



Boscombe and Pokesdown Neighbourhood Plan Submission Version Consultation (Regulation 16)

Consultation Response Form

Deadline for submitting comments: Friday 2nd November 2018

Please submit your completed response form in one of the following ways:

- By email to: planning.policy@bournemouth.gov.uk
- By post to: Planning Policy Team, Town Hall Annexe, St Stephen's Road, Bournemouth, BH2 6EA.

DATA PROTECTION

The information collected in this response form will be processed by the Council as required by the Neighbourhood Planning (General) Regulations 2012 (as amended). All comments received will be forwarded on to the appointed Examiner. **By responding you are accepting that your name, organisation's name, address and representation will be in the public domain and may be published on the Council's website. However, any published information will not contain personal details of individuals such as email address, telephone number and signature, which will be redacted.**

Your details	
Name	Peter Atfield
Organisation/Company Name (if applicable)	Goadsby
Address	99 Holdenhurst Road Bournemouth Dorset BH8 8DY
Email Address	████████████████████
Telephone Number	██████████

If you are making comments on behalf of an organisation or a client, please include the details of the group or person you are representing in the table below.

Organisation/client details	
Contact Name	
Organisation/Client Name	Libra Homes Ltd.
Address	C/O Goadsby
Email Address	
Telephone Number	

Would you like to be notified of the Council's decision on whether this neighbourhood plan is made (adopted) under Regulation 19 of the Neighbourhood Planning (General) Regulations 2012?

YES - Please put a cross in this box if you wish to be notified

NO – Please leave this box blank

Representation Details

Please complete a separate form for each representation

Please state which part of the Neighbourhood Plan (for example which Policy or Paragraph) your representation relates to

BAP 7

Do you support, oppose or wish to comment on this policy / paragraph?

Object

Please give details of your reasons for support / opposition, or make your comments here.

Policy BAP7 seeks to implement the Nationally Prescribed Space Standards as published by CLG in March 2015. However, there is no policy in the Bournemouth Local Plan Core Strategy, 2012. As such it is considered inappropriate to introduce space standards where there is no over-arching Core Policy to support it.

In addition it is considered unreasonable to apply space standards to the conversion of existing buildings, as the internal configuration may prohibit the minimum space standard being achieved for the size of unit being planned.

The application of minimum space standards also hinders sustainable development. The construction of large dwellings on small sites has the effect of constraining the density of development, limiting unit numbers, and reducing the contribution that the development of small sites can make to the overall housing needs target.

Developing larger dwellings increases the construction cost and therefore adversely impacts on affordability. Open market dwellings become more expensive to acquire. In particular, small flats and houses become increasingly difficult to purchase for first time buyers, who suffer the consequences of higher deposits and mortgage repayment terms.

For all of these reasons, Policy BAP7 should be omitted from the NP.

If required, please expand box or continue onto another sheet