

BROADSTONE NEIGHBOURHOOD DRAFT PLAN



Photograph courtesy of McCarthy and Stone

APPENDIX 5.10: BASIC CONDITIONS STATEMENT – SEPTEMBER 2017

Broadstone Neighbourhood Plan

Basic Conditions Report

Prepared by: Dorset Planning Consultant Ltd, on behalf of Broadstone Neighbourhood Forum

Plan period: 2013A2033

Date of report: September 2017

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1. Introduction

When a neighbourhood plan proposal is submitted to the local planning authority, it needs to be accompanied by a statement, known as the basic conditions statement, which explains how:

- the plan meets the legal requirements in terms of its contents and coverage
- the plan has had appropriate regard to national policy and is in general conformity with the strategic policies in the development plan for the area
- the plan will contribute to the achievement of sustainable development, is compatible with EU obligations, and would not be likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

2. Legal Requirements

Has the draft plan been submitted by a qualifying body?

The draft plan is submitted by Broadstone Neighbourhood Forum.

Poole Borough Council Cabinet [minutes](#) of 12 February 2013 record the designation of the Broadstone Neighbourhood forum as a relevant body for the purposes of planning within the boundaries of the neighbourhood area set out in their application (covering Broadstone ward, as shown on Map 1), and the approval of the same area, for the purposes of neighbourhood planning. The Forum will remain a qualifying body until 23 February 2018, and a further application has been made to renew this designation.

Does the proposed neighbourhood plan state the period for which it is to have effect?

Yes – The Broadstone Neighbourhood Plan makes clear in section 0.1.4 and in the plan's title that it is intended to cover the period 2013 A 2033.

Is what is being proposed a neighbourhood development plan making provision in relation to land or sites in the Neighbourhood Plan Area?

Yes A the Neighbourhood Plan proposal relates to planning matters (the use and development of land) and its policies relate to the designated Neighbourhood Plan area or parts thereof.

Do any of the policies relate to excluded development?

The policies are contained in section 3 of the plan and cover:

- BP1 + BP2 Management & Protection of Green Spaces
- BP3 Enhancing Biodiversity in Broadstone
- BP4 Securing High Quality Sustainable Design
- BP5 Balancing the Housing Stock
- BP6 Housing on the Fairview Estate
- BP7 Development Principles for the Central Shopping Area of Broadstone
- BP8 WellAdesigned Extensions
- BP9 Encouraging Employment Opportunities in the Central Shopping Area of Broadstone
- BP10 Protecting Community Facilities in Broadstone

The Neighbourhood Plan policies do not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or development that falls within Annex 1 to Council Directive 85/337/EEC.

Do any of the policies extend beyond the neighbourhood area or cover an area where there is a neighbourhood development plan already in place?

No A the Neighbourhood Plan policies relate only to Broadstone ward (which is the designated Neighbourhood Plan Area) and to no other area.

There are no other neighbourhood plans relating to the Neighbourhood Plan Area or adjoining land within Poole Borough or Corfe Mullen in East Dorset.

Map 1 – Neighbourhood Plan Designated Areas (map as contained in the submission draft)

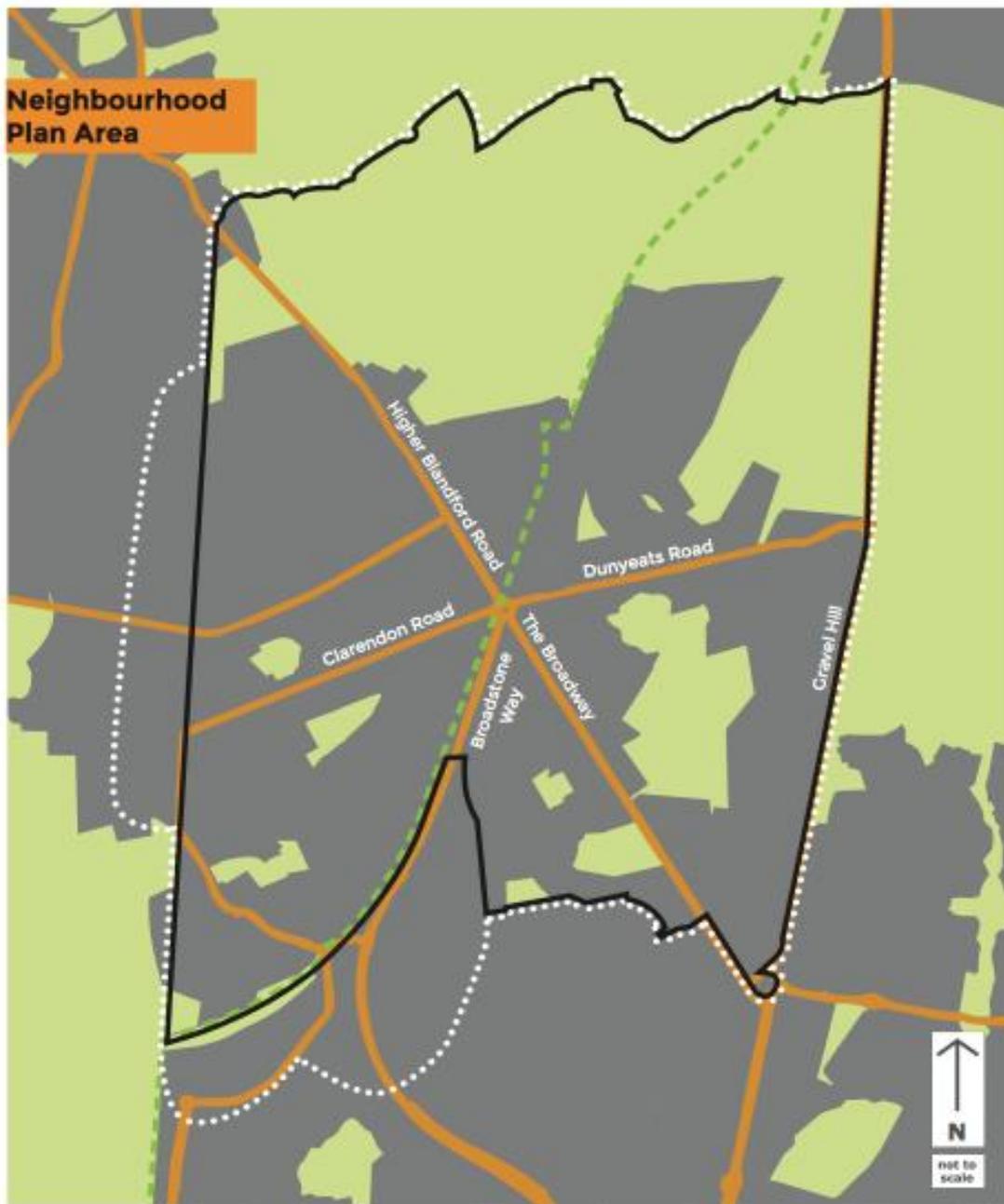


Fig. 0.2: Broadstone's distinctive radial road pattern focuses on the village centre and helps to sub-divide the ward in to a number of segments, each with their own character.

Key

- | | |
|--|--|
|  Developed Area |  Broadstone Ward Boundary / Neighbourhood Plan Area |
|  Green Areas |  Consultation Area |
|  Main Roads | |
|  Castleman Trailway | |

3. Consideration of National and Strategic Policies

The Neighbourhood Plan must have regard to national policy and guidance from the Secretary of State and be in general conformity with the strategic policies of the development plan that covers the area.

The following conformity assessment summarises how the Neighbourhood Plan relates to the relevant national planning guidance and strategic development plan policies.

National Planning Policy and Guidance

National planning guidance comes primarily from the published National Planning Policy Framework (2012), but where appropriate reference is made to the online National Planning Policy Guidance (NPPG) and Ministerial Statements.

The NPPG makes clear that in considering whether a policy is in general conformity, a view should be taken on whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with, and the degree, if any, of conflict and the rationale and evidence to justify that approach.

The Development Plan for the Neighbourhood Plan area

The statutory documents that set the planning strategy, policies and site allocations for a local authority area are [listed](#) on their website by Poole Borough Council as:

- Poole Core Strategy A adopted February 2009
- Poole Site Specific Allocations and Development Management Policies A adopted April 2012
- Delivering Poole's Infrastructure A adopted April 2012
- Poole Local Plan First Alteration Saved Policies A adopted March 2004
- Proposals Map
- Minerals and Waste Local Plan A adopted 1999
- Minerals Strategy A adopted May 2014
- Waste Local Plan A adopted June 2006

At the time of writing this report (August 2017) progress was also being made on the Poole Local Plan 2013A2033, with a preSubmission draft plan published for an 8 week consultation starting 31 July 2017.

National Planning Guidance recognises that not every policy in a Local Plan is strategic and strategic policies are not always labelled as such. The guidance recommends that “A local planning authority should set out clearly its strategic policies in accordance with paragraph 184 of the National Planning Policy Framework and provide details of these to a qualifying body and to the independent examiner.”

The policies in the adopted 2009 Core Strategy have been confirmed by Poole Borough Council (in an email dated 21 August 2017) as the main strategic policies plan relevant to Broadstone Neighbourhood Plan at the current time. The Council has also confirmed that there are no site allocations in the Broadstone Area, and advised that the Development Management policies should also be considered as potentially strategic in the context of the Neighbourhood Plan. Consideration has also been given to the emerging policies in preSubmission draft of the Poole Local Plan, to help minimise any conflicts between policies in the neighbourhood plan and those in the emerging Local Plan.

The following table considers each policy in turn, against the relevant national and local policies for that particular topic.

At the end of the neighbourhood plan there is also a table that includes the proposed policies of the neighbourhood plan and how the Forum consider these align to the emerging strategic objectives of the Local Plan (as per the 2017 preSubmission draft).

Neighbourhood Plan policy		
<p>BP 1: Designating public open spaces</p> <p>A. The following additional sites are designated to be protected as Public Open Space:</p> <p>(i) Location 2 ? Woodland in West Way, the eastern boundary of which abuts property No.384 West Way and the western boundary of which abuts property No.386 West Way</p> <p>(ii) Location 3 ? Lytchett Drive/Tadden Walk open space</p> <p>(iii) Location 5 ? Woodland in Lytchett Drive, the western boundary of which abuts No.2 Lytchett Drive</p> <p>(iv) Location 6 ? Okeford Road open space</p> <p>(v) Location 7 ? Greenhays open space</p> <p>(vi) Locations 10?12 ? the open space linking Merriefield Avenue and Greensleeves Avenue, creating a significant wildlife corridor.</p> <p>The location and boundaries of each site are shown on Figure 3.1.</p> <p><i>Figure 3.1 includes in orange shading 'Additional Public Open Space designated under BP1'.</i></p>		
Assessment of general conformity		
<p>Para 3.1.9 explains that six sites not currently designated a public open space were found to be of sufficient environmental quality and amenity value to be designated. This protection ensures the designated sites will continue to enhance their immediate locale, provide for wildlife and contribute positively to the quality of life and well-being of residents. The policy therefore identifies additional areas for such protection and the relevant sites are shown on Figure 3.1 (the Proposals Map). Evidence underpinning and justifying their designation is provided in the supporting evidence.</p> <p>This policy aligns with both national policy and the relevant policy in the adopted Development Management plan that establish the need to protect important public open spaces that are of value to the community, and these are summarized below. On this basis, no conformity issues are apparent.</p>		
Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Promote healthy communities (NPPF paras 69B78)</p> <p>Promote opportunities for social interaction. Determine what open space, sports and recreational provision is required and safeguard existing facilities unless there is a surplus or equivalent or better provision made.</p>	<p>Poole Site Specific Allocations and Development Management Policies</p> <p>DM 9: Green Infrastructure and Biodiversity</p> <p>Proposals for development that would result in the loss of public open space or urban greenspace, as shown on the Proposals Map, will not be permitted except:?</p> <p>i. On Public Open Space:?</p> <ul style="list-style-type: none"> • Where replacement open space of an equivalent or greater area and value is 	<p>Policy PP24 (Open space and allotments):</p> <p>(2) Protecting existing open space</p> <p>Proposals for development that would result in the loss of open space and/or allotments will not be permitted unless it can be demonstrated that:</p> <p>(a) replacement open space of an equivalent area and value is provided in a suitable location to meet the needs of the catchment population;</p> <p>(b) the space is surplus to requirements given the Council's Open Space Needs Assessment; or</p> <p>(c) the development is ancillary to the use of the space and retains or</p>

<p><i>NB further guidance is given specifically on Local Green Space designations</i></p>	<p>provided in the same locality; or</p> <ul style="list-style-type: none"> • There is an overriding requirement for the development for essential community purposes. 	<p>enhances its recreational function. The Council encourages local communities in the preparation of neighbourhood plans to designate new open spaces and formally define existing open spaces that are important assets to the local community.</p>
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Neighbourhood Plan policy

BP 2: Protecting Lytchett Drive Local Green Space.

A. The Green in Lytchett Drive is designated as Local Green Space as a community asset. The site boundary is shown in Figure 3.1 (and 3.2 and inset)

B. Proposals for development that would result in any loss of the Lytchett Drive Local Green Space will not be permitted other than in very special circumstances where there is an overriding requirement for the development for essential community purposes.

Figure 3.1 includes in dark green shading the ‘Designated as Local Green Space’

Assessment of general conformity

The overarching policies (summarized below) allow for the designation of Local Green Spaces, and the specific requirements set out in the NPPF have been met as evidenced. The policy reflects the NPPF statement that rules out new development other than in very special circumstances, and provides additional guidance regarding such circumstances (where there is an overriding requirement for the development for essential community purposes). On this basis, no conformity issues are apparent.

Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Promote healthy communities (NPPF paras 69B 78) Local communities should be able to identify for special protection green areas of particular importance to them by designating land as Local Green Space, and to rule out new development other than in very special circumstances. They should be capable of enduring beyond the end of the plan period. The designation should only be used where the green space: – is in reasonably close proximity to the</p>	<p>Poole Site Specific Allocations and Development Management Policies DM 9: Green Infrastructure and Biodiversity Public Open Space and Urban Greenspace Proposals for development that would result in the loss of public open space or urban greenspace, as shown on the Proposals Map, will not be permitted except:? i. On Public Open Space:? • Where replacement open space of an equivalent or greater area and value is provided in the same locality; or</p>	<p>Policy PP24 (Open space and allotments): (2) Protecting existing open space Proposals for development that would result in the loss of open space and/or allotments will not be permitted unless it can be demonstrated that: (a) replacement open space of an equivalent area and value is provided in a suitable location to meet the needs of the catchment population; (b) it can be demonstrated that the space is surplus to requirements through a robust and up to date assessment of need with specific consideration given to the Council’s Open Space Needs Assessment; or</p>

<p>community it serves;</p> <ul style="list-style-type: none"> – is demonstrably special to a local community and holds a particular local significance; and – is local in character and is not an extensive tract of land. <p>Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.</p>	<ul style="list-style-type: none"> • There is an overriding requirement for the development for essential community purposes. ii. On Urban Greenspace:? • Greenspace of an equivalent or greater area and value is provided in the same locality; or • Its use is complementary to the function of the greenspace. 	<p>(c) the development is ancillary to the use of the space and retains or enhances its recreational function. The Council encourages local communities in the preparation of neighbourhood plans to designate new open spaces and formally define existing open spaces that are important assets to the local community, though they may be too small to be shown on the Policies Map.</p>
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Neighbourhood Plan policy

BP 3: Enhancing Biodiversity in Broadstone.

A. New development in Broadstone should be well designed and demonstrate that it conserves or enhances biodiversity having regard to the wildlife corridors and stepping stones illustrated in Figure 3.3, natural features and character of the area by:

- (i) Retaining soft landscaping, wildlife corridors and trees that form a significant feature in the area and contribute to biodiversity
- (ii) Where appropriate, making provision for private outdoor amenity space and design features which preserve and improve the connectivity of wildlife corridors
- (iii) Incorporating measures which encourage walking and cycling

B. Proposals for new development which would affect biodiversity should be accompanied by a Biodiversity Appraisal which demonstrates how these features are to be protected and how adverse impacts are to be mitigated.

Figure 3.1 includes in green lines indicating the 'Wildlife Corridors'

Assessment of general conformity

The policy aligns with the general national and locally defined approach to protecting and seeking opportunities to enhance biodiversity (as summarized below) and encouraging walking and cycling. Although it is broadly similar to the existing and proposed strategic policies, it does add to these policies by identifying the significant wildlife corridors that exist (and these are shown for inclusion on the Proposals Map and an explanation of how these were identified is provided in the supporting evidence). On this basis, no conformity issues are apparent.

Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
Conserve and enhance the natural environment (NPPF paras 109B125)	Poole Site Specific Allocations and Development Management Policies DM 1: Design	Policy PP23 Green infrastructure New development should protect and strengthen the green infrastructure network by:

<p>Minimise impacts on biodiversity, including the loss of irreplaceable habitats and harm to protected species, and provide net gains in biodiversity where possible. Identify, protect and promote the restoration and re-creation of priority habitats, ecological networks and priority species populations. If significant harm cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused. Avoid the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss. Opportunities to incorporate biodiversity in and around developments should be encouraged.</p>	<p>Proposals should contain an assessment of the natural features of a place The design solution should articulate how new planting has been incorporated to support wildlife and thereby contribute to biodiversity Development proposals which result in the loss of protected or unprotected trees that make a significant contribution to the character of the area will be resisted. DM 9: Green Infrastructure and Biodiversity <i>Green Infrastructure & Green Corridors</i> Development proposals will be expected to facilitate improved links to footpaths, cycleways, bridle paths in accordance with Policy DM 7: Accessibility and Safety and the links shown on the Proposals Map. <i>Biodiversity</i> Natural features and processes distinctive to Poole’s environment will be protected in the interests of supporting biodiversity and for the social, economic and environmental benefit of the community. New development and the management of existing sites should have regard to the ecological variety and value of biodiversity within the surrounding environment and seek ways to incorporate measures to include and enhance biodiversity within a site.</p>	<p>(a) enhancing and connecting cycling and walking provision to local open spaces and the coast; (b) connecting together and enrich biodiversity and wildlife habitats; (c) improving connections, green corridors and links between different components of the green infrastructure network; and (d) contributing to the delivery of strategic green infrastructure projects. Policy PP32 Biodiversity and Geodiversity Proposals for development that affects biodiversity, and any sites containing species and habitats of local importance must: (a) demonstrate how any features of nature conservation and biodiversity interest are to be protected and managed to prevent any adverse impact; (b) seek opportunities to enhance biodiversity; and (c) incorporate measures to avoid, reduce or mitigate disturbance of sensitive wildlife habitats throughout the lifetime of the development. New development should seek to incorporate ecologically sensitive design features for biodiversity as appropriate. (2) Biodiversity appraisal A biodiversity appraisal should be submitted where there are protected or important species and habitat features within the site or adjacent to it demonstrating how the integrity of the features will not be adversely affected by development. The appraisal should demonstrate how a ‘Net Gain’ for biodiversity will be achieved as a result of the development. Policy PP34 A safe, connected and accessible transport network (1) New Development Proposals for new development will be required to: (a) maximise the use of sustainable forms of travel; (c) contribute positively to the retention and creation of attractive, safe and accessible places and the provision of safe, convenient pedestrian and cyclist routes</p>
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Neighbourhood Plan policy

BP 4: Securing High Quality Design and Sustainability.

A. Proposals for new development should encourage high quality and demonstrate where appropriate, that it adheres to the following sustainable design principles:

(i) Defensible design* to ensure: (*create spaces which the occupiers of adjacent buildings can exercise effective supervision and control to encourage a sense of ownership of space)

(a) The layout should consider:

- Residents’ safety and amenities
- Access to communal space for dwellings that do not have an individual amenity space
- Where appropriate, planting of replacement trees
- The provision for usable external amenity space** including landscaped gardens, patios, terraces or balconies (**Amenity space does not include provision for car parking)
- Where balconies are an integral part of the design they should be of a minimum size, generally not less than 1.5m depth in one usable length to accommodate chairs and a small table.

(b) In all cases, adverse impacts on residential amenity should be minimised.

(ii) Sustainability:

- (a) Minimise the need for artificial lighting, heating and cooling systems through building orientation and good design
- (b) Incorporate low or zero carbon renewable energy technology
- (c) Maximise the use of natural drainage and, wherever appropriate, utilise permeable materials for hardstanding to reduce surface water runoff
- (d) Incorporate greywater recycling to minimise water use.

B. Proposals for new development within the Ridgeway and Broadstone Park and Tudor and Golf Links Road Conservation Areas must demonstrate how they preserve and enhance the Conservation Area.

Assessment of general conformity

The policy aligns with the general approach to securing high quality design set out in national and local policies (as summarized below). It does not set specific technical standards, but advises on the issues that should be considered and are encouraged. On this basis, no conformity issues are apparent.

Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Require good design (para 56B66) Secure high quality design and a good standard of amenity, to enhance and improve the places in which people live. Develop robust and</p>	<p>Core Strategy PCS 5 B BROAD LOCATIONS FOR RESIDENTIAL DEVELOPMENT The design of buildings should contribute positively to those attributes of a particular</p>	<p>Policy PP26 Design A good standard of design is required in all new developments, including extensions and external alterations to existing buildings. - reflects and enhances local patterns of development - responds to natural features on the site and does not result in</p>

<p>comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness. Proposals that can demonstrate how the designs have evolved to take account of the views of the community should be looked on more favourably</p> <p>Meeting the challenge of climate change, flooding and coastal change (para 93 B 108)</p> <p>Take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption</p> <p>Maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily</p> <p><i>NPPG confirms that when considering major development, sustainable drainage systems should be provided unless demonstrated to be inappropriate</i></p>	<p>street which distinguish it.</p> <p>PCS 23 B LOCAL DISTINCTIVENESS</p> <p>Development:</p> <p>i. respects the setting and character of the site, surrounding area;</p> <p>iii. doors and windows face onto public space, contributing to the appearance of the area and the safety of public spaces;</p> <p>v. any external lighting does not harm the character or appearance of the area;</p> <p>Development preserves or enhances the character of Conservation Areas and retains important historical or architectural features.</p> <p>PCS 27 B SAFER COMMUNITIES</p> <p>Secure positive measures designed to improve community safety.</p> <p>PCS 31 B SUSTAINABLE ENERGY B GENERAL</p> <p>Proposals for development will be permitted provided that:</p> <p>a. the orientation and design of the development minimises the need for artificial light, heating and cooling and maximises solar gain;</p> <p>b. the layout of the development maximises opportunities for use of common walls to limit winter heat loss;</p> <p>c. the best practicable option is taken for securing renewable energy generation, either through on-site provision or by linking with/contributing to available local off-site renewable energy sources.</p>	<p>the loss of trees that make a significant contribution</p> <ul style="list-style-type: none"> - would not result in overshadowing that would have an adverse impact upon amenity - creates an accessible safe environment that minimises crime through the layout of the site and the positioning of doors and windows on elevations that face onto public or shared areas - provides a well-connected network of streets and spaces - provides convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements - does not prejudice the future development of adjoining sites <p>Policy PP29 Heritage</p> <p>The Council will expect development to preserve or enhance Poole’s heritage assets.</p> <p>Policy PP36 Building sustainable homes and businesses</p> <p>Proposals for new homes and commercial development must contribute to tackling climate change by ensuring that:</p> <p>(a) the orientation and design of the development uses passive design features to minimise the need for artificial light, heating and cooling and maximises solar gain;</p> <p>(b) the layout of the development maximises opportunities for use of common walls to limit winter heat loss;</p> <p>(c) the design, construction method and materials achieve an energy efficient building, including (but not limited to):</p> <p>(i) low U-values for walls, floors and roof; (ii) ‘A’ rated windows and doors;</p> <p>(iii) lighting sensors, individual heating controls, metering equipment; and</p> <p>(iv) adequate mechanical ventilation with heat recovery systems; and</p> <p>(d) the best practicable option is taken for securing renewable energy generation, either through on-site provision or by linking with / contributing to available local off-site renewable energy sources, where the opportunity to do so exists.</p>
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Neighbourhood Plan policy		
<p>BP 5: Balancing the Housing Stock.</p> <p>A. New residential development will be encouraged, subject to the following criteria:</p> <p>(i) 1 and 2 bed dwellings in the Inner Zone as shown on Fig 3.4</p> <p>(ii) 3 bed dwellings and above in the Outer Zone</p> <p>(iii) Where proposals depart from the above criteria they should demonstrate how they would contribute to balancing the housing stock and meet site specific requirements.</p>		
Assessment of general conformity		
<p>There are no specific housing mix targets given in the strategic policies (as summarized below), and the Neighbourhood Plan proposals are based on the consideration of a Housing Needs Assessment referencing the most up to date projections and should deliver a range of housing sizes to cater for different needs. It also reflects the spatial emphasis of providing flats and other higher density developments in locations that are well-served by transport and facilities, and avoiding a proliferation of flats on established housing estates, as established on the Core Strategy. There may be a slight tension with the emerging Local Plan policy particular regarding providing a mix of dwelling sizes on larger sites, although given that most of the sites that will come forward within the area are likely to be small windfall sites, that criteria (iii) allows for flexibility and that the policy overall should deliver a mix, this is not considered to be a significant issue that would undermine the overall strategy and would still as a whole be on general conformity.</p>		
Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Deliver a wide choice of high quality homes (NPPF paras17, 47B55)</p> <p>To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> – plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); 	<p>Core Strategy</p> <p>PCS 5 B BROAD LOCATIONS FOR RESIDENTIAL DEVELOPMENT</p> <p>Flats and other higher density residential / mixed use development will take place in central locations which are well-served by public transport and a range of facilities</p> <p>On streets or parts of</p>	<p>Policy PP2 B Amount and broad location of development</p> <p>(2) Broad location of housing development</p> <p>(a) The majority of new housing and care home development will be directed to the most accessible locations within Poole = the town centre, district and local centres and sustainable transport corridors:</p> <p>(ii) the district and local centres play an important supporting role to the town centre and providing some of the essential services and facilities within convenient walking and cycling distance of each local community</p> <p>New housing should optimise the potential of a site with the aim of meeting or exceeding the minimum indicative densities set out in the table below [Sustainable transport corridors, district & local centres: 50dph]</p> <p>Policy PP8 B Type and mix of housing</p> <p>As a mix of all housing types and sizes are needed in Poole and in order to</p>

<ul style="list-style-type: none"> – identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and – where they have identified that affordable housing is needed, set policies for meeting this need 	<p>streets comprised mainly of houses proposals involving the redevelopment or sub? division of existing house plots for flats will be resisted</p>	<p>provide flexibility, other than where prescribed for some of the allocations in this plan, the Council does not prescribe a particular housing mix development should follow. However, for all schemes of 11 or more homes or 1,000 sq. m floor space, housing proposals should include a type and mix of housing that has due regard to the SHMA and other relevant evidence on housing needs including self?build and custom?build housing.</p>
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<p>Neighbourhood Plan policy</p>		
<p>BP 6: Housing on the Fairview Estate Proposed development to bungalows on the Fairview Estate shown on Figure 3.5 will be resisted where this includes additional floorspace which involves an increase in ridge height, unless this is outweighed by other significant material considerations.</p>		
<p>Assessment of general conformity</p>		
<p>The policy seeks to retain the specific character of this estate and the viable pool of small bungalows suitable for elderly residents it provides. It therefore aligns with the design and housing needs policies contained in both national policy and the Core Strategy. On this basis, no conformity issues are apparent.</p>		
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Summary of potentially relevant emerging policies</p>
<p>Require good design (para 56B66) Secure high quality design and a good standard of amenity, to enhance and improve the places in which people live. Develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness. Proposals that can demonstrate how the designs have evolved to</p>	<p>Core Strategy PCS 5 B BROAD LOCATIONS FOR RESIDENTIAL DEVELOPMENT Flats and other higher?density residential / mixed use development will take place in central locations which are well? served by public transport and a range of facilities On streets or parts of streets comprised mainly of houses proposals involving the</p>	<p>Policy PP8 B Type and mix of housing As a mix of all housing types and sizes are needed in Poole and in order to provide flexibility, other than where prescribed for some of the allocations in this plan, the Council does not prescribe a particular housing mix development should follow. However, for all schemes of 11 or more homes or 1,000 sq. m floor space, housing proposals should include a type and mix of housing that has due regard to the SHMA and other relevant evidence on housing needs including self? build and custom?build housing. Policy PP26 Design</p>

<p>take account of the views of the community should be looked on more favourably</p> <p>Deliver a wide choice of high quality homes (NPPF paras17, 47B55)</p> <p>To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should:</p> <ul style="list-style-type: none"> – plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); – identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand; and – where they have identified that affordable housing is needed, set policies for meeting this need 	<p>redevelopment or sub?division of existing house plots for flats will be resisted</p> <p>PCS 23 B LOCAL DISTINCTIVENESS</p> <p>Development:</p> <ul style="list-style-type: none"> i. respects the setting and character of the site, surrounding area; iii. doors and windows face onto public space, contributing to the appearance of the area and the safety of public spaces; v. any external lighting does not harm the character or appearance of the area; <p>Development preserves or enhances the character of Conservation Areas and retains important historical or architectural features.</p>	<p>A good standard of design is required in all new developments, including extensions and external alterations to existing buildings.</p> <ul style="list-style-type: none"> - reflects and enhances local patterns of development - responds to natural features on the site and does not result in the loss of trees that make a significant contribution - would not result in overshadowing that would have an adverse impact upon amenity - creates an accessible safe environment that minimises crime through the layout of the site and the positioning of doors and windows on elevations that face onto public or shared areas - provides a well?connected network of streets and spaces - provides convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements - does not prejudice the future development of adjoining sites
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<p>Neighbourhood Plan policy</p>
<p>BP 7: Development Principles for the Central Shopping Area of Broadstone.</p> <p>A. Development proposals in the Central Shopping Area shown in Figure 3.6 will be expected to adhere to the following principles:</p> <ul style="list-style-type: none"> (i) Respect the scale, height, mass and grain of surrounding development, and harmonise with the architecture of the existing building (ii) Create distinctive, legible, well?designed frontages and features to ensure vitality to the shopping area is retained (iii) Where appropriate, does not prevent future comprehensive development of adjoining sites (iv) Does not exceed 4 storeys in height, except where it can be demonstrated that the proposal would contribute positively to the character of the village centre (v) Where feasible, improvements to the public realm should form part of the overall design scheme.
<p>Assessment of general conformity</p>
<p>The policy recognizes the scope for this area (which broadly aligns with the commercial and retail frontage zone designated in the adopted Development</p>

Management Policies and mirrors the proposed District Centre boundary) to be developed more intensively, and seeks to allow this to happen in a way which will reinforce its character and public amenity. There is flexibility within the policy to allow different solutions to be considered. The area abuts and slightly overlaps with the Conservation Areas (to the NE and SE), and is not considered to undermine the requirements to preserve and enhance such areas (which is in any event included in BP4?B). No conformity issues have been identified.

Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Require good design (para 56B 66) Develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness.</p> <p>Ensure the vitality of town centres (NPPF paras 23B27, 40, 67B68, 70) Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.</p>	<p>Core Strategy PCS 22 B LOCAL CENTRES New development will support an uplift in the quality, vitality, diversity and success of local centres.</p> <p>PCS 23 B LOCAL DISTINCTIVENESS Development: i. respects the setting and character of the site, surrounding area; iii. doors and windows face onto public space, contributing to the appearance of the area and the safety of public spaces; v. any external lighting does not harm the character or appearance of the area; Development preserves or enhances the character of Conservation Areas and retains important historical or architectural features.</p> <p>Poole Site Specific Allocations and Development Management Policies DM 3C: Development and Change of Use in Local Centres The boundaries of the Local Centres are defined on the Proposals Map. The following criteria apply for change of use and development in Local Centres: i. Planning permission will be granted for A1 use up to 500 square metres net floorspace which support</p>	<p>Policy PP21 B Retail and main town centre uses The Poole Local Plan designates primary shopping frontages in Poole town centre and the 3 district centres (including Broadstone). To retain and enhance the mix and range of retail and other main town centre type uses, in the: (a) Primary Shopping Frontage, proposals for the change of use will be permitted where it will not result in the over-concentration of units in the non-A1 Use Class; and (b) Secondary Shopping Frontage, proposals for the change of use will be permitted where it will not result in the over-concentration of units in the non-A Use Class.</p> <p>Policy PP26 Design A good standard of design is required in all new developments, including extensions and external alterations to existing buildings.</p> <ul style="list-style-type: none"> - reflects and enhances local patterns of development - responds to natural features on the site and does not result in the loss of trees that make a significant contribution - would not result in overshadowing that would have an adverse impact upon amenity - creates an accessible safe environment that minimises crime through the layout of the site and the positioning of doors and windows on elevations that face onto public or shared areas - provides a well-connected network of streets and spaces - provides convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements - does not prejudice the future development of adjoining sites

<p>Planning policies should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable.</p>	<p>the role and function of the Local Centre; and ii. Planning permission will be granted for non-A1 uses up to 500 square metres net floorspace where it is demonstrated how the proposal supports and does not detract from the function, vitality and viability of the Local Centre.</p>	<p>Policy PP29 Heritage The Council will expect development to preserve or enhance Poole’s heritage assets. In all cases, proposals will be supported where they: (b) ensure public realm, highways, bridge and street lighting works are sensitive to the historic environment;</p>
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<p>Neighbourhood Plan policy</p>		
<p>BP 8: WellDesigned Extensions. A. Extensions, including loft/roof space conversions, or alterations to existing buildings will be permitted where they: (i) Complement the architecture of the existing building or group of buildings within the street scene (ii) Use materials that are sympathetic to and integrate with the existing building (iii) Reflect the prevailing pattern of development, scale and rhythm when viewed from the street retaining important gaps in between dwellings that currently exist (iv) Preserve neighbouring amenities including light, outlook and privacy. B. Proposals for extensions or modifications to dwellings in either the Tudor Road Conservation Area or the Ridgeway and Broadstone Park Conservation Area must demonstrate how they preserve or enhance the Conservation Area.</p>		
<p>Assessment of general conformity</p>		
<p>The policy aligns with the general approach to securing good design that reflects the main elements in the strategic policies as relevant to the area. Although it is broadly similar to the existing and proposed strategic policies, it does add to these policies for example by identifying the importance of gaps between buildings as a particular characteristic, and these are described in more detail in the supporting text. On this basis, no conformity issues are apparent.</p>		
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Summary of potentially relevant emerging policies</p>
<p>Require good design (para 56B66) Develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on</p>	<p>Core Strategy PCS 5 B BROAD LOCATIONS FOR RESIDENTIAL DEVELOPMENT The design of buildings should contribute positively to those attributes of a particular street which distinguish it. PCS 23 B LOCAL DISTINCTIVENESS Development:</p>	<p>Policy PP26 Design A good standard of design is required in all new developments, including extensions and external alterations to existing buildings ? bullet points include. – reflects and enhances local patterns of</p>

<p>stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Policies should not stifle innovation, originality or initiative, but it is proper to seek to promote or reinforce local distinctiveness.</p> <p>Conserve and enhance the historic environment (paras 126B 141)</p> <p>Conserve heritage assets in a manner appropriate to their significance.</p>	<p>i. respects the setting and character of the site, surrounding area;</p> <p>iii. doors and windows face onto public space, contributing to the appearance of the area and the safety of public spaces;</p> <p>v. any external lighting does not harm the character or appearance of the area;</p> <p>Development preserves or enhances the character of Conservation Areas and retains important historical or architectural features.</p> <p>Poole Site Specific Allocations and Development Management Policies</p> <p>DM1: Design</p> <p>v Protecting Amenity ? proposals will be expected to demonstrate that they have assessed the impact on neighbouring properties ensuring that:?</p> <p>a The physical relationship does not result in overbearing or oppressive development;</p> <p>b Sunlight and daylight to habitable rooms is maintained;</p> <p>c Overlooking does not result in the loss of privacy</p>	<p>development</p> <ul style="list-style-type: none"> - would not result in overshadowing that would have an adverse impact upon amenity - creates an accessible safe environment that minimises crime through the layout of the site and the positioning of doors and windows on elevations that face onto public or shared areas - provides a well?connected network of streets and spaces <p>Policy PP29 Heritage</p> <p>The Council will expect development to preserve or enhance Poole’s heritage assets.</p>
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<p>Neighbourhood Plan policy</p>		
<p>BP 9: Encouraging Employment Opportunities in the Central Shopping Area of Broadstone.</p>		
<p>A. To improve the vitality and vibrancy of the central shopping area shown in Figure 3.6, proposals for town centre type uses will be permitted including retail, leisure and office uses in accordance with the following principles:</p> <p>(i) Proposals for additional floorspace, that generate additional employment opportunities, will be supported</p> <p>(ii) Proposals for change of use that will result in the loss of employment generating uses on upper floors will be resisted unless it can be demonstrated that full and proper marketing has been undertaken for a period of 12 months, unless otherwise agreed with the planning authority.</p>		
<p>Assessment of general conformity</p>		
<p>The policy seeks to encourage development proposals that provide additional floor space for businesses and town centre activities, especially retail, leisure and office uses, because of the increased employment opportunities they would bring that in turn help attract visitors and retain the vitality of the centre. This aligns with national policy to ensure the vitality of town centres, and does not raise any obvious conformity issues with current adopted policies, given that ‘employment?generating uses’ has broad possibilities.</p>		
<p>Summary of relevant national policy and guidance</p>	<p>Summary of potentially relevant adopted development plan policies</p>	<p>Summary of potentially relevant emerging policies</p>

<p>Build a strong, competitive economy (NPPF paras 18B22) Support economic growth fit for the 21st century and proactively meet business development needs</p> <p>Ensure the vitality of town centres (NPPF paras 23B27, 40, 67B68, 70) Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. Planning policies should ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable.</p>	<p>Core Strategy PCS 22 B LOCAL CENTRES New development will support an uplift in the quality, vitality, diversity and success of local centres.</p> <p>Poole Site Specific Allocations and DM Policies DM 3C: Development and Change of Use in Local Centres The boundaries of the Local Centres are defined on the Proposals Map. The following criteria apply for change of use and development in Local Centres:?</p> <p>i. Planning permission will be granted for A1 use up to 500 square metres net floorspace which support the role and function of the Local Centre; and</p> <p>ii. Planning permission will be granted for non-A1 uses up to 500 square metres net floorspace where it is demonstrated how the proposal supports and does not detract from the function, vitality and viability of the Local Centre.</p>	<p>Policy PP21 B Retail and main town centre uses The Poole Local Plan designates primary shopping frontages in Poole town centre and the 3 district centres (including Broadstone). To retain and enhance the mix and range of retail and other main town centre type uses, in the:</p> <p>(a) Primary Shopping Frontage, proposals for the change of use will be permitted where it will not result in the over-concentration of units in the non-A1 Use Class; and</p> <p>(b) Secondary Shopping Frontage, proposals for the change of use will be permitted where it will not result in the over-concentration of units in the non-A Use Class.</p>
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Neighbourhood Plan policy

BP 10: Protecting Community Facilities in Broadstone.

A. Existing community and public sports facilities will be protected from development. Their loss will be resisted unless evidence is submitted to show that the facility is either:

- (i) Unsuitable for its current use, and
- (ii) Unviable / no longer practical to retain, or
- (iii) Surplus to requirement

B. Where the current use is unsuitable and unviable, replacement provision of facilities of equivalent or greater community value should be secured by s.106 Agreement within the Broadstone Neighbourhood Area.

C. Where the current use is surplus to requirements, a robust and up to date audit and assessment of similar facilities should be provided which must have regard to the Council's Built Facilities Assessment and/or Playing Pitch Assessment.

Assessment of general conformity

The policy seeks to protect the area's community facilities, the loss of which would have a strong negative impact upon the whole community, whilst recognising that the character of some of the buildings that are used detracts from the overall quality of the environment and could therefore be

improved. The community facilities are listed on the following page. On this basis, no conformity issues are apparent.		
Summary of relevant national policy and guidance	Summary of potentially relevant adopted development plan policies	Summary of potentially relevant emerging policies
<p>Promote healthy communities (NPPF paras 69B 78)</p> <p>Promote opportunities for social interaction through safe and accessible environments, deliver sufficient community and cultural facilities and services to meet local needs and guard against the unnecessary loss of valued facilities and services. Determine what open space, sports and recreational provision is required and safeguard existing facilities unless there is a surplus or equivalent or better provision made.</p>	<p>Core Strategy</p> <p>PCS 25 B SELFBRELIANT COMMUNITIES</p> <p>Development will not be permitted which would lead to the loss of premises used, or last used, for community purposes unless:</p> <ul style="list-style-type: none"> i. the premises or their location are unsuitable for such uses; ii. adequate alternative accommodation is available locally; iii. replacement facilities are proposed; iv. there is no need for the use; or v. in the case of schools, the development would be necessary to enable the implementation of Poole Schools for the Future Review. <p><i>The supporting text refer to the most common examples of community use including: Corner / local shops; Public houses; Care homes; Child nurseries; Dental practices / doctor’s surgeries; Health centres; Community halls; Places of worship; Hospices; and Nursery schools.</i></p>	<p>Policy PP25 B Sports, recreation and community facilities</p> <p>(2) Protecting existing facilities</p> <p>Existing sports, recreation and community facilities, including school playing fields, will be protected from development unless:</p> <ul style="list-style-type: none"> (a) replacement provision is provided in a suitable location to meet the needs of the catchment population; (b) it can be demonstrated that it is no longer practical or viable to retain the facility in its current use and the development provides alternative community benefit to outweigh the loss of the facility; or (c) in the case of sports or recreation facilities it can be demonstrated that the facility is surplus to requirements through a robust and up to date assessment of need with specific consideration given to the Council’s Playing Pitch Assessment and/or Built Facilities Assessment <p><i>The definition of a community facility in the supporting text refers to “facilities are those within use class D1 of the use class order (clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law courts, non educational / training centre).”</i></p>

Conformity conclusions

The Neighbourhood Plan includes a positive vision for the future of the area (section 2.3) and explains how this translated into planning principle, objectives and in turn relate to the relevant policies.

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.

The analysis of the plan in relation to national planning policy and guidance and the strategic policies of the local plan, as shown in the preceding tables, does not highlight any fundamental conformity issues. The only preSubmission responses that specifically highlighted possible concerns regarding conformity were from the Borough Council, which the Forum looked to address through a range of changes, as detailed in the consultation statement.

In drafting the policy wording, the Forum has considered the need to the policies to be deliverable, and not place such undue burdens so as to threaten viability. The wording has been chosen with the aim of being clear and unambiguous, but at the same time recognising that there needs to be flexibility.

On this basis, there are no apparent reasons to conclude other than the Neighbourhood Plan meets the basic condition of having regard to national policy and guidance from the Secretary of State and being in general conformity with the strategic policies of the development plan for the area.

4. EU and sustainability obligations

The ‘making’ of the Neighbourhood Plan must not breach or conflict, and must be compatible, with EU obligations, must not have a significant effect on a European site, and must contribute to the achievement of sustainable development. It must not breach human rights, within the meaning of the Human Rights Act 1998.

A screening assessment in relation to potential requirements for a Strategic Environmental Assessment (SEA) under the European Directive 2001/42/EC and for a Habitats Regulation Assessment (HRA) under Article 6(3) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended), was undertaken by Poole Borough Council and a report produced in July 2015.

This report concluded that no significant effects on European sites had been identified and their integrity would be retained, and that the Neighbourhood Plan would not have a significant effect on the environment. The report was sent to the statutory consultees (the Environment Agency, Natural England and Historic England). All three consultees responded and were in agreement with the report’s conclusions.

Although the plan has evolved over the intervening period its scope has not changed significantly so as to warrant a reBscreening. There are no siteBspecific allocations or proposed changes to the settlement boundaries. The responses to the Regulation 14 preSubmission consultation received from the statutory consultees also suggest that they are unlikely to have concerns:

Historic England response: “none of the Plan’s content requires us to make specific comment, and as our previous response to Poole Borough Council on the SEA Screening intimated we remain happy for it to address as it feels appropriate any heritage issues which the Plan might raise. I note that we may receive a further consultation on a revised SEA Screening at some point but based on the version of the Plan now seen I can confirm that we would have no objection to any view by the Council that an SEA would still not be required.”

Environment Agency response “Following review of the neighbourhood plan and policies I can confirm that we have no objection to the document. We note that the document acknowledges the appropriate flood risk and surface water issues within the plan area. Given the role of Borough of Poole as the Lead Local Flood Authority we have no further comments to make at this time.”

No response was received from Natural England.

Figure 2.3 in the plan sets out how the policies will contribute to key environmental, social and economic objectives and therefore the achievement of sustainable development, having regard to the issues that have been identified in section 2.2.

No issues have been raised in relation to the possible contravention of Human Rights in the preceding consultations, and given the conclusions on the plan’s general conformity with the strategic policies of the Local Plan and regard to National Planning Policy, it is reasonable to conclude that the making of the plan should not breach human rights.