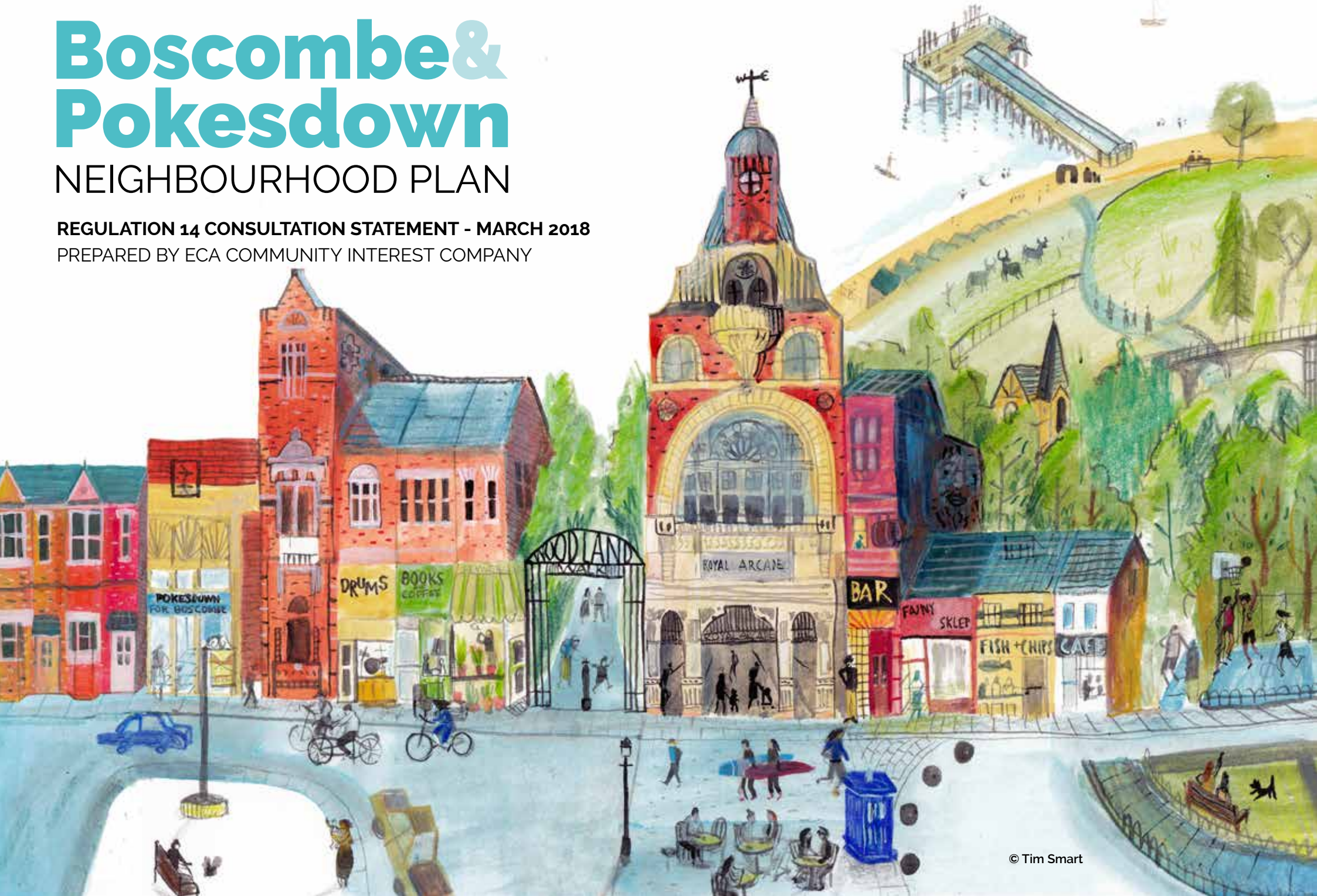
Boscombe & Pokesdown
NEIGHBOURHOOD PLAN

REGULATION 14 CONSULTATION STATEMENT - MARCH 2018

PREPARED BY ECA COMMUNITY INTEREST COMPANY



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eca
community interest company

‘565 NEW FACEBOOK FOLLOWERS’

1. INTRODUCTION

BACKGROUND

1.1
Boscombe & Pokesdown Neighbourhood Plan Forum (BAP) started work on a neighbourhood plan in 2016 and formal consultation on the draft Neighbourhood Plan was undertaken in February and March 2018 in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation was funded by Bournemouth Borough Council, Bournemouth 2020, The Big Lottery and My Community and goes beyond what is required by the Regulations.

1.2

This report sets out the findings of the consultation, summarises the main issues raised and describes how these comments have been considered and, where relevant, addressed in the Neighbourhood Plan to adhere to these requirements.

1.3
The Neighbourhood Plan proposes 11 policies (set in full in Appendix A), which are covered in four themes, which the consultation program followed. These are:

- Theme One: Heritage
- Theme Two: Housing
- Theme Three: Work, shops and services
- Theme Four: Site allocations

1.4
This statement has been prepared by ECA Community Interest Company on behalf of the Forum, in order to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15 (2) of Part 5 of the Regulations states that where the qualifying body - in this case, the Boscombe and Pokesdown Neighbourhood Forum - submit a draft Neighbourhood Plan to the Local Planning Authority (Bournemouth Borough Council) the following information must be set out in a Consultation Statement:

(a) details of the persons and bodies who were consulted about the proposed Neighbourhood Plan;

(b) an explanation of how they were consulted;

(c) Summary of the main issues and concerns raised by the persons consulted; and

(d) a description of how these issues and concerns have been considered and where relevant, addressed in the proposed neighbourhood plan

1.5
Following the collation of the comments received and discussions with Bournemouth Planning Officers, BAP steering group have made various amendments to the plan, which generally reflect the comments that have been received in the consultation. These will be published in the next version of the plan (Regulation 15). No material changes to the plan have however been made to warrant a further Regulation 14 consultation. .

MAP:
The Boscombe and Pokesdown Neighbourhood Plan Proposals Map

Legend

- Area boundary
- BAP4: Proposed cycle connections
- BAP4: Proposed safe route
- BAP4: Open spaces
- BAP4(8): Proposed transport hubs
- BAP4(7): Improved access
- SAxx BAP10: Site Allocations
- BAP2: Proposed locally listed buildin

1. Brewhouse & kitchen, 147 Parkwood Road
2. Gainsborough Court, Cromwell Road
3. Memorial Stone, opposite 1 Chessel Ave
4. Mead Court (Brewery) 27 Southbourne Road
5. Cromwell Place (all buildings)
6. Hampden Lane (all buildings)
7. Ashbourne House, 1 Ashbourne Road
8. Fisherman's Walk
9. Pokesdown Station, Christchurch Road
10. 2 Percy Road
11. Portman Hotel, 97 Ashley Road
12. Railway Cottages, 2-48 North Road
13. NHS Hospital, 11 Shelley Road
14. Rosebury Park Church, Christchurch Road
15. Flower Shop, 739 Christchurch Road
16. The Bell Pub, 915 Christchurch Road
17. Dorset Nursing Supplies, 3 Wickham Road
18. 25 West Road
19. 40 Florence Road
20. St Georges Methodist Church & Church Hall
21. 661 - 685 Christchurch Road
22. 'New Park' shopping terrace, 630 - 654 Christchurch
23. Woodland Walk
24. Pokesdown and Southbourne Library
25. Fisherman's Walk Cliff Lift

PHOTOS: Exhibition material

'13,000 LEAFLETS DELIVERED'

1.5

The following sections clearly set out how Boscombe and Pokesdown Forum, as the 'Qualifying body' has met the statutory requirements of Section 14 of the Regulations which state that the qualifying body must:

(a) publicise in a manner which is likely to bring it to the attention of people who live, work and carry out business in the neighbourhood area;

(i)details of the proposals for a neighbourhood development plan;

(ii)details of where and when the proposals for a neighbourhood development plan may be inspected;

(iii)details of how to make representations; and

(iv)the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;

(b) Consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considered may be affected by the proposals for a neighbourhood development plan; and

(c) send a copy to the local planning authority

1.6

Details of the proposals for a neighbourhood plan were published by way of a leaflet summarising the Vision, Aims and Objectives. A set of the detailed proposed policies is included in Appendix A. A summary of the policies is shown here (right).

LIST OF PROPOSED POLICIES

BAP1: The scale and density of development

BAP2: Good design for the 21st Century

BAP3: Shopfronts

BAP4: Open spaces and safe routes

BAP5: The number and type of new homes

BAP6: The quality of new homes

BAP7: Managing our houses in multiple occupation (HMOs)

BAP8: Managing our high street

BAP9: Providing the business space we need

BAP10: Site allocations

BAP11: Priority improvement projects

2. SUMMARY OF FINDINGS

2.1
Overall the consultation programme was very successful. A variety of media was used to contact and consult with people and many came to the exhibition, viewed the plan on the web-site and interacted with us on social media. 336 questionnaires were completed which provided detailed feedback on the neighbourhood plan.

2.2
The main themes identified by the forum, namely heritage and housing, as the motivations behind the need for Neighbourhood Plan stimulated lots of ideas and discussion as they are important issues in the area.

2.3
People who participated in the consultation exercise expressed passionately the need to protect the Heritage value of the Neighbourhood Plan area and the wealth of historic buildings. There was overwhelming support for policies *BAP1 and BAP2 which seek to retain and protect historic buildings* with a presumption in favour of retention and conversion rather than demolition.

2.4
There was strong support for the proposed locally listed buildings with only two on the list being considered for removal from the proposed list. **The majority of respondents opted to protect the majority of the proposed locally listed buildings and parks with both parks receiving overwhelming support for a local listing, Wood land Walk and Fisherman's Walk.**

2.5
When people were asked to rate what was important to them in terms of parks and open spaces and amenities, **the majority of respondents indicated that options iv) 'better street lighting on popular routes' and vii) 'safer pedestrian and cycle access to the station, bus stops and parks, including safer crossings' were most important to them, with over 250 respondents respectively choosing these as most important to them.**

2.6
There was overwhelming support for good quality, new family homes, a reduction in the number of new one bedroom flats and a reduction in HMOs. **88% of people support proposed policy BAP 6 (Quality of new homes) and 78% support policy BAP5 (the number and type of new homes). nearly 80% of respondents support BAP7, which proposed an overall reduction in HMOs (houses in multiple occupation).**

2.7
There was a great deal of discussion about the most appropriate locations for new development, covered later in this report.

3. HOW WE CONSULTED

THE CONSULTATION PROCESS

PUBLICITY

3.1
The consultation period and associated fundays were published in the Bournemouth Echo in a number of articles throughout the consultation period.

3.2
The BAP website was set up when the Forum was established and the plan was made available for viewing via the website. Leaflets and questionnaires were also available to download and the questionnaire was available to complete online. Facebook, Twitter and Instagram pages were also set up to keep people up to date with the consultation exercise. The Facebook page is followed by 970 people and is continually updated. The Twitter page has 229 followers and Instagram, 326 followers.

3.3
An A3 fold out leaflet 'Reasons to (heart) Boscombe and Pokesdown' was designed and published by the Forum assisted by ECA CIC. 13,000 leaflets were printed and distributed to residents and businesses. The leaflet summarised how BAP neighbourhood forum wrote the plan and included a map of the BAP neighbourhood plan area and a list of the proposed policies. The leaflet also communicated where people could view the plan and provided details of the Fundays and where people could obtain more information. A 'Trail' was included in the Plan and prizes available for those who completed it. A copy of the leaflet can be found at Appendix B.

3.4
The Bournemouth Borough Council provided BAP forum with the list of statutory and non-statutory consultees. This is attached as Appendix C. They were consulted by email and given an opportunity to provide comments in writing.

VIEWING THE PLAN

3.5
Printed versions of the plan and questionnaires were available in the following locations from 20th January - 3rd March 2018:

- BAP Temporary Shop, Sovereign shopping centre, 600 Christchurch Road, Boscombe
- Boscombe Library
- Pokesdown and Southbourne Library
- Bournemouth Library

3.6
A temporary shop was set up with an exhibition displaying information boards on the proposed

‘998 FACEBOOK PAGE VIEWS‘

PHOTOS:
Temporary shop (right), Funday and consultation at the temporary shop

PHOTOS: Exhibition activities: 'Thought trolley' and plasticine garden building

'83% OF SOCIAL MEDIA FOLLOWERS BASED IN BOURNEMOUTH'

policies of the Neighbourhood Plan and maps. The shop acted as a hub and was open for 6 weeks for 4 hours every Thursday and Saturday. Fundays were organised by ECA on three Saturdays throughout the consultation period and Creative Kids had associated fundays in the neighbouring shop unit. The shop was located in Sovereign Shopping Centre and therefore highly accessible.

3.7
The shop was run by volunteers who recorded attendance throughout the consultation period. A total of 667 people visited the shop throughout the consultation period.

FUNDAYS

3.8
Three Fundays were organised by ECA and held at the temporary shop on Saturday 20th January, Saturday 24th February and Saturday 3rd March, 2018. The Fundays were publicised on the leaflet and via the BAP website, Facebook, Twitter and Instagram pages and in the local press.

3.9
The Fundays enabled BAP to engage with more local people, families and young people as well as a wider audience that only come into the area at weekends such as visitors, shoppers and residents who work in the week. Creative activities such as dressing up in Victorian clothes and a Victorian photo booth, making plasticine gardens and building houses out of lego were organised as a way of engaging people in a more informal atmosphere and enabled volunteers to complete questionnaires on their behalf during activities. The locally based cosmetic firm Lush PLC also provided free products which were advertised and given away to people who participated in events as an incentive to stimulate engagement.

3.10
Each Funday focussed on a specific theme relevant to the proposals set out in the plan as follows:

- 20th Jan 2018 - Heritage
- 24th Feb 2018 - Housing
- 3rd March 2018 - Economy and Leisure

3.11
Representatives from BAP forum and ECA were in attendance to talk to people and to assist them in completing questionnaires which were available to complete on an i-pad, forms and by a member of the team. Interactive question sheets and displays were displayed and volunteers used these as a tool for discussions with members of the public.

3.12
In addition to the Fundays, Creative Kids, whose shop immediately adjoins the temporary shop in the Sovereign Centre, also ran a smaller community engagement questionnaire and activities for children on the same days as the Fundays being run at the pop-up shop.

3.12
Creative Kids is a children's arts education charity based in Boscombe who are a registered Arts Award Centre. They run an exciting and immersive arts program for children.

3.13
The shop was open for children to participate in activities such as Mindcraft, lego filming, map reading and making, discussion around design of gardens and Victorian buildings and completing a questionnaire using Kahoot, an app designed for children. These activities successfully engaged younger people in the consultation process.

QUESTIONNAIRES

3.14
An A4 questionnaire was prepared by ECA CIC for people to complete at each of the neighbourhood plan consultation venues and Fundays and were also available to download from the BAP website. The questionnaire was also published on the BAP website for people to complete online. 336 questionnaires were completed. The findings are set out below.

FUNDING AND RESOURCES

3.15
The consultation programme was funded by The Big Lottery following a successful grant application by ECA on behalf of BAP Neighbourhood Forum. Bournemouth Borough Council and MyCommunity funded the printing and production of the leaflets and the laying out of the Neighbourhood Plan which was undertaken by Ola Weibe.

3.16
Whilst the grants funded ECA to devise and manage the consultation process and run the Fundays, much of the success of the consultation must be attributed to the many volunteers who gave their time freely, in particular members of the BAP Steering Group and BAP neighbourhood forum who manned the temporary shop on a weekly basis. In total at least 162 hours were committed by volunteers.

4. WHO WE CONSULTED

IN ACCORDANCE WITH REGULATION 14

'336 QUESTIONNAIRES COMPLETED'

STATUTORY CONSULTEES

4.1
A list of statutory consultees who were directly consulted on the Neighbourhood Plan via email on 18th January 2018 is attached as Appendix C. This list includes, amongst others, Natural England, the Environment Agency (EA), Historic England and neighbouring local authorities and their parish councils. They were requested to respond by 3rd March 2018.

NON-STATUTORY CONSULTEES

4.2
A list of non-statutory consultees who were directly consulted on the Plan is also set out in Appendix C to this report. This list includes local amenity and business groups such as Friends of Shelley Theatre, Boscombe Landlord Forum, Joy Cafe, local schools and health centres and Boscombe Business Association.

RESPONDENTS

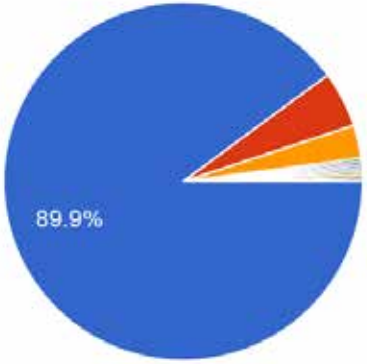
4.3
336 responses were received to the questionnaire, 92 separate comments were received in the 'Thought Trolley' and many verbal comments were received by the 667 people who visited the temporary shop. A copy of all the consultation responses, excluding the completed questionnaires, is included in the appendices. A copy of the results of the questionnaire is enclosed as Appendix D. A copy of Statutory Consultee responses is attached as Appendix E. A copy of the Strategic Environmental Assessment: Screening Opinion provided by Bournemouth Borough Council is attached as Appendix F. A copy of non-statutory consultee responses is enclosed as Appendix G.

4.4
As part of the consultation process, Bournemouth Borough Council provided detailed comments on the Plan.

4.5
All responses received, excluding the results of the questionnaires which are set out in the following section, have been summarised in a table included in this report. The table summarises the consultation response received and BAP's response and indication of the changes that have been made to the plan.

5. FINDINGS

RESULTS OF THE CONSULTATION



BAP 1 results: "Do you support proposed policy BAP1? 'Yes' in blue, 'no' in red

a. HERITAGE

QUESTIONNAIRE

BAP1 - The scale and density of development

5.1

An analysis of the questionnaires completed shows that almost all those who completed questionnaires agree that retention and protection of the area's heritage should be a priority. ***90 % of people support policy BAP 1 which states that 'buildings should be retained and sympathetically converted and extended.'***

BAP2 - Good design for the 21st century

5.2

A similar proportion also agreed with proposed policy BAP2 which states that *'development will retain, preserve and enhance 'Proposed Locally Listed Buildings' identified on the proposals map, which are of special architectural or historic interest.'*

5.3

Over 90% of respondents agreed with BAP2 - Good design for the 21st century. Over 300 respondents supported the policy in general. Just under 300 replied 'no' to the question of removing some buildings from the proposed list of proposed locally listed buildings, and over 200 people indicated that some buildings should be added.

FUNDAY

5.4

The Heritage Funday was the first Funday held and marked the opening of the temporary shop on 20th January 2018. 98 people were recorded as visiting the shop that day. A photo booth was set up and Victorian hats and clothes on display for people to dress up and have their photo taken. This was a great tool for promoting the temporary shop on social media.

5.5

Harry Seccombe, BAP Chairman conducted a tour of heritage assets in the area which was advertised via social media platforms and attended by approx 20 -30 people.

5.6

The shop was a chance for people to visit and discuss the plan with volunteers, as well as reading about it on the displays provided. Interactive sheets were provided on one wall showing photos of the 25 'Proposed Locally Listed Buildings' the forum would specifically like to protect from demolition.

5.7
People were asked to show their support or otherwise by using a sticker under 'yes' or 'no' to the question 'do you agree this building should be designated a locally listed building?'

5.8
The results are shown in Table 1 below.

5.9
The results of the consultation on the list of proposed locally listed buildings suggests that two of the buildings proposed should be removed from the list:

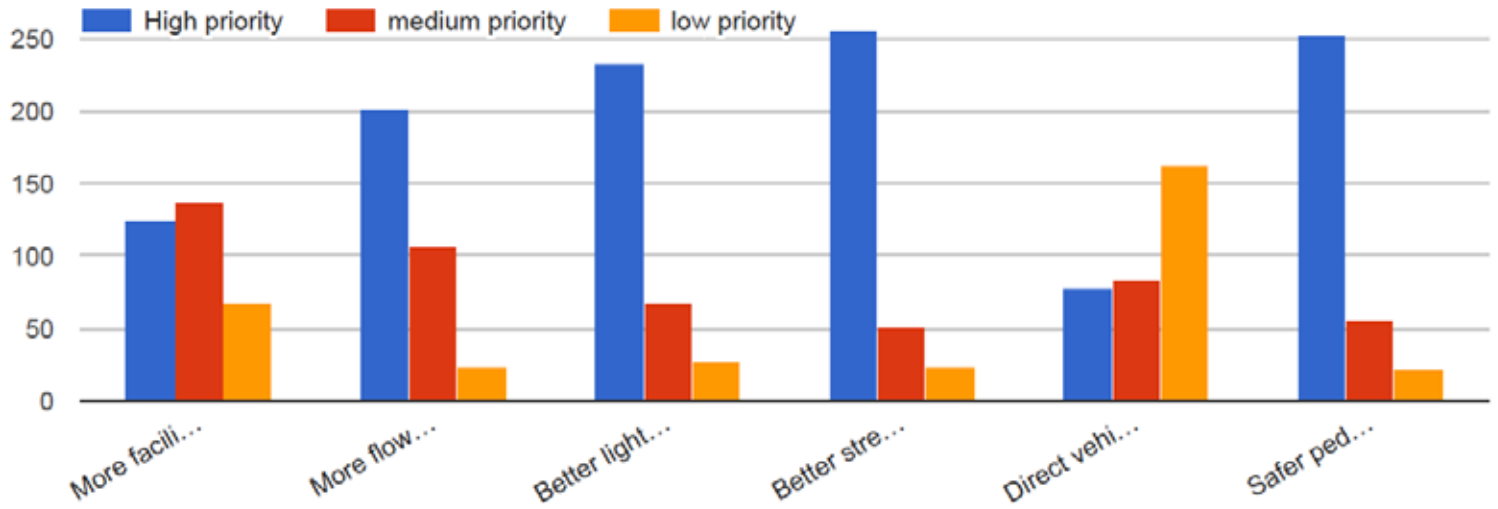
i) 5. Cromwell Place
ii) 7. Ashbourne House

5.10
Further comments and suggestions of buildings to add from the survey include:

i) All Saints Church, Southbourne
ii) Pokesdown Station needs to be refurbished
iii) Add all buildings over 100 years
iv) Delete numbers 5 and 6 as not warranted.
v) Pokesdown and Southbourne library can accommodate substantially greater development
vi) Shelley Park Theatre should be added
vii) An architectural appraisal of the neighbourhood is needed
viii) Pokesdown Station should be demolished and rebuilt. It's a monstrosity
viv) The old Pokesdown Town Hall Help & care building should be added
x) W.H.Smith, 625 Christchurch Road, Boscombe a good example of a late 20th century retail unit
xi) Numbers 3, 4, 5, 9, 11, 16, 17 should be removed from list
xii) Rosebery Park Church is of no architectural merit
xiii) 11 is ugly and should be removed
xiv) Numbers 1, 2, 5, 19 should be removed from the list
xv) St Andrew's Church, Florence Road should be added
xvi) Please add Chaplins and the Cellar bar at 529 Christchurch Road to the list, this establishment has been recognised with several awards, including best community pub. It would be a terrible shame to lose this. It is a hub for artistic people, and one of the most appealing places in the area.
xvii) 13 should be deleted because we want to maximise the flexible use of that site for health and

TABLE 1	Address	Do you agree that this building should be designated a locally listed building?			
		YES	NO	CONCLUSION	BAP RESPONSE
1	Brewhouse & Kitchen, 147 Parkwood Road	56	0	strong support	keep on list
2	Gainsborough Court, Cromwell Road	32	15	support	keep on list
3	Memorial Stone, Opposite 1 Chessel Avenue	47	3	support	keep on list
4	Mead Court (Brewery), 27 Southbourne Road	42	7	support	keep on list
5	Cromwell Place (all buildings), Southbourne	20	10	mixed response	propose remove from list
6	Hampden Lane (all buildings), Southbourne	56	0	strong support	keep on list
7	Ashbourne House, 1 Ashbourne Road	27	2	limited support	propose remove from list
8	Fisherman's Walk, Southbourne	90	0	overwhelming support	keep on list
9	Pokesdown Station, Christchurch Road	48	14	support	keep on list
10	2 Percy Road, Boscombe	63	0	strong support	keep on list
11	Portman Hotel, Ashley Road	57	7	strong support	keep on list
12	Railway Cottages, 2-48 North Road, Boscombe	63	0	strong support	keep on list
13	NHS Hospital, 11 Shelley Road, Boscombe	68	5	strong support	keep on list
14	Rosebery Park Baptist Church, Pokesdown	47	3	support	keep on list
15	Flower Shop, 739 Christchurch Road	35	5	support	keep on list
16	The Bell Pub, 915 Christchurch Road	47	4	support	keep on list
17	Dorset Nursing Supplies, 3 Wickham Road	43	12	support	keep on list
18	25 West Road, Pokesdown	55	1	strong support	keep on list
19	40 Florence Road, Boscombe	47	5	support	keep on list
20	St George's Methodist Church & Church Hall	49	8	support	keep on list
21	661 - 685 Christchurch Road	40	6	support	keep on list
22	'New Park' shopping terrace, 630 - 654 Christchurch Road	43	0	support	keep on list
23	Woodland Walk, Pokesdown	99	0	overwhelming support	keep on list
24	Pokesdown and Southbourne Library	68	2	strong support	keep on list
25	Fisherman's Walk cliff lift	77	2	strong support	keep on list
i)	16 Wilfred Road, Boscombe	31	0	support	add to list
ii)	Manor House, 5 Wentworth Ave	19	0	not enough votes to include	do not include
iii)	Cromwell Hall meeting house	9	0	not enough votes to include	do not include

BAP 4 results: 'Of the options set out in para. 5.12, which is most important to you?'



community needs. The current building may not allow us to do that.

xviii) The chiropractic college is an amazing building and should be added

xix) They all need knocking down if they are no longer fit for purpose

xx) No buildings should be deleted or added to the list

QUESTIONNAIRE

BAP3 - Shopfronts

5.11

The theme of Heritage also covers shopfronts in the neighbourhood plan area. Question 6 and 7 of the survey asked respondents to consider if all historic shopfronts should be kept, and if all new shopfronts should meet the design criteria set out under BAP3. *74% of respondents answered 'yes' that all new shopfronts should meet the design criteria. 15|% said no and 10% said they didn't know.*

BAP4 - Open spaces and safe routes

5.12

Question 8 relates to open spaces and safe routes and asks respondents to consider the following elements and rate which is most important to them:

i) more facilities such as benches and swings

ii) more flowers and trees i.e. improved biodiversity

iii) better lighting in open spaces

iv) better street lighting on popular routes

v) new and improved walking routes to the beach

vi) Direct vehicular access from Christchurch Road to the beach (south)

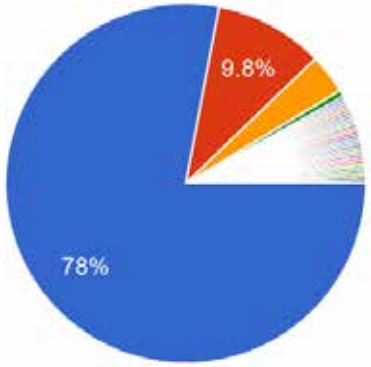
vii) Safer pedestrian and cycle access to the station, bus stop and parks, including safer crossings.

5.13

The majority of respondents indicated that options iv) 'better street lighting on popular routes' and vii) 'safer pedestrian and cycle access to the station, bus stops and parks, including safer crossings' were most important to them, with over 250 respondents respectively choosing these as most important to them.

5.14

Element iii) 'better lighting in open spaces' was also selected as important by approx 230 respondents and 200 respondents indicated that element ii) ' more flowers and trees' was important to them.



Question 9 (BAP 5) results: Blue (agree), red (diagree)

5.15

Of less importance was direct vehicular access from Christchurch Road to the beach (south).just over 150 respondents indicated that this was a 'low priority' for them. Element i) 'more facilities such as n=benches and swings' was also not as important as other elements discussed, with approx 140 respondents indicating this was a medium priority.

b. HOUSING

QUESTIONNAIRE

BAP5 & 6 - The number, type and quality of new homes

5.16

Respondents showed support for question 9 which asked if they agreed that *'most new homes in the area should be big enough for a family to live in i.e. have at least 2 bedrooms.'*

5.17

78% of respondents agreed with this policy. Question 10 asked if respondents agreed that 'all new homes should be of good quality.' 88% of respondents answered 'yes'. Question 11 asked respondents to demonstrate what elements of a home are important to them of the following:

- Size: needs to be large enough
- Bedrooms: need more bedrooms
- Bedrooms: need less bedrooms
- A door bell and post box is important
- A home with level access i.e. no stairs
- A home with access to a garden
- Off-street car parking
- Bike rack and bin store

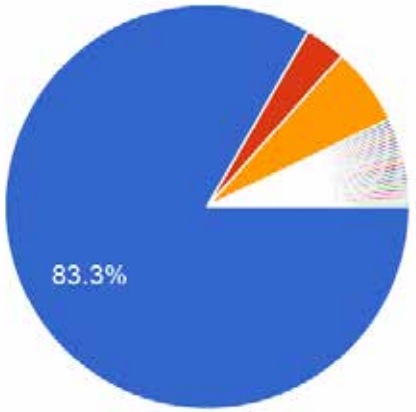
5.18

Almost all respondents indicated that size was important with just under 300 marking this as 'important'. Over 150 indicated they needed more bedrooms. Almost 250 indicated that a door bell and post box was important to them.

BAP7 - Managing our houses in multiple occupation (HMOs)

5.19

BAP7 states that *'The number of houses in multiple occupation (HMO) will be managed and the overall number reduced.."* *79% of people support this policy; 9% indicated they did not support the proposed policy.*



Question 13 (BAP 8) results: Blue (agree), red (disagreed

FUNDAY

5.20
A Funday on Housing was held at the temporary shop on Saturday 24th February 2018. Visitors were invited to view the exhibition and discuss the proposed policies with members of the forum.

5.21
An outline of a typical size of a bedsit in the neighbourhood area was laid out on the floor of the shop. People were asked to indicate whether they could live in the space shown. Also Lego was available for people and children to build houses. This was a tool to help engage people in thinking about the those elements of a house that are important to them.

5.22
This Funday was not as well attended. 37 people were recorded as visiting the shop on this day. There was little engagement on the subject of the size of dwellings. The majority who did engage indicated that the size of the bedsit laid out was too small to live in.

c. WORK, SHOPS AND SERVICES

QUESTIONNAIRE

BAP8 - Managing our high street

5.23
Question 13 states *'do you agree with Policy BAP 8, that there should be different uses (e.g. bars, restaurants, gyms and nurseries) introduced on Christchurch Road. It should be regenerated with new paving, street furniture and better shopfronts.'*

5.24
83% of respondents agreed with this policy. People were asked to provide additional comments on Proposed policy BAP8, a list of which is included below:

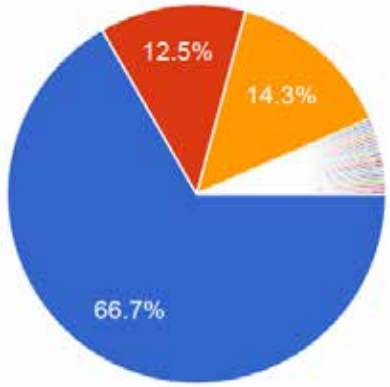
i) Don't need any more coffee shops, need more variety of shops. We need cheaper rents or initiatives to help new businesses start up and to encourage local entrepreneurs

ii) Shops that add character and interest such as developing the cluster of vintage shops in Pokesdown

iii) Victorian buildings serve little purpose to the younger generation just because they are 'quaint' Boscombe needs modernisation or it will remain a tired and dated resort

iv) Less cafés and charity shops

v) Love to see more street art and street



Question 15 (BAP 5) results: Blue (agree), red (disagree)

performers

vi) *Kids play facilities*

vii) Uses can change but shopfronts should be retained so area has a uniform appearance

viii) Support with a Vintage festival, more art galleries

viv) Shopfronts should be kept as original

x) The area needs a night-time economy. Control of uses through planning legislation is vital to prevent loss of diversity of businesses.

xi) Provision of on-street parking

xii) Christchurch Road should be opened to cars again to encourage people to stop and shop

xiii) Pop-up community spaces

xiv) Better shop fronts must take priority over money wasted on new paving and decorative balls!

xv) I think a good family friendly bar/pub is needed like Ludo in Southbourne, maybe at The Portman Hotel.

xvi) A big name like 'Starbucks' is needed to come in to revitalise the neighbourhood

xvii) More eating places. A food market. A farmers market. Reduced rents for new businesses.

xviii) Please, please plant trees!

xix) Outside lighting, tables and chairs, entertainers, workshops

xx) Better cycle paths

xxi) A pedestrian crossing between St James primary School and Pokesdown train station

xxii) Parking to serve Pokesdown vintage shops

xxiii) Finding more places to create good affordable homes is a good idea.

xxiv) A cinema would be a good addition

BAP9 - Providing the business space we need

5.25

Question 15 asks the question 'do you agree with policy BAP9 that *"all sites redeveloped in the area should provide business floor space or services on the ground floor (such as offices, workshops, doctors, dentists, gyms)?"*

5.26

67% of of respondents supported this policy. 13% indicated 'no' and 14% indicated 'don't know'.

5.27

Question 16 asks respondents for ideas on specific uses that are needed and where they should be built. The comments and suggestions received are set out below:

i) A project to revive the artisan base in Boscombe.

ii) More social housing

iii) A gym in Boscombe town centre

iv) Community arts centre

v) Love the shared space, could be used for street performers, parades

vi) *Gardens for flats needed more than offices*

vii) Facilities for children and older people maybe combined

viii) Redevelopment of the Coal Yard site and Chine Hotel is needed now. Allow more infill to provide affordable housing. Make proper use of the Royal Arcade.

viv) *A Local Development Order (LDO) could be used to grant flexible use to all commercial units along Christchurch Road to allow new businesses to open instead of having to wait for permission.*

x) The arcade should be redeveloped on the first floor for shared office space for businesses, as the Print Room has in Bournemouth, and in turn would support the unique retail businesses on the ground floor.

xi) Live / work units / creative hubs to take advantage of university students new start ups that have started to appear.

xii) Transfer some of space of Parkwood Road car park for children's play area and open space/ green gym for local people

xiii) Public swimming pool

xiv) Family housing in areas where shops are no longer viable

xv) An Art house cinema

xvi) Climbing centre at old T J Hughes unit

xvii) Medical centre

xviii) Drop in /flexible community hub for people to access support with mental health, drugs, citizens advice

xiv) More restaurants, fewer takeaways

xx) Housing !

xxi) More bus lanes, better public toilets

xxii) Use Arcade for musicians to play freely and provide space for public to sit and listen. This used to happen years ago. Also a Christmas parade with reindeer along Sea Road

xxiii) All shops should have level access for disabled

FUNDAY

5.28

A Funday on Economy and Leisure was held on Saturday 3rd March 2018. Visitors were invited to view the exhibition and discuss the proposed policies with members of the forum.

5.29

Creative Kids asked children about whether they would use a swimming pool if there was one and how the Royal Arcade would be put to better use. Proposals for a cinema in the Royal Arcade was a

popular response.

d. SITE ALLOCATIONS

BAP10 - Site allocations

5.28

BAP10 sets out specific housing allocations proposed to contribute towards meeting the housing need in the Neighbourhood Plan area over the plan period. Questions 17 - 20 ask respondents to provide their feedback in response to the main housing allocations:

- SA2: Hawkwood Road car park
- SA4: Royal Victoria Hospital
- SA5: Gladstone Road West
- SA6: Sovereign Centre (as per BAP8)

5.29

The results of the questionnaires in respect of the above sites are as follows:

- *SA2: 46% of respondents support proposals to redvelop the car park with family homes, parking and an area of open space, 33% did not and 11% did not know.*
- SA4: 66% of respondents support proposals for the Royal Victoria Hospital, 12% did not and 12% said they didn't know. The remainder made alternative comments including 'keep it as a local hospital and retain the old building.'
- SA5: 55% of respondents support proposals to redevelop this site with approx 40 new homes with public realm improvements including a narrower Centenary Way and improved pedestrian crossings. 19% of respondents did not support the proposals and 19% indicated they didn't know. Others provided comments relating to where this would go and where the car parking to serve the houses would go.
- SA6: 58% of respondents support proposals for comprehensive redevelopment of the shopping centre provided that retail is still retained on the ground floor. 19% said no and 13% said they didn't know.

5.30

Respondents also provided additional comments and feedback set out below:

i) Please include affordable housing options

ii) If there are to be houses/flats along Centenary Way then subway needs removing and

bus station needs relocating/remodelled

iii) The plot 9-11 The Crescent has been empty for 12 years and is access to addicts, homeless people arson attacks plus fly tipping. It is in a terrible state of disrepair which poses a safety risk too in parts of the holding falling off as well as rats etc. .It is a terrible eyesore for the area too. I live next door to this site and have been a victim of crime, arson, intimidation and abuse from people climbing over my front wall to access the site for certain illegal activities. I would please ask for this site to be given top priority for development

iv) Parking is essential for the survival of the high street and must be provided. If you want to attract more people you cannot afford to reduce the number of spaces available. Concerned that if we lose all car parks serving High Street, this will die completely as no accessible parking for people..

v) No more homes on these places. Already too many

vi) Sort out that horrible Soverign Centre. Renaming it would be a start, it sounds tacky and it is. Adding student accommodation will attract new business and get a younger demographic in the area

vii) We need a good gym in the area.

viii) Convert non viable shops into flats

viv) I would not like to lose the car parking behind Sainsbury's and by thre library

x) Facilities for disabled including people with learning disabilities

xi) Hidden proper bin sites and not on street

xii) Need and emergency medical centre

xiii) More community uses

5.29

Question 22 asked:

"Are there any other sites in the area that should be allocated for development? if so please complete the 'Call for Sites' proforma"

Respondents made the following comments:

i) The Council need to take control of the Old Coal Yard. This is a prime area for much needed good quality affordable housing

ii) No but please retain family housing

iii) The area can not cope with any more traffic

iv) No. Look at the empty buildings we have. We should be considering renovation and protect our open spaces and car parks.

v) As the population density in the plan area is already high should any further sites be considered for development without compromising the quality of life for existing residents?

vi) McDonalds site, Bsoscombe needs redeveloped.

e. PRIORITY PROJECTS

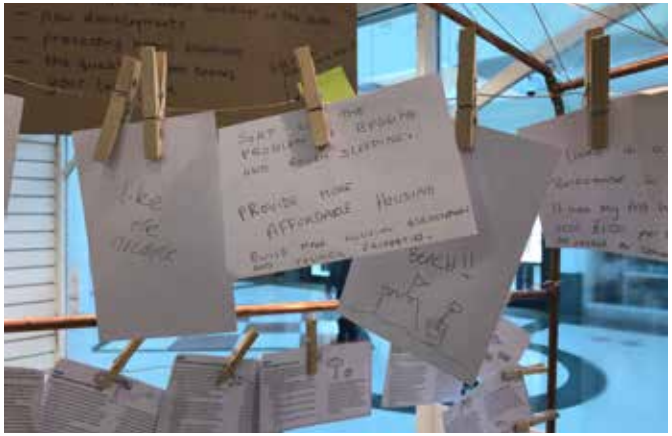
BAP11 - Priority improvement projects

5.30
Part of the exhibition in the temporary shop asked people to choose from a list of priority improvement projects that were most important to them.

5.31
The results are shown in Table 2.

TABLE 2

PROJECT	VOTES
Establish a local housing land trust with Wessex Land Trust	4
Establish a working group and development strategy – Royal Victoria Hospital, Shelley Road	10
Churchill Gardens renewal providing a safe, clean, space for all	9
Preservation and enhancement of historic shopfronts	14
Finding a suitable viable use for the Royal Arcade	20
Boscombe Central renewal	13
Woodland Walk renewal providing a safe, clean, space for all	13



THOUGHT TROLLEY

5.32
Students from the Arts University Bournemouth (AUB) designed a trolley to assist us with the consultation exercise. Initially we envisaged this as being mobile to allow us to walk up and down the High Street but it turned into a window feature of the shop, which assisted in bringing people in who were curious about the activities.

5.33
We asked people to write on post it notes or post cards some of their thought's and ideas for improvements to the area.

5.34
These can be summarised as follows:

- Better signage to direct people from the station to beach, town centre and football ground
- Open up Christchurch Road to cars
- Woodside Road and Hawkwood Road should be retained as car parks and possible park and ride facility to the beach
- Need parking in town centre otherwise high street will die
- Bring back our hanging baskets!
- Bus station could be developed for a community space
- More trees, greenery and flowers like Bournemouth
- Swimming pool and community facilities
- The Arcade is beautiful and should be protected and put to better, more appropriate uses
- Extend shared space areas and educate people how to use them !
- Be good to have a cinema
- We need to change perceptions of Boscombe
- Music venues and pub gardens should be protected from complaints by residents moving into new developments close to these venues
- Plant fruit trees in parks and along footpaths
- Zero alcohol zone needed
- Crossing at bus station is dangerous !
- Need to attract holiday makers into Boscombe Central
- Retain original architecture
- Need affordable housing
- Building on car parks will make on street parking problems worse !

Creative Kids

5.31
Ipads were laid out at Creative Kids for children to complete short questionnaires based on the themes that were running for the Fundays at the temporary shop; Heritage, Housing and Economy and Leisure.

5.32
The results can be summarised as follows:

- Week 1 Heritage - 24 questionnaires completed
- Week 2 Housing - 31 questionnaires completed
- Week 3 Eco & Leisure - 23 completed.

5.33
Heritage

- Over 50% (14) of children thought old buildings should be kept
- Over 50% (15) of children think all new buildings should be ‘green’ or ‘eco’ with green roofs, bird boxes and water butts.
- 70% (17) of children like old shops fronts and think they should not be removed

- When asked how open spaces should be improved 50% said they wanted more play facilities, 25% said they wanted better lighting and the remainder wanted easier access by foot or bike and more flowers.
- 70% said they would go to the beach more if it was easier to get to.

5.34
Housing

- 60% of children agreed that all new homes should be big enough for a family to live in i.e. have two bedrooms
- The majority of children said their bedroom was big enough. 35% said their bedroom was too small or that they had to share
- There was a general balance of preferences for either an old or new house to live it. 14 (45%)children said ‘new’, 18 said ‘old’ (55%).
- The majority of children wanted a balcony or garden for their ideal home (77%)
- Almost half of children have their own garden, with 51% saying they would like to have their own garden

5.34

Economy and Leisure

- Almost all children said they were at the Sovereign centre to visit Creative Kids
- Over 80% said they would use a swimming pool if there was one
- Over 50% think the Royal Arcade should be used as a Science Centre
- When asked about having more things to do, 70% said they wanted a cinema in the area
- The beach is an important amenity for local children. Almost 80% either got to the beach every week all year round or every week in the summer.

Social Media Campaign

5.35
The social media presence of the BAP Neighbourhood Plan has been greatly enhanced by Lee Stacey, a local resident and web content and social media specialist.

5.36
The BAP Neighbourhood Forum has its own website, Facebook page, Twitter and Instagram handle. All have helped generate more followers and raise awareness of the plan and consultation period, engaging people in discussion around the proposed policies and participating in the process by completing a questionnaire.

5.37
Links to all the above can be found here:

Website: click HERE

Facebook: click HERE

Twitter: click HERE

Instagram: click HERE

5.38
The objectives of the social media campaign, run by Lee Stacey was:

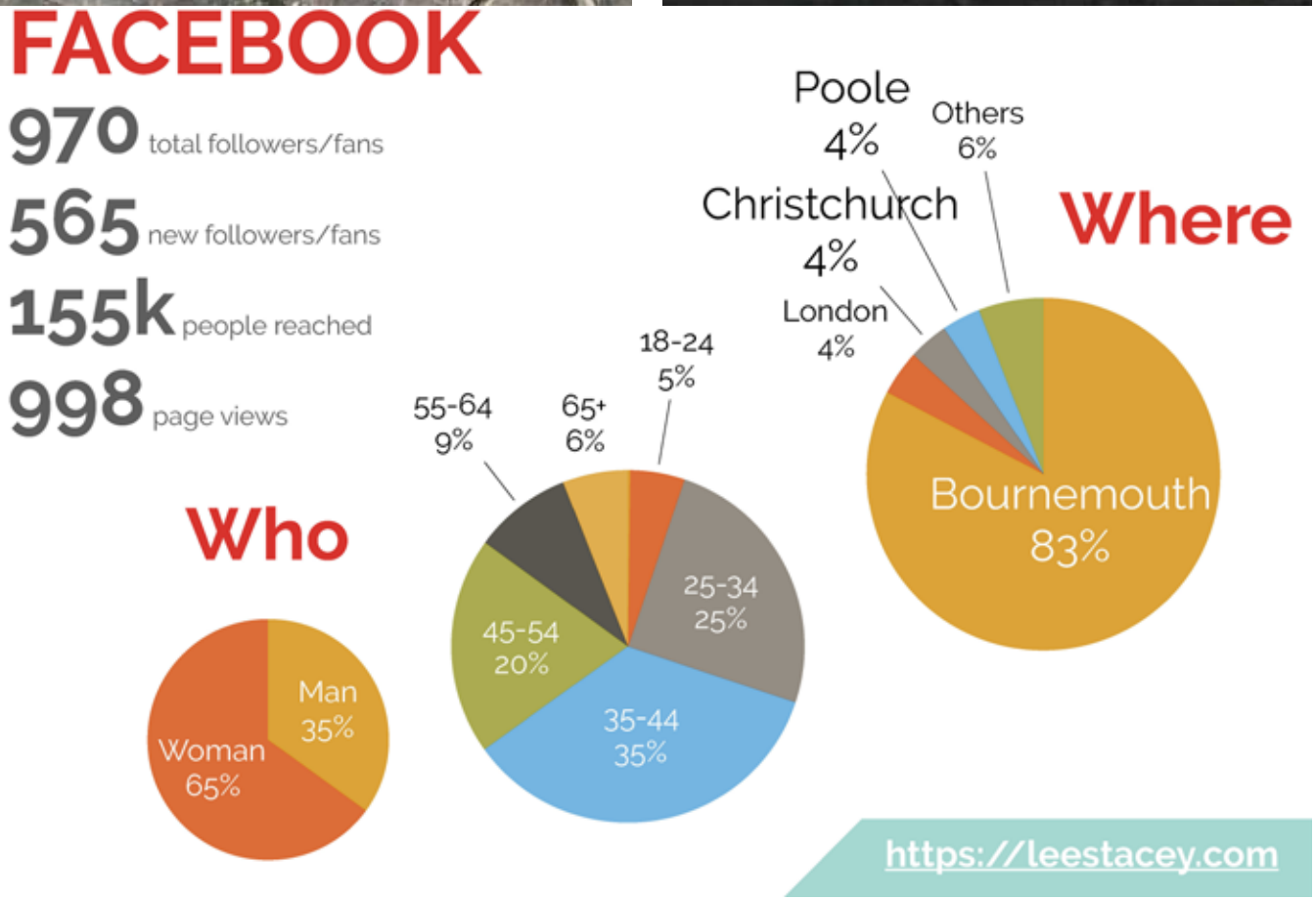
- To increase awareness of the BAP Neighbourhood Plan
- To publicise the consultation period and events
- To encourage people to complete the questionnaire online, in the shop or at libraries
- To encourage people to participate in the Fundays
- 75 day social media campaign
- 800 social media updates across three channels
- Custom landing page for all social traffic
- Every social update directly linked to the landing page
- 24/7 channel support and community management
- Paid social Facebook advertising to increase reach
- Social followers more than doubled

5.39
Appendix G sets out a full summary of the campaign.

5.37
Facebook highlights include:

- 970 total followers
- 565 new followers
- 155,000 people reached
- 998 page views

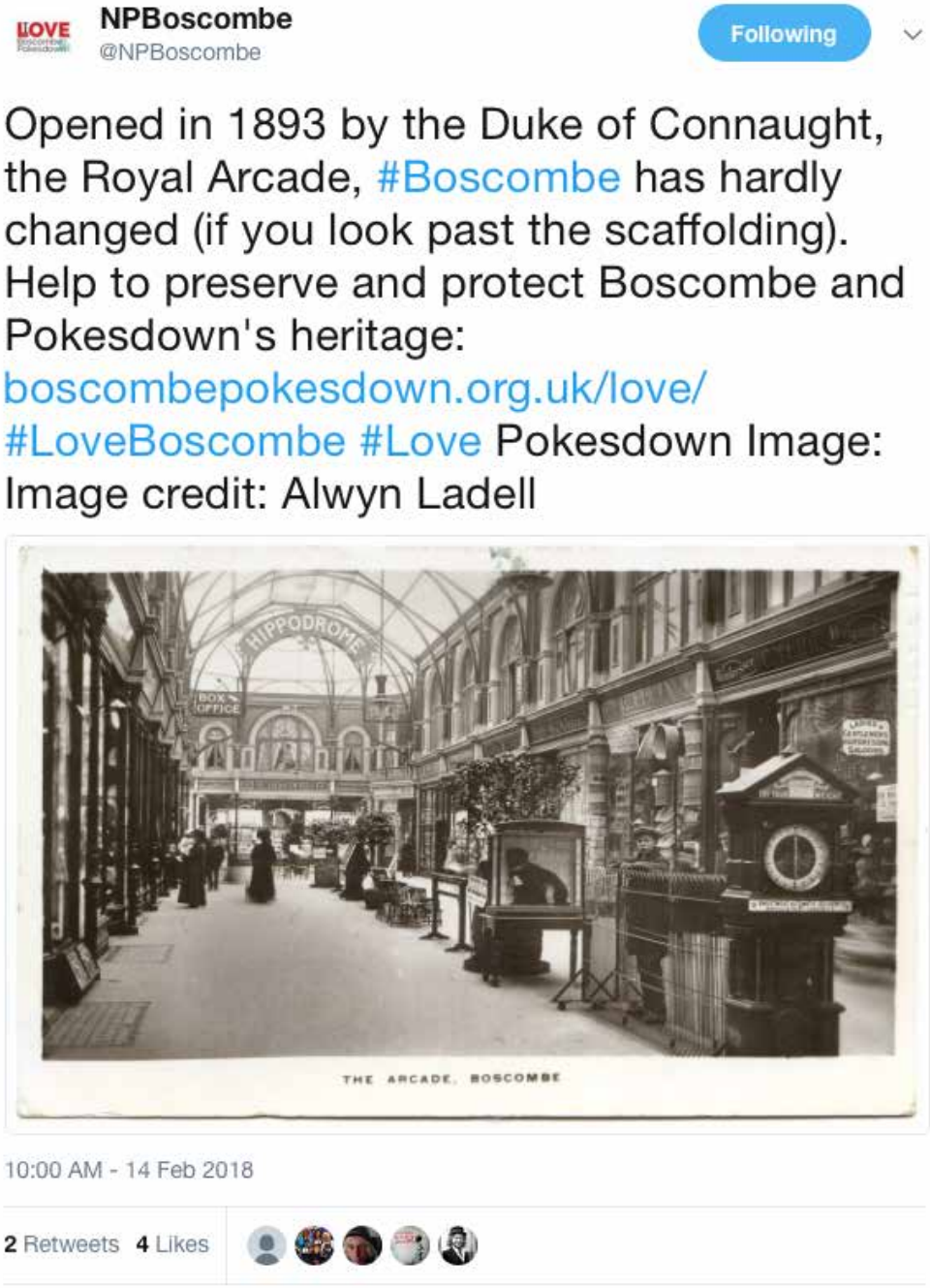
5.38
One activity that was run on the sopcial media campaign was a 'can you guess where this is' game with a wide selection of photos posted showing architectural details and materials close up. This was one of the highest performing posts on Facebook on 14th February. This post published over 30 locations for people to guess, resulting in 14, 685 reaches, 22 likes, comments and shares and 1,740 post views.



5.38
Twitter highlights include

- 229 total followrs
- 71 new followers
- 53,000 total impressions
- 998 link clicks
- 323 post likes
- 41 mentions / comments

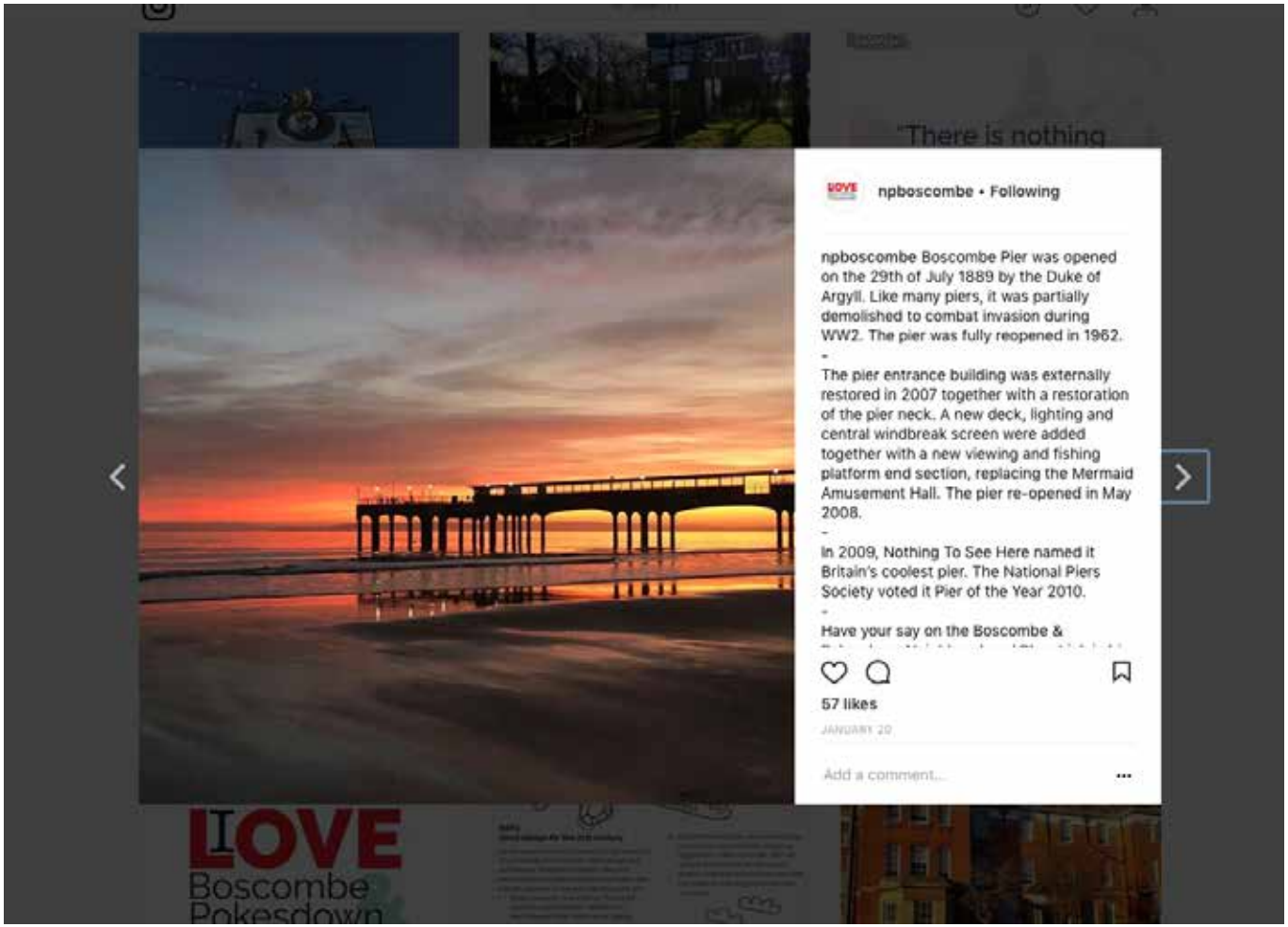
5.39
The top post on Twitter was on Februaru 14th 2018, shown in the image (right). This post related to the history of the Royal Arcade and showed on old photo. This was a fantastic way engage peoplein the heritage value of the area.



5.40
Instagram highlights inclde:

- 326 total followers
- 216 new followers
- 270, 000 post likes
- 148 mentions/comments

5.41
The top Instagram post was on 20th January 2018, the first day of the Consultation. This post provided information relating to the history of Boscombe pier and an eye catching photograph. this was a fantastic way to engage people in the heritage and coastal beauty of the area.



6. UPDATING THE PLAN

HOW WE ADDRESSED ISSUES RAISED AND CHANGED THE PLAN

6.1
All the information collected as a result of the events and questionnaires was analysed and the conclusions reviewed and considered. BAP steering group greatly appreciate the work and input of their members and the local community. In addition, detailed comments were received from Bournemouth Borough Council and statutory consultees. This feedback is critical as it provides BAP with an indication of how successfully the Plan can progress to examination and adoption.

6.2
The BAP steering group were responsible for considering all the comments and reviewing whether changes to the policies should be made. Detailed responses are set out in the table below and summarised by each topic in the following section.

THEME a. **Heritage**

- BAP1 - The scale and density of development

6.3
The policy was changed to reflect the fact that planning permission is not always needed for the demolition of buildings outside a conservation area. A clear distinction was made to protect buildings of architectural or local heritage value only.

6.4
Following discussions with the working group about building heights and storeys, further clarification was added to ensure that the policy allows for a varied, animated roofscape and elevations rather than monotonous roofscapes where everything was an identical height which was considered to be rather boring!

- BAP2 - Good design for the 21st Century

6.5
No changes made to BAP2.

- BAP3 - Shopfronts

6.6
Following discussions with the working group it was agreed that item IV needed to be clearer and that it was too negative to disallow all plastic shopfronts. The main objection is to white plastic shop fronts. It was acknowledged

that sometime good quality coloured plastic shopfronts are acceptable.

- BAP4 - Open spaces and safe routes

6.7
A number of comments were that this policy was confusing and Safer Routes needed to be defined. This policy was therefore split into two policies and safer routes were defined as a new policy BAP5, which states:

"BAP5: Safe routes
Where practical, development will
I. Provide safe routes and cycle connections as shown on the Proposals Map;*
II. Provide safe routes and cycle connections to open spaces, especially to enable easy and inclusive access;
III. Provide safe routes and improvements to transport hubs at Pokesdown Station, Boscombe Halt and Boscombe Bus Interchange;
IV. Provide new and improved paths to the beach from Boscombe Overcliff Drive taking account of nature conservation interests and the need to minimise street lighting along the Overcliff;
**'Safe Routes' are defined as pavements and paths which have good lighting and safe road crossings."*

6.8
Following the results of the survey, which provided mixed and non-conclusive results, BAP4(vii) was deleted on the grounds that it was a traffic policy that planning had little control over. It was an aspiration rather than a policy.

THEME b. **Housing**

- BAP5 - The number and type of new homes

6.8
The formatting of the policy was changed to make it clearer. Also clarification provided on the application of the policy for 9 or less or 10 or more dwellings (previously 10 or less/ more). In relation to BAP5 (iii) 2nd bullet, some comments were received that this might be discriminatory. There is also no need as Policy BAP5(i) clearly provides a presumption in favour of family housing.

6.9
Following feedback from the Council regarding calculating housing need in the Neighbourhood Plan area, a revised housing need figure has

been calculated. This has been done using the latest 2014 household projections and the standard methodology for calculating housing need set out in the Government White Paper.

6.10
This results in a housing need range of between 123 - 183 dwellings per annum.

6.11
Para 8.22 and 8.23 have been updated accordingly. Para. 8.26 relating to the tenure split has also been updated.

- BAP6 - The quality of new homes

6.12
No changes made to BAP6.

- BAP7 - Managing our houses in multiple occupation (HMO)

6.13
The word 'new' was deleted to clarify that the policy relates to new and old buildings and conversions not just new builds.

THEME c. **Work, shops and services**

- BAP8 - Managing our high street

6.14
This policy has been completely re-written as a number of comments were received that this was confusing and unnecessarily long. Reference to A4 and D uses has been removed from this policy relating to the Sovereign Centre on the basis that these would not be appropriate uses here.

- BAP9 - Providing the business space we need

6.15
BAP 9 has been deleted altogether from the plan as there was not the same level of support for this policy as other policies in the plan. On reflection it was also considered to conflict with Housing policies which promote family sized units with gardens on the ground floor of developments. The Council also thought this policy would conflict with other priorities, namely housing and heritage.

THEME d. **Site Allocations**

- BAP10 - Site allocations

6.16
The consultation exercise showed that there

was general concern about the loss of car parks to development, especially site SA2 Hawkwood Road. Most people felt this was a vital community resource that provides accessible car parking and level access to the high street. There was also concern raised that this provided spaces for residents and visitors to residents. It was noted that there would continue to be demand for this car park from residents as residential densities in the area rose and car free developments became more widespread.

6.17

There were also concerns that redeveloping the car parks would have an adverse economic impact on the high street, which people felt would suffer without accessible, affordable parking.

6.18

The Council have also requested that reference be made to the requirement of a parking survey to assess the demand and capacity for parking in order to justify redevelopment of car parks in and around Boscombe.

6.19

Further discussions were also held with the Forum in relation to the need to provide better access between the High Street and seafront. Hawkwood Road Car Park is an ideal location for a bus stop and park and ride facility.
This site specific policy has been amended accordingly to retain the site for car parking and to promote its renovation and redevelopment for a car park with park and rise, bus stops and a small open space/ pocket park for use by local residents. :

- BAP11 - Priority improvement projects

6.20

No changes made to this policy. The consultation feedback showed that there was most support for finding a suitable, viable use for the Royal Arcade.

TABLE 3: Written representations received 9excluding questionnaires and BAP response

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Comments from Bournemouth Borough Council				
Andrew England, Head of Planning, Transport and Regulation	2nd March 2018	Email	- Bournemouth Borough Council welcomes the Draft Boscombe and Pokesdown neighbourhood plan and recognises all the hard work that has gone into it. - The proactive identification of development sites is particularly welcomed. Good quality residential development will not only provide much needed housing but is also key to regenerating Boscombe. - A key consideration is seeking to ensure that the neighbourhood plan policies are framed in a manner which enables easy application when seeking to apply the policies to planning applications, and as such we have made a number of suggestions to assist. Vision and Aims We generally support the Plan's Vision and aims. However, we would suggest that consideration should be given to mentioning affordable housing in this section. *BAP 1 The Scale and Density of Development* We fully support the aim to preserve and enhance the area's heritage but there inevitably needs to be a balance of considerations between retaining and preserving true heritage features while at the same time allowing sustainable development. The final part of the policy seems to go beyond this by establishing a general presumption against demolition, therefore this could prove difficult in application.	Include reference to affordable housing in the Vision and Aims Policy BAP1 requires amendment

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Andrew England, Head of Planning, Transport and Regulation	2nd March 2018	Email	*(cont) BAP2 Good Design for the 21st Century* We welcome this policy and support your intention to achieve sustainable design including reducing emissions that lead to climate change, recycling and the use of on site renewable energy. *BAP4 Open Spaces and Safe Routes* The use of the word 'encourage' will make the policy potentially weak in terms of application. It is therefore we suggest this is strengthened, possibly to 'should where practical... '. It is acknowledged that in principle vehicular access to the precinct in the evenings might help enliven the area after shops close. However, this would require highways infrastructure to be fit for purpose with appropriate maintenance budgets. *BAP5 The Number and Type of New Homes* Since advising the Forum on the draft of this chapter there have been new datasets and emerging guidance. These include the new 2014 - based household projections and the Government's proposed national standard methodology and assessing housing need. The GLG proposed methodology for assessing housing need results in an annual housing figure of 1,458. The proposal for 110 market dwellings per year may therefore require consideration as to whether this needs to be increased accordingly. We suggest amending the wording on car free housing to read 'highly constrained and sustainable locations provided that..' *BAP6 The Quality of new homes* Central government guidance requires Local Authorities to establish need, viability and a transition period in order to introduce space standards. It is unclear whether this guidance would also apply to a neighbourhood plan but the	No changes needed Policy BAP4 requires rewording Policy BAP5 requires review in terms of housing numbers Policy BAP6 - unclear as to whether justification for space standards is needed ?

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Andrew England, Head of Planning, Transport and Regulation	2nd March 2018	Email	(cont) Council supports the intention. The proposed space standards would be in line with policy CS41 which requires developments to 'provide a high standard of amenity to meet the day to day requirements of future occupants.' Sites: *SA2 Hawkwood Road Main Car Park* It is questioned from the housing perspective whether the proposed allocation for 14 homes represents the best use of space as the car park is a valuable site that could provide many more homes and help bring vibrancy and economic activity to the centre of Boscombe. We recognise the need for family housing but in such a central location we feel that there is a case to suggest that this might be delivered through larger flats with access to outdoor space. It is considered that a higher density medium rise development might be more appropriate and realistic in this context. Parking - retained Policy 8.22 of the Bournemouth District Wide Local Plan states that 'Where redevelopment would affect public car parking spaces (whether publicly or privately owned), any spaces lost should be replaced either: i) on site; ii) in the vicinity; or iii) by the provision of alternative transport measures.' Questionable whether site would be suitable for viable multi storey car park.. If the allocation is to be pursued, given the need for new housing referred to above, development involving the loss of parking spaces at Hawkwood Road might be appropriate but we would ideally wish to be sure that an up to date parking study demonstrates that the parking to be lost is actually surplus to requirements. The methodology of the parking study would need to be agreed in advance with the Local Highway Authority. This requirement should ideally be included in the policy word-ing. Consideration should also be given to the desirability of protecting mature trees on the site boundary.	SA2 - ACTION needed SA2 Policy wording needs to include requirement for a parking survey to be undertaken, with methodology agreed with Local Highway Authority

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Andrew England, Head of Planning, Transport and Regulation	2nd March 2018	Email	*(cont) SA6 Sovereign Centre* Policies SA6 and BAP8 overlap and need to be consistent. Transport officers have raised concern regarding to the loss of parking, as above. Policy wording should require a robust parking study demonstrating surplus capacity if any parking is to be lost - methodology to be agreed in advance with the Local Highway Authority any redevelopment to relate sympathetically to the listed Royal Arcade with good pedestrian permeability including entrances from all sides. While a broad range of uses is supported in the Sovereign Centre, we would question whether A4, drinking establishments, would be appropriate due to the potential for anti-social behaviour. B1 offices would be potentially suitable in upper floors but may not add sufficiently to the vitality of the ground floor of the Sovereign Centre. Certain D1 uses such as clinics could also be problematic. We therefore recommend amending the wording of BAP 8 to 'Appropriate ground floor uses could include A1, A2, A3, D1 and D2, provided they enhance the function, vitality and viability of Boscombe Central'. *SA8 and SA9 Smaller Hawkwood Road car parks* Transport officers have again raised concern to the loss of parking as above. Policy wording should require a robust study demonstrating surplus capacity if any parking is to be lost - methodology to be agreed in advance with Local Highway Authority. *SA12 Bus Station* Any reconfiguration of the bus station would need to demonstrate that the provision for buses will be maintained or improved. This should ideally be added to the policy wording. We have serious reservations regarding the provision of open space on the site of the bus station when accounting for the value of Council owned land. We are also concerned that this would be a poor location for this use, given the	ACTION: Amendment to BAP8 wording suggested relating to uses SA8 and SA9 Policy wording needs to include requirement for a parking survey to be undertaken, with methodology agreed with Local Highway Authority ACTION: SA12 policy needs rewording to include provision for buses. ACTION: Site not suitable for open space

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
			(cont) traffic noise and pollution, the lack of pedestrian crossings and the existing unattractive frontage of the Sovereign Centre. To achieve best value for this land and create a purpose built frontage to a reconfigured bus hub it is suggested that this site would be more suitable for commercial or leisure use on the ground floor, a better entrance to the Sovereign Centre and residential use above. We do however appreciate the importance of community gardens and wonder if there might be scope for alternative locations to be considered possibly at Shelley Gardens next to SA4 or the triangle of wooded land adjacent to 61 St Clements Road. *Other comments* **Underground bins:** Litter is highlighted as a key concern highlighted by Boscombe and Pokesdown residents. The Council is keen to see the use of underground bins rolled out in new and existing developments wherever feasible to reduce littering and the visual impact of bins and we would like to see a policy introduced on this. Perhaps this could be incorporated into BAP2 Good Design for the 21st Century. **Implementation/Monitoring** There are numerous references to the Boscombe Regeneration Partnership and Bournemouth Borough Council being responsible for delivery. This may not be realistic given the uncertainty around the future of the Council. Grant funding is also significantly reducing and all the large grant making organisation (Big lottery, Heritage lottery etc.) are reviewing their funding streams. **General** All the identified sites ideally need a site allocation policy (even if brief) to enable them to carry weight in the decision-making process. Recommend avoiding use of small print in policies - the wording should be incorporated into the main text. Include a table with all the policies including wording or use page numbers in contents.	Other uses suggested Incorporate provision of underground bins for new developments into BAP2 Review where funding is likely to come from Provide site specific policies for all allocations. Include a table with all policies listed or page numbers in contents

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Comments from Statutory Consultees				
Mike Holm, Environment Agency	9th Jan 2018	Email	Thank you for consulting the Environment Agency on the need for Strategic Environmental Assessment (SEA) for above mentioned plan. We have considered the information and do not consider that the plan would require a SEA under our remit. We have considered the draft neighbourhood plan and have no comments to make on the document.	
Jack Potter, Natural England	11th Jan 2018	Letter	In so far as our strategic environmental interests are concerned (including but not limited to statutory designated sites, landscapes and protected species, geology and soils), that there are unlikely to be significant environmental effects from the proposed plan subject to conditions. We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect subject to conditions. We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected. You may wish to give examples of what enhancements would be appropriate for the area, such as; bat and bird boxes in development adjacent to green space a swift box in buildings higher than 5 meters tall native planting in green space green roofs.	

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Jonathan Alldis, Network Rail	1st Feb 2018	Letter	Thanks for consulting Network Rail on the proposed Boscombe & Pokesdown Neighbourhood Plan. At this stage Network Rail don't have any comments.	
Gaynor Gallacher, Highways England	13th Feb 2018	Email	Highways England is responsible for operating, maintaining and improving the strategic road network which in this instance consists of the A31 which runs some distance to the north of the proposed plan Area. We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits.	
David Stuart, Historic England	7th March 2018	Email	- Praised plan and community's dedication and enthusiasm. - Particularly keen to see reference to area's built heritage and the opportunity to enhance social and economic well being. - Policies focussed on reinforcing local character and distinctiveness are especially well informed. - Support in principle the aspiration to secure wider recognition of and protection for the area's heritage assets, be it through development management, design guidance, local designation or the creation of or addition to a Local List. - We look forward to continuing our involvement in the area, through the completion of the Plan making process and in exploring roles we might play in the delivery of policies and proposals. - Policy BAP10 proposes the allocation of four sites for development. It is important that the evidence base substantiating their suitability in the forms proposed demonstrates conformity with national and local policy for the protection and enhancement of the historic environment.	

Name and reference	Date received	Method of submission	Summary of representation	BAP response / actions
Comments from Non-statutory Consultees				
Steve Tapscott, Chapman Lily Planning Ltd, on behalf of Cherry Orchard Estates Ltd	12th Feb 2018	letter	- Comprehensive, well put together and accessible. It is clear the community has put a great deal of effort into producing the draft plan, reflected in the ambitious goals it contains. - Suggest consideration is given to tempering Aim 2 by acknowledging that family housing may not always be appropriate because of particular site opportunities and constraints. This is particularly the case when considering the retention and enhancement of heritage assets. Suggest adding to the end of Aim 2 ' subject to site opportunities and constraints.' - On subject of heritage, suggest similar flexibility is given to BAP1. Do not disagree with requirement for an objective heritage statement, however the policy prescribes at clause V that development should achieve a density of between 40 - 100 dph. I have concerns that this may not always be attainable or appropriate because of the very heritage that the policy endeavours to safeguard. - Setting densities does not accord with the NPPF or the guidance set out in the Housing White Paper. - The prescribed densities in clause V are arguably unnecessary anyway, given that clause IV before it already requires development to reflect 'the density of the surrounding area'. It would be unreasonable to resist sustainable development purely because the density would be 39 or 101dph, for example. I would therefore suggest deleting clause V. - A degree of flexibility is entirely appropriate and necessary to make the plan deliverable, as required by paragraph 173 of the NPPF. -Suggest that the clauses of Policy BAP1 be preceded with 'Subject to site opportunities and constraints, all proposals must reflect the character of the area in terms of…' This would allow greater prospects for the optimum use of heritage assets and the ability to put them to viable use. This would be in line with paragraph 131 of the NPPF.	

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Steve Tapscott, Chapman Lily Planning Ltd, on behalf of Cherry Orchard Estates Ltd	12th Feb	letter	(cont) Density also links in with policies BAP5 and BAP6 and the need for family homes with two or more bedrooms. The plan is in danger of becoming too prescriptive, because whilst evidence shows family homes are needed in the plan area, evidence also shows affordability is a key issue locally. Building too many larger properties might put new-builds out of the grasp of local people.	