



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 6

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 BAP6 contains a housing target for the construction of 123 – 183 dwellings per annum. The method for calculating this, based on advice from Bournemouth Borough Council, is to take overall borough wide targets and to apply a proportional quota – 12.5% - to the NP area. This is not considered sound; for the reasons set out in our separate representations in respect of Policy BAP1.

Two thirds of Boscombe and Pokesdown is situated in an area of urban intensification where a greater level of development is to be expected. Applying a geographic calculation to achieve a housing target is too simplistic. There will be substantial areas of the borough where the level of development, for a variety of reasons, will be low. Conservation areas, sites remote from public transport, and locations that have a low density of development with an existing spacious character are all unlikely to support substantial new housing. Alternatively, locations with good access to public transport, shops and services, are clearly more appropriate to accommodate higher levels of development.

The dwelling target for the NP area is therefore considered to be too low.

In addition, the requirement to provide a specific proportion of 1, 2 and 3+ bedroom dwellings is not practical, and contrary to the evidence for future housing need. Whilst providing a mix of dwelling sizes across the NP area is an appropriate policy objective, the development of individual sites may preclude the incorporation of a specific dwelling mix due to site specific characteristics and constraints.

In any event, the proposed mix is inconsistent with that contained in the Strategic Housing Market Assessment for Bournemouth – as set out below.

	1 Bed	2 Bed	3 Bed	4 + Bed
Market	13.7%	40.9%	29.8%	15.7%
Affordable	52.1%	29.5%	15.1%	3.3%

Clearly the greatest need is for one and two bedroom dwellings. Policy BAP6 should be amended to reflect this evidence.