

Planning foundations

Wendy Lane

Director of Planning and Transport



History

- 1870s - very basic public health legislation enabled development of byelaw terraced houses but failed to provide green space or community facilities.
- 1909 - first planning legislation because of concern over basic living standards and high-quality place making (Garden City movement)
- Inter war - around 1.1 million council houses were built while over 300,000 were demolished in slum clearance programs but legislation weak
- Multiple commissions and wartime benefits of strategic planning each helped realise the 1947 system.
- The 1947 Act nationalised the right to develop land and included planning gain (dropped in 1954).
- The Planning System has been constantly changed ever since

Legislation, Policy and guidance

- The Planning Acts and Statutory Instruments
- The National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- The Development Plan
 - Local Plans and other development plan documents
 - Neighbourhood Plans
- Supplementary documents

Highcliffe and Walkford Neighbourhood Plan

Our Vision: In 2028, Highcliffe & Walkford will be a safe, successful, vibrant and attractive place to live, work and visit. Its High Street will be a place that people choose to visit and spend their time in. We will have a safe and attractive network of green spaces, cycle and walking routes which support residents' physical and mental health and wellbeing. We will remain proud of our Castle, our beaches, and the quiet, leafy neighbourhoods that make up much of our parish. New housing will be energy efficient and designed to be flexible to meet the changing needs of our residents, young and old, and there will continue to be plenty of opportunities for people of all ages to work and socialise and engage in hobbies and activities locally.



2020 - 2028
Highcliffe and Walkford Parish Council
January 2023

Housing and Affordable Housing Supplementary Planning Document

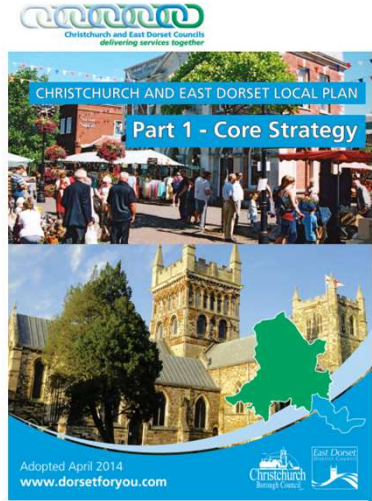
Adopted December 2018

Christchurch Borough Council
East Dorset District Council

The Development Plan

- Section 38 of the Planning & Compulsory Purchase Act 2004:

‘If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, the determination is to be made in accordance with the plan unless material considerations indicate otherwise.’



What is development?

- Planning permission is only needed if the work being carried out meets the statutory definition of ‘development’ which is set out in section 55 of the Town and Country Planning Act 1990.
- ‘Development’ includes:
 - building operations (eg structural alterations, construction, rebuilding, most demolition);
 - material changes of use of land and buildings;
 - engineering operations (eg groundworks);
 - mining operations;
 - other operations normally undertaken by a person carrying on a business as a builder.
 - subdivision of a building (including any part it) used as a dwellinghouse for use as 2 or more separate dwelling houses

What is 'not' development?

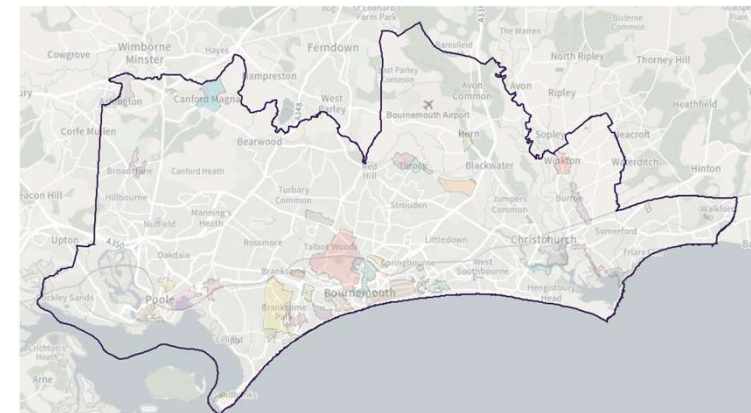
- The categories of work that do not amount to 'development' are set out in section 55(2) of the Town and Country Planning Act 1990. These include, but are not limited to the following:
 - interior alterations (except mezzanine floors which increase the floorspace of retail premises by more than 200 square metres)
 - building operations which do not materially affect the external appearance of a building.
 - a change in the primary use of land or buildings, where the before and after use falls within the same use class.

Does all development need planning permission?

- Section 57 of the TCPA 1990 = all operations or work falling within the statutory definition of ‘development’ require planning permission. However, there are different types of planning permission, such as:
 - local authority grants of planning permission
 - national grants of permission by the General Permitted Development Order (GPDO) which allows certain building works and changes of use by the Use Classes Order to be carried out (no planning application needed)
 - local grants of planning permission through Local or Neighbourhood Development Orders or Community Right to Build Orders.
 - Development authorised by a relevant government department.
- If not covered by the above, it will be necessary to make a planning application to a local planning authority.

Do all areas in England have the same permitted development rights?

- There is a range of exclusions which apply to **certain** permitted development rights in England.
- For instance, there are protected areas known as article 2(3) land, which cover:
 - Conservation Areas
 - (48 conservation areas in the Bournemouth, Christchurch and Poole)
 - Areas of Outstanding Natural Beauty
 - National Parks
 - the Broads
 - World Heritage Sites



Permissions under other regimes

- Even if a planning application is not needed, other consents may be required
- The following list is not exhaustive but rather illustrates some of the other permissions or consents that may need to be obtained before carrying out development:
 - works to protected trees
 - advertisement consent
 - listed building consent
 - hazardous substances consent
 - environmental permits/licences
 - building regulations
- It is the developer's responsibility to ensure that any necessary permissions, consents and permits (including permits and licences outside of planning such as those granted under the Licensing Act 2003 and Gambling Act 2005) are in place when required.

Standards in planning are important

- Planning manages the right to develop land
- It involves balancing private and public interests
- Getting it wrong is costly for all parties
- Need to demonstrate, at all times:
 - Fairness
 - Openness
 - Impartiality



BCP's new Local Plan

- We recognise that it is through up-to-date local plans that local authorities can deliver for communities, protect what matter most, and create the conditions for the right development in the right locations to be delivered.
- The Council agreed the Regulation 19 Local Plan for consultation to begin in March, under the 2023 NPPF, at Council in January.
- The draft Local Plan is split into 3 parts:
 - Part 1 = Policies including Vision and Objectives and Development Strategy. Chapters 5 to 11 set out policies by topic area, including one or more strategic policies for each topic area.
 - Part 2 = 33 policies, one for each ward in BCP Council including the site allocations.
 - Appendices

Vision and objectives for new BCP Local Plan (1)

- The BCP area is already a great place to live, work and visit. The coastal location, climate and exceptional natural environment give people the opportunity to experience an outstanding quality of life and realise their potential, and the area is often ranked as one of the happiest places to live and work in the UK
- Area does however face many challenges:
 - climate and ecological emergency recognising serious challenges in preserving our protected habitats and addressing climate change.
 - Our population is ageing and by 2040 around 40% of the population will be 65 or over
 - Availability and affordability of homes is beyond the reach of many local people (10x average wages and also acts as a barrier to the growth of businesses in our area
 - Main town centres have experienced decline (closure of anchor retail units / numbers of vacant shops)
 - Significant health challenges and inequalities between neighbourhoods (60% of population overweight)
 - Significant levels of traffic congestion at peak times
 - Development viability across a large part of the BCP area is marginal.

Vision and objectives for new BCP Local Plan (2)

- Our vision for Bournemouth, Christchurch and Poole is:
 - Where people, nature, coast, and towns come together in our sustainable, safe and healthy communities.
- Local Plan Objectives to fulfil the vision and aspirations include:
 - achieve carbon neutrality ahead of 2050 / conserve and enhance our outstanding natural environment / deliver high quality places that preserve or enhance our heritage
 - grow the economy, supporting new jobs and the offer to visitors
 - improve health and wellbeing / provide new market and affordable homes to meet community needs communities
 - improve our town centres / create vibrant and appealing high streets for shopping, leisure, community and cultural activities
 - deliver the infrastructure needed to support sustainable communities, businesses and development / provide a safe, sustainable and convenient transport network

Mudford, Stanpit and West Highcliffe

Draft BCP Local Plan: policy SD1b - P20

Mudford, Stanpit and West Highcliffe ward is located south and east of Christchurch town based historically on the former fishing village of Mudford. Mudford Quay provides a vibrant and attractive entrance to Christchurch Harbour, overlooking the harbour and Mudford Spit. Avon beach with its range of cafes and beach huts, makes this a popular location for recreation and tourism, particularly for water sports.

The ward includes a large part of the Stanpit Marshes SSSI which is also designated Green Belt and provides valuable habitat including mudflats, reed beds and marsh, as well as natural recreational green space. The River Mude and Bure Brook run roughly north to south across the ward providing valuable green space.

Sustainable neighbourhoods

There are three sustainable neighbourhoods in the ward:

- Mudford and Stanpit Sustainable Neighbourhood** is served by a network of local centres at Mudford, Somerford and Purewell, and supermarkets on Somerford Road and shops at the Meteor Retail Park. The area is largely within a walkable distance of a primary school. The neighbourhood has good access to play areas and large areas of open space and is within a 30-minute walk or bus journey of a secondary school. However, public transport provision within the area is relatively poor, with the nearest high frequency bus service being on Somerford Road. Much of the sustainable neighbourhood does not have a doctors' surgery within walkable distance.
- Friars Cliff and The Runway Sustainable Neighbourhood** is one of the less sustainable areas within the BCP area. The southern part of the area is within walking distance of the Falcon Drive Local Centre, and supermarkets and further shops are available at the Meteor Retail Park and Somerford Roundabout, although the latter is more than a 15-minute walk of the area. Most of the area does not have a primary school within walkable distance, but the whole area is within a 30-minute walk or bus journey of a secondary school. The area does have good access to large open space and play areas. However, none of the neighbourhood is within a 15-minute walk of a doctors' surgery and access to a high frequency bus service is very limited.
- West Highcliffe Sustainable Neighbourhood** is one of the less sustainable areas within the BCP area. There is a neighbourhood parade of shops at Sauffland Place. The western part of the area, near the Somerford Roundabout, is within walking distance of supermarkets and shops at Somerford Roundabout and Meteor Retail Park, primary schools and high frequency bus services. However, access to these facilities in the rest of the area is poor. The whole neighbourhood is within a 30-minute walk or bus journey of a secondary school, and Hinton Admiral Train Station is located to the northeast. Furthermore, within this ward the area is largely within a walkable distance of play areas and larger open spaces, but doctors' surgeries are generally not within walking distance.

Active travel infrastructure, open space and recreational facility enhancements

Despite its location between Christchurch Town Centre and Highcliffe District Centre, parts of the ward do not have good pedestrian or cyclist access to the full range of everyday facilities and services. Furthermore, in some parts of the ward pedestrian and cyclist infrastructure and the public realm are of a low quality. We will therefore explore opportunities to address this by enhancing the public realm and improving pedestrian and cyclist infrastructure within the ward along key routes and at key junctions (particularly to improve access between existing residential areas and the new local centre at Roeshot Hill), and to and from schools. We have also identified enhancements to existing open spaces and recreational facilities that would be supported.

Broad townscape characteristics

Beyond the employment areas development within the ward predominantly consists of residential uses. Existing residential development within these areas is a mix of late 19th century and interwar/postwar suburban detached or postwar estate housing typical of many of the BCP area's suburbs. The Friars Cliff and The Runway Sustainable Neighbourhood contains some streets featuring attractive examples of detached interwar houses with high quality boundary treatments and landscaping, and attractive street planting. New development should typically incorporate good quality soft landscaping and front boundary treatments, integrate with the positive characteristics of existing development while adding appropriate interest, and strengthen the relationship between buildings and the street where this is presently weak. Development should also take any opportunities to improve housing layouts to create clear perimeter blocks to overlook streets and public spaces.

Development within the conservation areas on and around the Stanpit and Mudford roads is of a varied character and includes numerous positive examples of period architecture within the conservation areas. In these areas, new development must preserve or enhance the character and appearance of the conservation areas.

The ward also includes some employment areas and big box retail units, where development generally is of a utilitarian nature and the public realm is of a poor quality. New development should improve the character of these areas, including through incorporation of good quality tree planting and landscaping and the use of perimeter blocks where possible.

Retail areas

The centres at Falcon Drive and Mudford, as shown on the policies map, will be the focal point of sustainable neighbourhoods. Proposals within these centres and the neighbourhood parades at Jellico Drive, Sauffland Place and Bure Lane should maintain or enhance their vitality, viability and diversity.

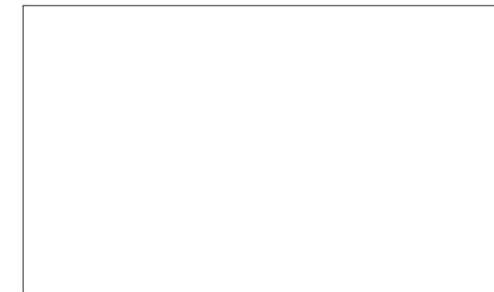
Within the Friars Cliff and The Runway and West Highcliffe Sustainable Neighbourhoods, we will support proposals to introduce new local community facilities and new local community shops selling local convenience food and other essential goods (e.g. chemists) where a need is demonstrated.

Employment areas

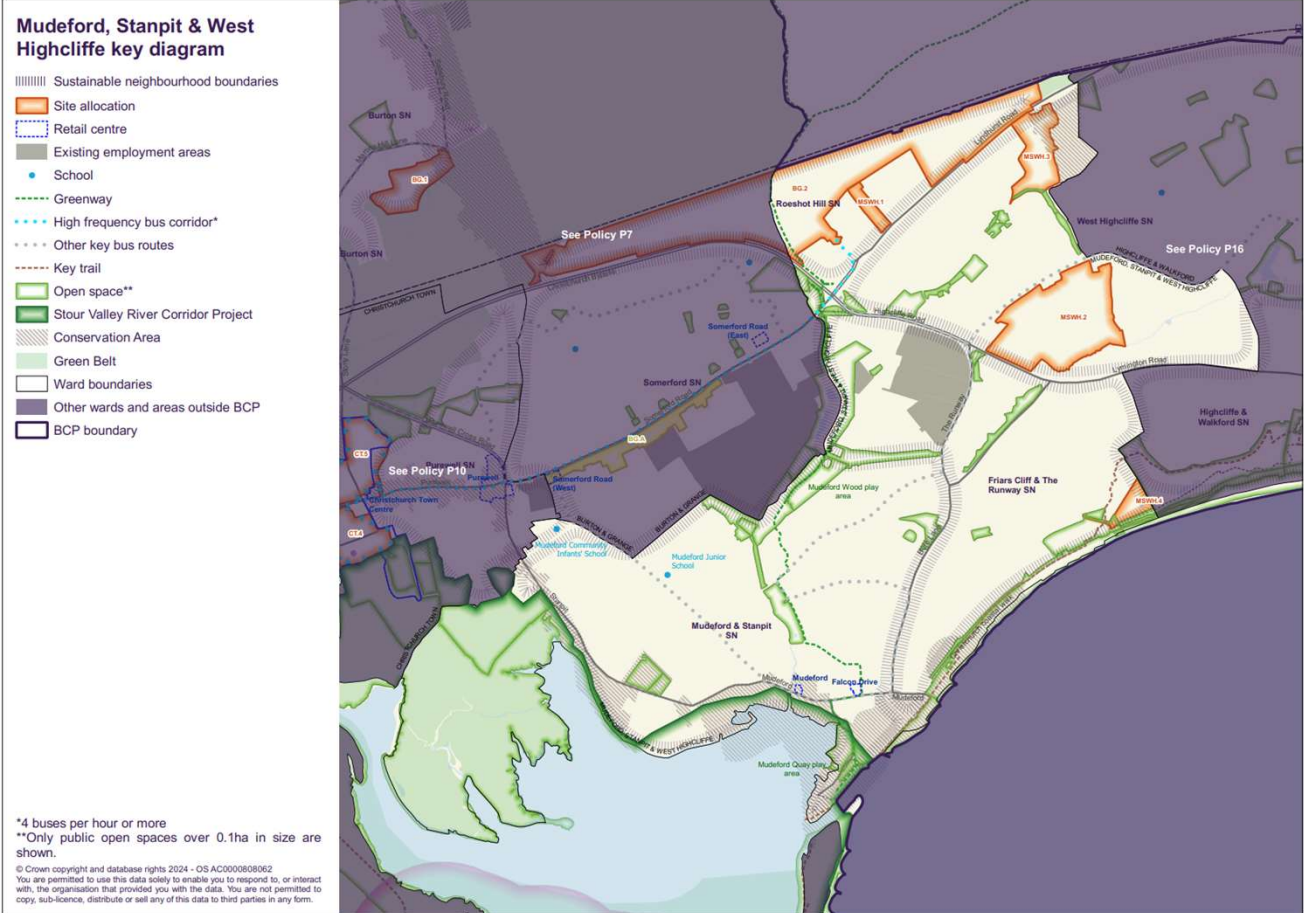
The Grange Road, Christchurch Business Park and Priory Industrial Park Employment Areas, as shown on the policies map, will be safeguarded for employment uses.

Housing

We expect around 1,365 homes to be delivered in this ward, 935 homes have planning permission (including the strategic urban extension at Roeshot Hill), 110 new homes are allocated on other sites and 320 homes expected to come forward through windfall opportunities.



Draft BCP Local Plan: policy SD1b - P20 key diagram



Questions tabled in advance

- Update requested on 8/23/0850/FUL (Demolition of existing buildings and erection of 10 detached houses with associated car parking, landscaping and associated works. Maritime And Coastguard Agency Mca Training Centre Steamer Point Christchurch BH23 4JQ)
- Roeshot Hill development (8/16/2932/OUT) decided in March 2019
- Local Plan - the MCA site as "strategic" and has set a 20 home allocation
- Friars Cliff character
- Eastern and Western Planning Committee

