

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

### Consultation Response Form

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**Deadline for submitting comments: Friday 2<sup>nd</sup> November 2018**

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

- By email to: [planning.policy@bournemouth.gov.uk](mailto: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	Paul Stubbington
Organisation/Company Name (if applicable)	Private resident of Boscombe
Address	16 Hollybush House 3 Wollstonecraft Road Boscombe Manor BH5 1JQ
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.

<b>Organisation/client details</b>	
Contact Name	NA
Organisation/Client Name	NA
Address	NA
Email Address	NA
Telephone Number	NA

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**

BAP1: The scale and density of development

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

I support this in full

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

I have been involved to a degree with the B&PNP and am aware of the intensive research and discussions that have gone into each area. I believe sympathetic re-use of existing structures should be the first aim.

However, I am not opposed in principal to raising some buildings to the ground and starting from scratch, as long as the new properties are light and airy and at least 2 bedrooms and include at least one allocated off-street parking per flat with another 50% parking spaces for visitors, including health care workers, carers, council officers etc.

If required, please expand box or continue onto another sheet

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BAP2: Good design for the 21st century

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

I support this in full

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

I have been involved to a degree with the B&PNP and am aware of the intensive research and discussions that have gone into each area.

I totally support the renewable proposals and would wish to create all energy required in B&P locally, by ourselves.

All properties of all types must be fully accessible for a community with a wide range of seen and unseen disabilities. It should feel safe and maintained well into the future, not let to rot for example the shared spaces where the nice brick flooring has been dug up by contractors and the council has allowed them to back-fill using disgusting looking tarmac.

There should be legislation that requires all properties to have letter boxes and door-bells/ door entry systems. Many of the HMOs do not and tax payers money is being used to fund these filthy, cramped, scary abodes.

If required, please expand box or continue onto another sheet

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

BAP3: Shopfronts

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

I support this in full

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

I have been involved to a degree with the B&PNP and am aware of the intensive research and discussions that have gone into each area.

I would enforce the reinstatement of the Victorian-style shop fronts to all shops, which can be easily achieved. For an example look at the fairly recent lateral extension Kho Thai. Beautiful, yet simple wooden framework has matched exactly the main section of the restaurant's exterior. The outcome would be much like Winchester High Street is today, with a feeling of being overall planned and connected, though of course each shop can be different from its neighbour whilst retaining the general theme and design brief.

Open up and use the many basements to the shops throughout B&P.

Enable shops, restaurants and other businesses to open into and throughout the evenings, as at present B&P becomes a ghost town and a scary place populated by people drinking alcohol, smoking drugs, prostituting themselves begging and other such anti-social activities.

It would help if the council ceased its suicidal policy of increased and 24/7 parking fees. These for me, a local resident, have resulted in my rarely shopping or stopping in Boscombe. I can't even pop in for a half hour without paying extortionate parking fees.

If required, please expand box or continue onto another sheet

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

BAP4: Open spaces

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

I support this in full

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

I believe open, well kept spaces are essential and that we need to look plan not only for now, but the future. I am opposed to building on any current open spaces, whatever is there at present, especially car parks. If/when Boscombe becomes the 'Place to be' we will need all the car parking and open spaces possible. A town completely built up with no open spaces, view of the sky and a feeling of being in nature is essential to everyone's wellbeing and the likelihood of people acting responsibly and civilly.

All open spaces need to be well kept and maintained and not let to go to rot. This includes regular and permanent gardening services, lawn cutting, emptying of bins etc, it takes a very short time for unkempt public areas to attract unsavoury, anti-social behaviour. Why not create a scheme much like in Japan where people who have retired and able and willing assist permanent parks management with their responsibilities. It should also include people recently out of prison, or anyone else who for whatever reason is needing support in entering or returning to the work place. Schools could 'adopt' certain public areas.

What would also help is if the council didn't ruin the resources we already have. The new 'sand' pumped onto Boscombe Beach was not sifted and now is a combination of sand and sharp, painful and awful looking shingle. If Bournemouth's global attraction is 7 miles of golden beach, then why has the council trashed it? I live in Boscombe and used to swim in the sea here. However, since the new gritty sand I and my friends can no longer do this, so we need to travel to Alum Chine instead. Also, the floor surfaces within the shared spaces (near McDonald's) although when first installed had nice looking block paving, various contractors have come along afterwards, dug it up (presumably for amendments to buried services) and then filled the holes with tarmac, which immediately makes the area look abandoned and un-loved. Also, there's other things like the large square free-standing planters that have been left to rot, and are literally falling apart on the street. I just can not understand how the Council does not understand the importance of quality, ongoing maintenance and repairs maintaining the existing aesthetics.

Public Toilets:

It is essential that plentiful public toilets, open at all hours are provided. For me this is a limiting factor for early morning and late night exercise on the beach throughout the entire year, as all the toilets are closed on the beach. Up on the clifftops there are virtually no toilets at all and those that are there are only open spasmodically. Amazing, tourist-attracting toilets should be created and each one staffed 24/7. This would bring people to Bournemouth and encourage them to stay out. For locals we could actually exercise and enjoy the outdoors without fears of incontinence. I would staff all of these toilets, again as mentioned in other sections, paying the Living wage to retired people and anyone else that for whatever reason either simply wishes to work or requires some assistance back into the work place, or for their first taste of employment.

## Representation Details

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

BAP6: The number and type of new homes

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

I support this in full

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

As already mentioned above the Council needs to step up and enforce standards to all properties, including privately rented and especially those funded public money, in particular the HMOs. Personally I would make Bournemouth (and soon to be BC&P) a HMO-free zone, especially as the council has allowed them to fall into such an awful state of disrepair. They breed fear and crime and allow for no privacy. Having just canvassed in the Churchill Gardens area for the Council's Elections Service, I have been amazed at the slums that decent people are being forced to live in, funded by the public purse. Many HMO properties, a lot of which are owned by Dave Wells Properties, don't even have a single letter box, door bell or door entry. It's not only the old properties converted into HMOs over the years either. Some of the very new complexes also do not have these facilities. This does not allow the Council or Central Government to fulfil it's legal requirement of informing and engaging with residents.

All housing needs to be fully accessible for those residents and any future visitors with visible and invisible disabilities. All properties should be step-free externally and internally and fully adaptable. A minimum of two lifts is required for any block of flats, so there is always a spare. Front doors should face the pavement and be light and airy and safe. Excellent lighting and ventilation must be available and sufficient parking and pleasant, attractively designed spaces for bins are essential. For blocks and any properties that do not have front yards, subterranean bins should be provided. What sense does a street full of rubbish bins project to it's residents and visitors?



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BAP7: The quality of new homes

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

I support this in full

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

It is shameful and mystifying why Bournemouth Council refuse to enforce the national guidelines for the minimal floor area of new-build properties. We musn't cram people into tiny living spaces, right up against other people also squashed into the same, especially without any balconies or private garden areas.

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**BAP 8: Managing our houses in multiple occupation (HMOs) and bedsits**

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

I support this in full

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

Please also see my comments in BAP 6 above.

This is an area the council should be ashamed to have allowed to develop. There is no excuse for these horrific, scary, filthy ghettos to be in existence. I challenge any of the Cabinet members to go and live there even for week. It really is shameful. Areas like this just breed more of the same thing. Those few people who remain there, not living in HMOs have an awful existence, some are too afraid to leave their premises and the uncontrolled noise from neighbours deprive them of the ability to live their lives in peace. There are many vulnerable people that have been located there, living in barely supported squalor, with no purpose or encouragement to live their lives. These areas of poverty and council-sanctioned filth, is absolutely heart breaking.

I would totally eradicate HMOs and enforce strict social behaviour rules, including a zero tolerance policy on drug use with penalties of community service in those same areas for those who fail to comply. Quite simply each person needs to learn to acknowledge and respect their neighbours. If that fails then I would force the perpetrators to leave Bournemouth altogether.

With regards drugs, you don't need to buy weed, simply walk around Boscombe, north of Christchurch Road and it's like walking through a haze of marijuana. A couple of years ago it turned out the flat below me had been turned into a marijuana farm and my mother became overcome with the effects when she visited me one summer and sat near my open window. And I live South of Christchurch Road.

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**BAP9: Managing our high street & Businesses**

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

I support this in full

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

Much of the high street has either been designed and built to ugly standards (Sovereign Centre) or let to degrade to such an extent that it is beyond repair. There's no sense of place or design or anything in Boscombe Precinct. In contrast is the beautiful, yet under-utilised Royal Arcade and what is now the privately-owned 02.

I would tear down much of the current precinct, including the Sovereign Centre and some of the other ghastly concrete structures and radically re-design the area. Move away from a boring, straight ex-road design and instead have a design based around a courtyard or piazza, perhaps several rings of shops spreading out from a central, open communal space that is light, airy and clean.

**PARKING:**

I am totally against losing any parking whatsoever from the entire area of B&P. I do not agree with closing or building on any existing public car parks. If our plan is successful and B&P becomes a place that attracts visitors, they will need somewhere to park. By all means build on top of them, but utilise the space beneath for parking, losing no parking spaces, plus ensuring 1.5 times the number of additional parking spaces for each additional residential property built above it. Car parks should be made pleasant places to be and not just left as poorly lit, poorly cleaned, concrete waste areas, barren at night times. I am also totally against the vicious and extortionate parking fees the council insists on pursuing. Shame on you for showing a complete lack of understanding of how to attract people to and operate a seaside resort.

**SHARED SPACES:**

I detest these areas of hazard, that have given over the power to only those people of strong character and those who are fit and mobile. They may look nice initially, but you simply must include managed pedestrian crossings and not the ones you've put in recently where the pedestrians can not see when to cross. The original ones where the green and red man can be observed ahead on the other side of the road should be returned. The council has decided to put their own preferences for a new concept of no-rules above and beyond the needs and preferences of the frail, those with disabilities (seen and unseen). Politeness, courtesy and sense of safety when crossing the road has been eliminated. To cross the roads now in Boscombe is like taking your life in your own hands and hoping for the best. Either that or waiting at the kerb side (or lack of kerb) feeling like a complete lemon until someone driving a vehicle one way eventually stops. Then we have to wait for a driver coming the other way to also stop. Not even the buses stop at the crossings. The crossings have no signage, are hidden around blind corners and are completely invisible at night and when it is raining.

**COMPULSARY PURCHASE THE 02:**

It saddens me that a building with such potential as a community hub and enjoyment is kept in the hands of a private owner who only uses it for the occasional boxing or music venue. This could and should be a central community hub, owned by and run by the people themselves. Without something like this, what sense of purpose can there be to the centre of a town? I've expressed my opinion to the B&PNP that the council should block-book the 02 for two days and evenings a week for a period of a

year, then hand it over to the community to run. This would confirm the level of interest from the community. If successful, the council should then purchase it, compulsorily if necessary, then hand it over to the community to run.

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**BAP11: Priority projects**

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

I support this in full

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