poole

Historical maps referenced from visionofbritain.org.uk
Ordnance Survey topographical map referenced from Bing Maps
Aerial views referenced from Google Earth / Google Maps

Useful websites:
www.locality.org.uk

