

# Bournemouth Local Plan Review Presentation to the TMSTH Area Forum 28/06/17

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# Presentation Outline...

- Brief overview of Planning System;
- Existing Local Plan and patterns of development;
- Future development requirements and challenges;
- Emerging National Planning Policy (Housing White Paper);



# Planning in England is policy-led

- National Policy

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance

- Local Policy

- development plan – Bournemouth Local Plan 2012
- duty to cooperate

- Neighbourhood Policies

- neighbourhood plans





## Key principle of the NPPF

- Local plans should:  
“meet **objectively assessed needs**, with sufficient flexibility to adapt to rapid change”

NPPF





# Implications / risks of not having an up-to-date Local Plan in place

- Difficult to defend against inappropriate development;
- Increased 'planning by appeal';
- Resource implications fighting appeals;
- Government clear that plans must be in place.
- Taken out of LPA hands DCLG prepare.



# Existing Local Plan

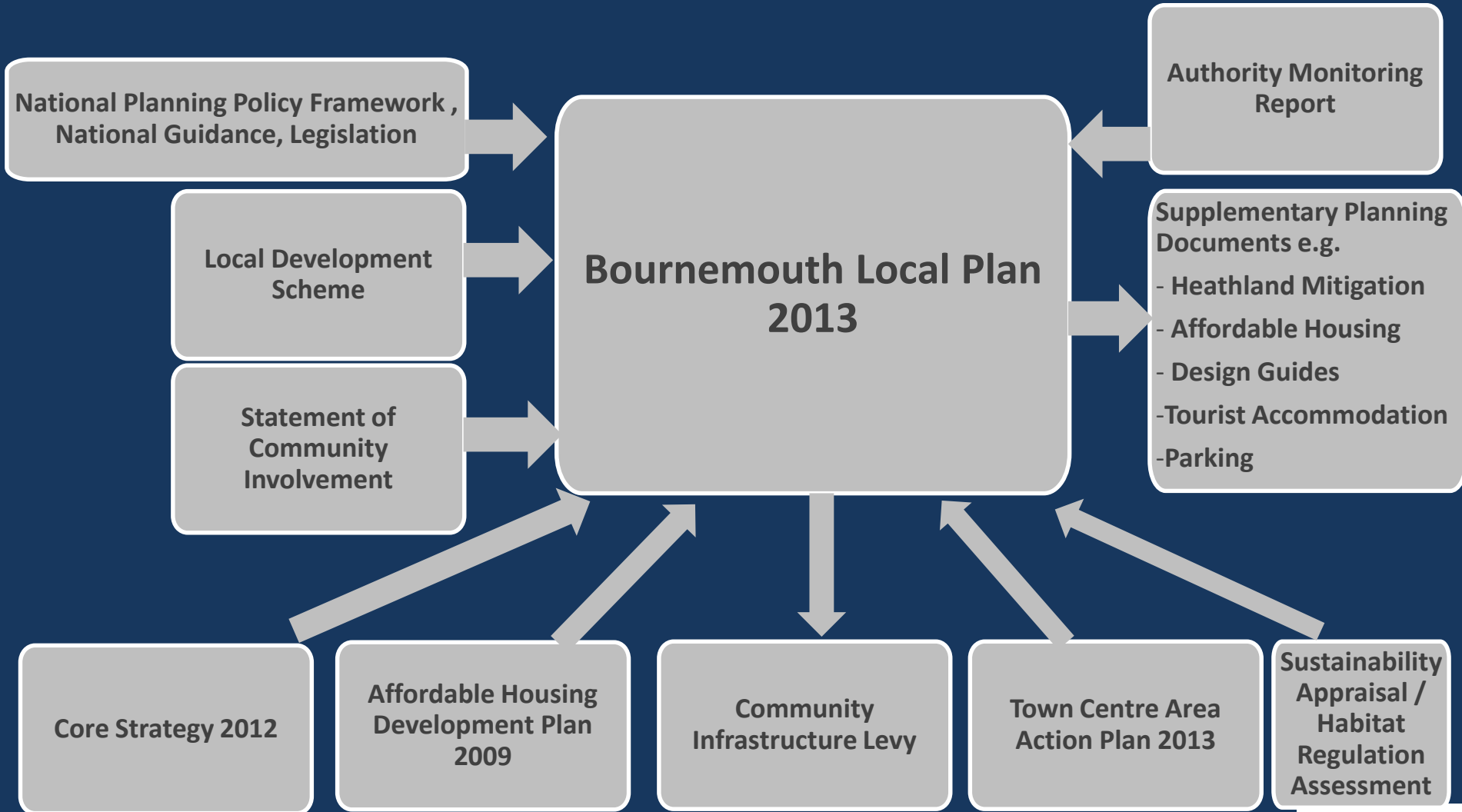
Local Plan sets out a vision and a framework for the future development of the area to 2026,

Sets out a strategy, detailed policy and land allocations to deliver vision,

Guide decisions about individual development proposals, the starting-point for considering whether applications can be approved.

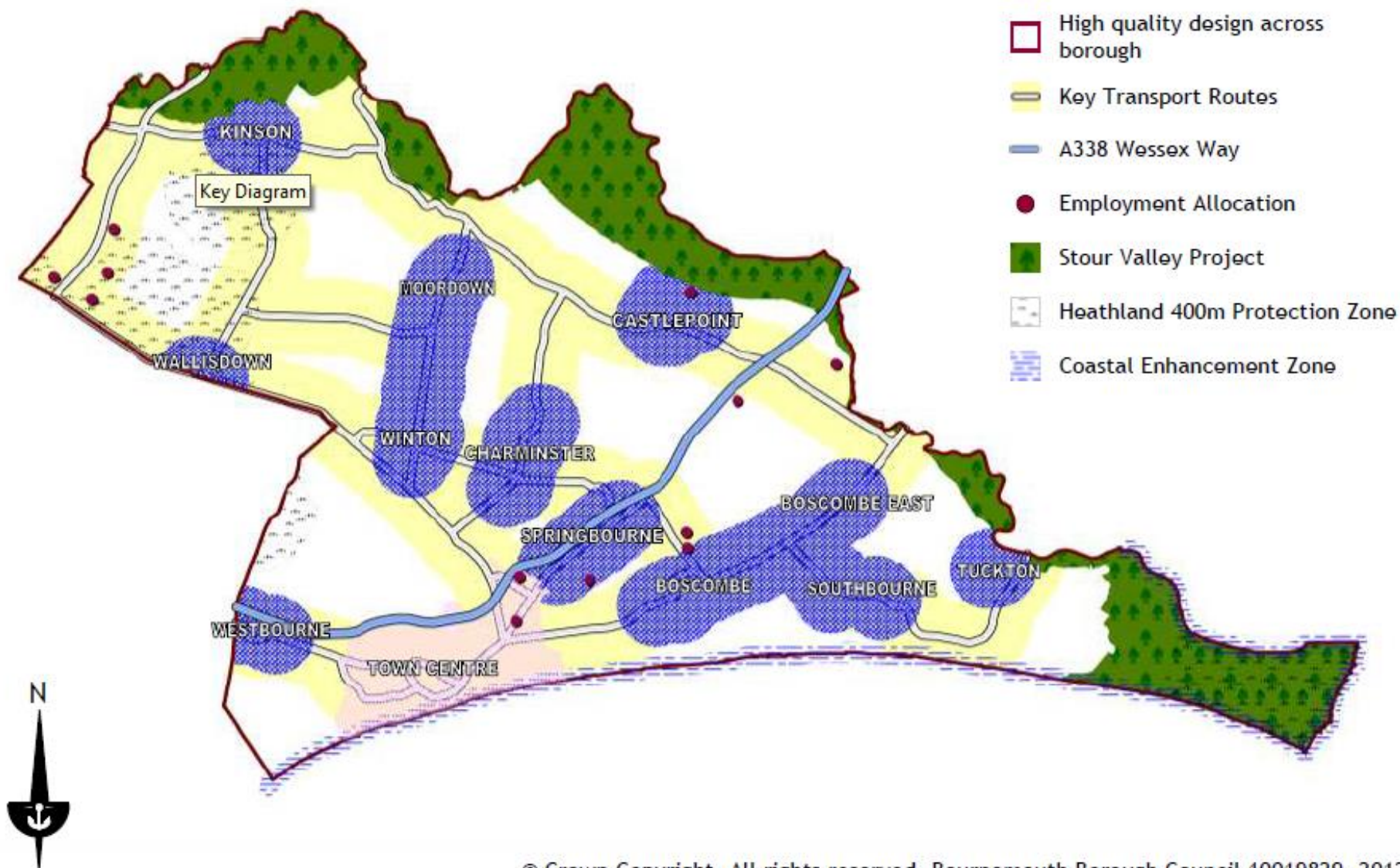


# The Bournemouth Local Plan





# Local Plan Key Diagram





# Key issues for existing local plan (1)

- Residential pressures, flats v houses;
- Maintaining a 5 year supply of residential sites;
- Rely on small infill sites, balancing competing demands and needs, conflict resolution!
- Lack of viability for commercial development;
- Lack of viability for Affordable Housing contributions;
- Protecting Green Belt.



## Key issues for existing local plan (2)

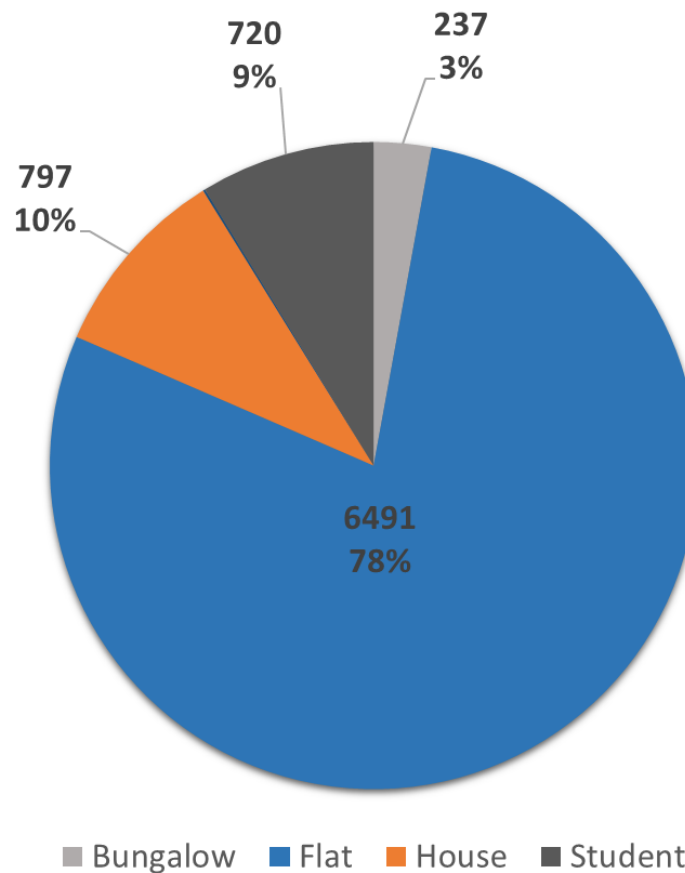
- Respecting character of areas whilst allowing development;
- Natural Environment, Built Heritage;
- Tourist Accommodation;
- Town Centre;
- Infrastructure Delivery (schools, roads, flooding)
- Viability / CIL / Section 106.



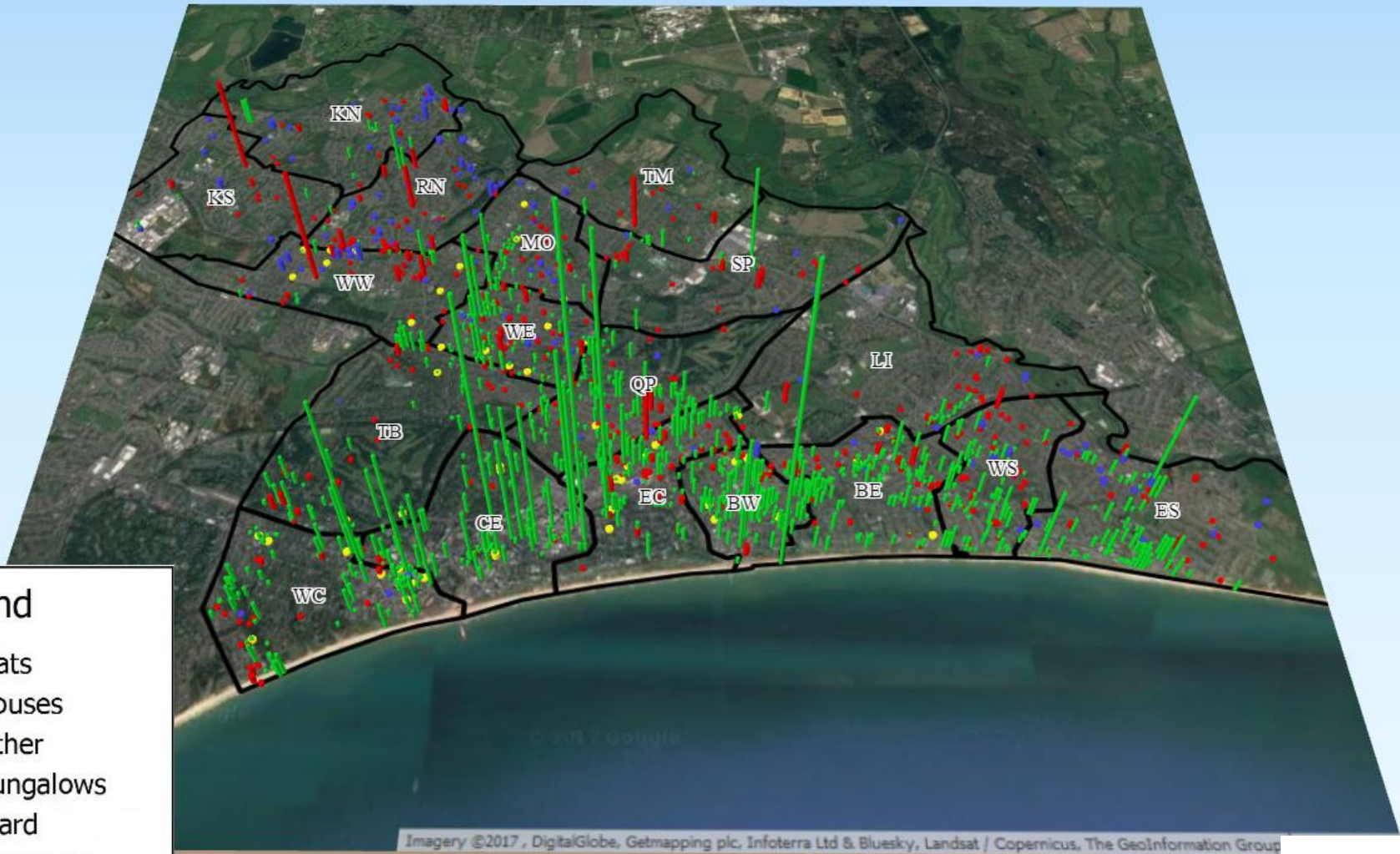
# Dwelling Type Completions (net) 2006 to 2016

\*net loss of -9 for dwelling type "other"/HMO

\*99% of student completions were flats (studio & 4+ bed)







## Legend

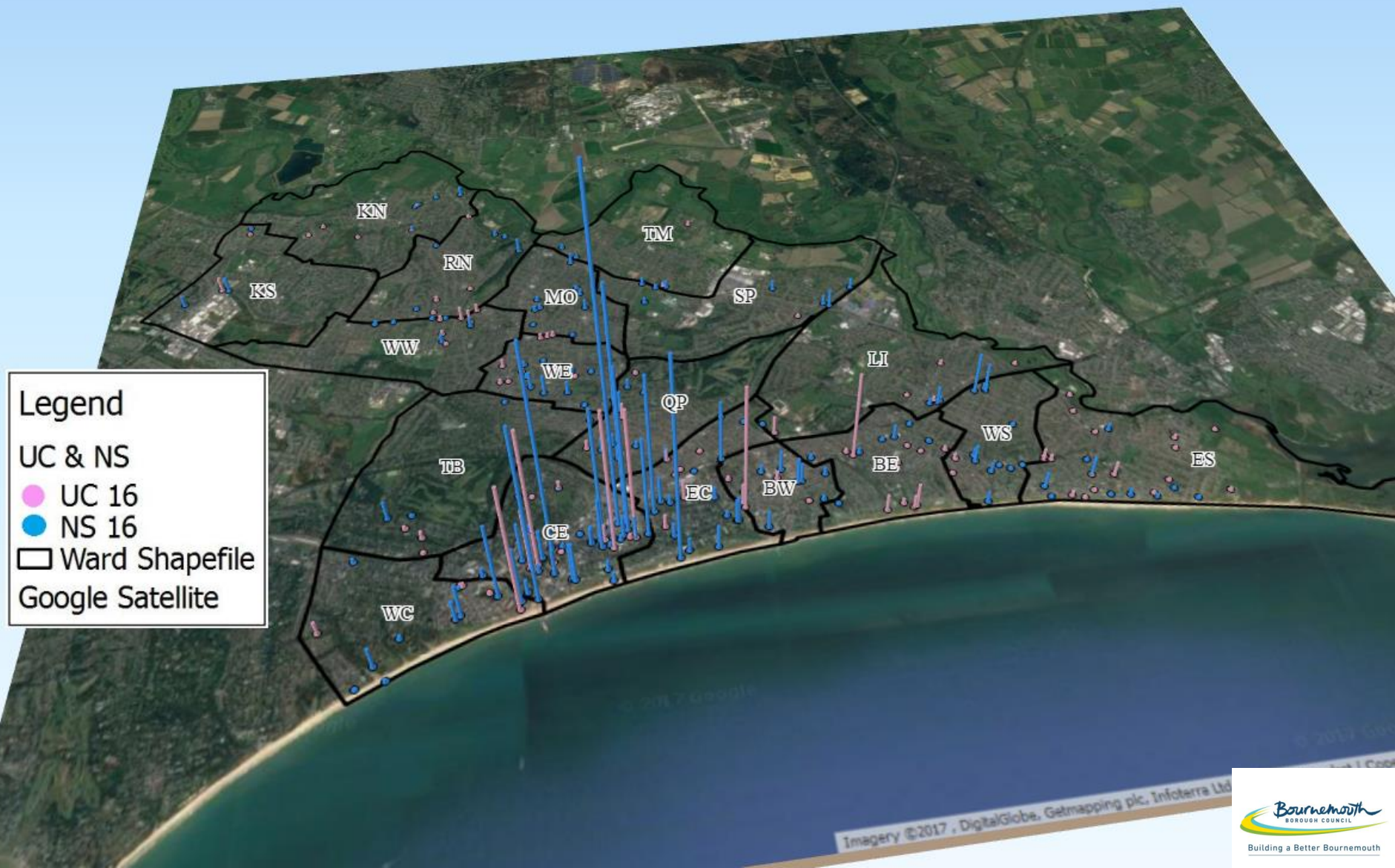
- Flats
- Houses
- Other
- Bungalows

Ward

Google Satellite

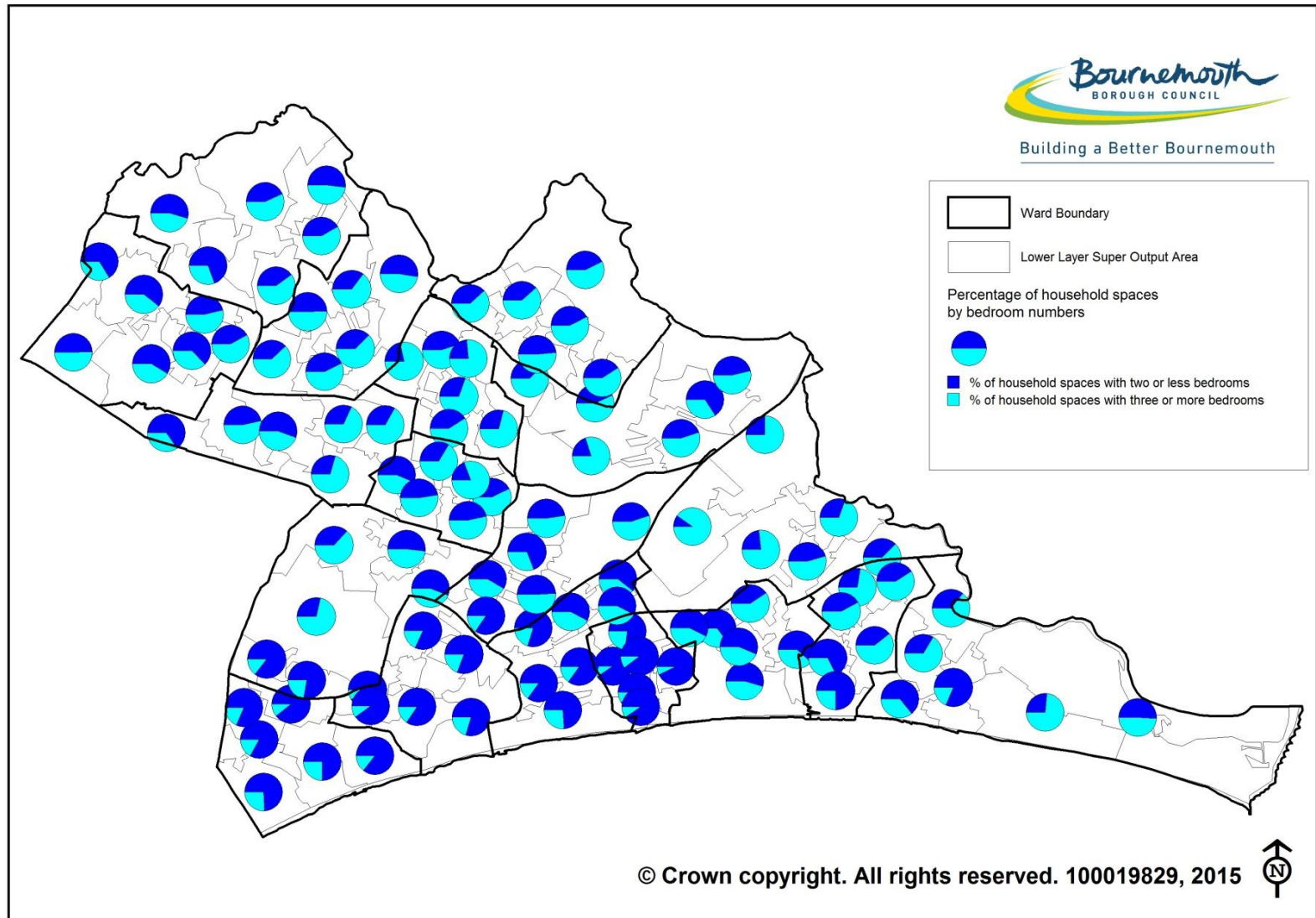
Imagery ©2017, DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky, Landsat / Copernicus, The GeoInformation Group





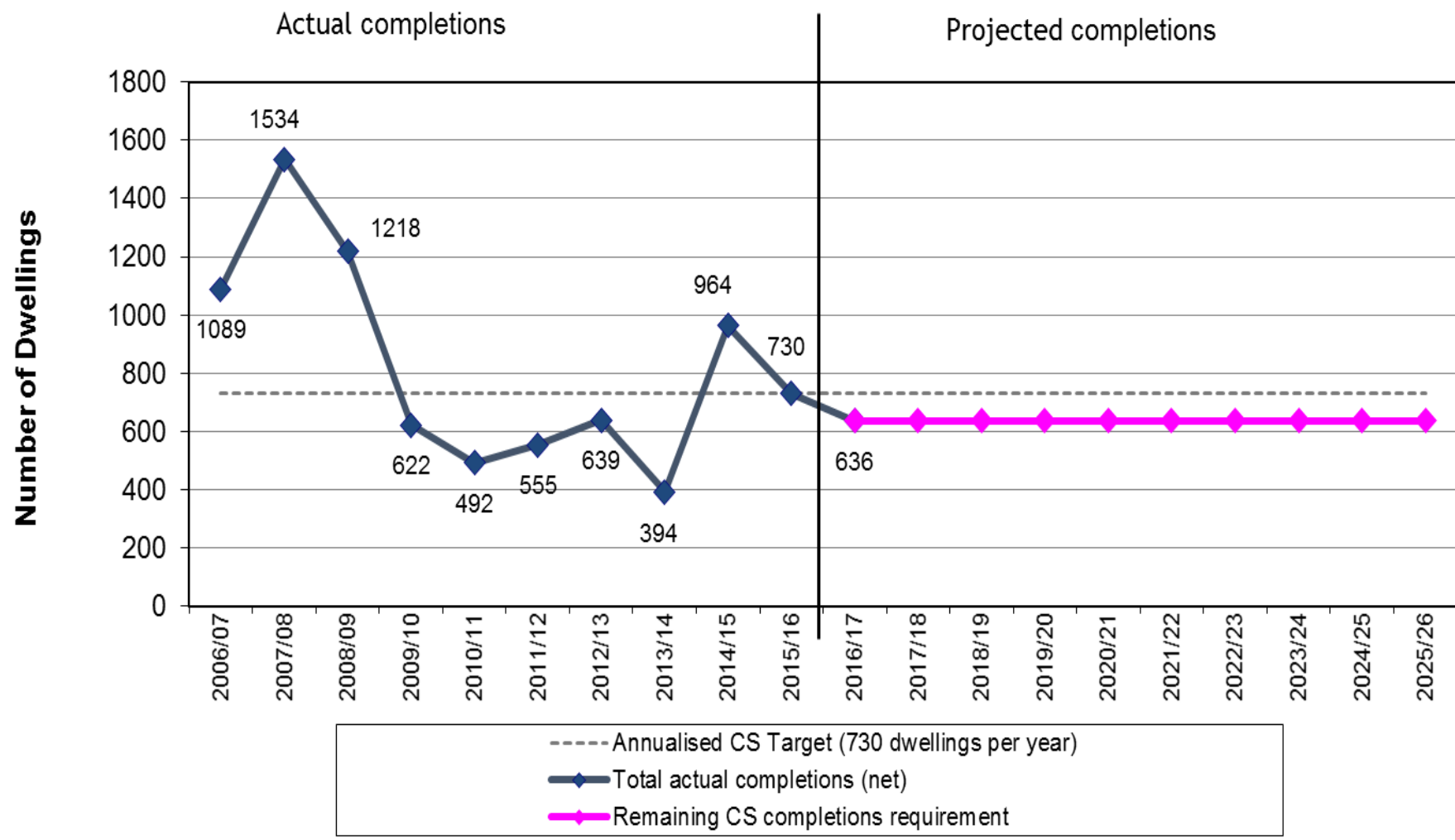


# Bedroom Numbers





# Dwelling Completions 2006 - 2016





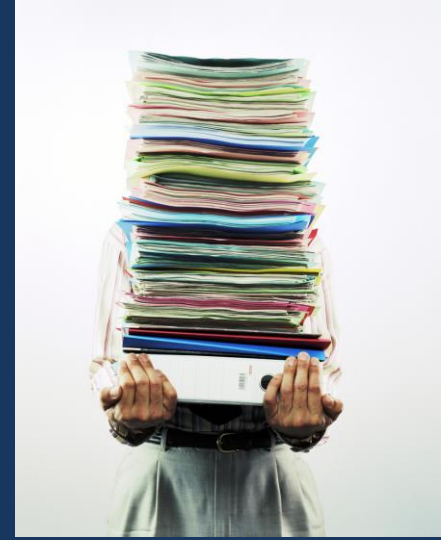
# Key Topics for Local Plan Review 2013-33

- Car Parking - development standards and public car park provision;
- Tourism Policy –Existing hotel stock V new build hotels;
- Employment / Commercial land and premises – Out commuting increasing / Deliverability?
- Flooding (surface water flooding, groundwater, sewer, climate change);
- Green Infrastructure (Stour Valley Masterplan);
- Availability of Housing Land?
- Duty to Cooperate with neighbouring authorities - challenging;
- Town Centre/suburbs capacity V impact on character;
- Conservation and enhancement of natural and historic environment;
- Viability - whole plan and individual schemes;
- Infrastructure Delivery.



# Evidence Base for Reviewed Local Plan

- Strategic Housing Needs Study
- Residential Urban Infill Study (Brownfield Register)
- Green Belt Study
- Workspace Study
- Strategic Flood Risk Assessment
- Retail and Leisure Study
- Habitats Regulation Assessment / Sustainability Appraisal
- Local Plan Viability
- Community Infrastructure Levy
- Green Infrastructure Study
- Infrastructure Requirements (schools, transport, water, sewerage etc)





# NPPF says....

‘LPAs should use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area’.

NPPF 2012

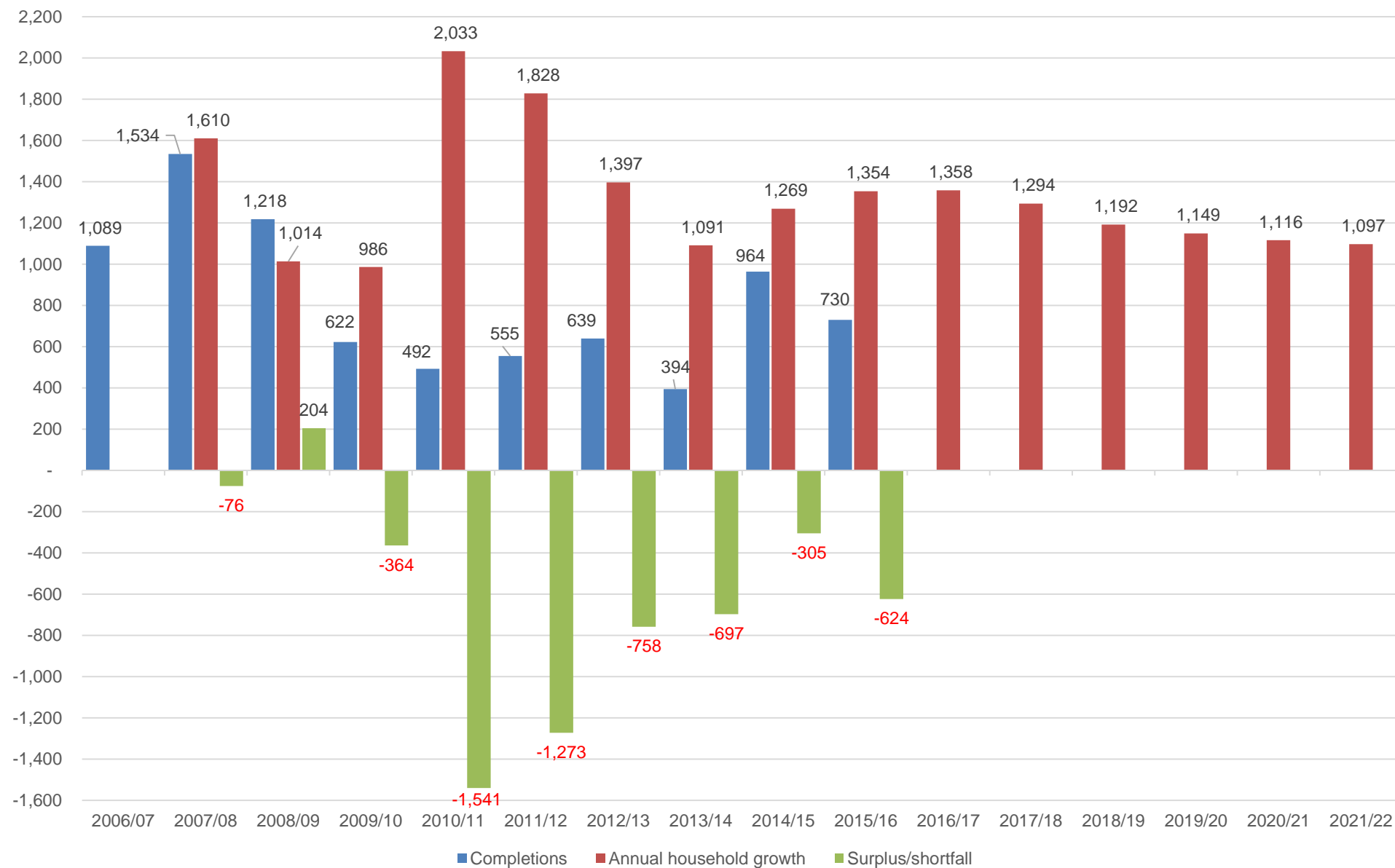


# Revised housing target?

- Existing local plan makes provision for 730 dwellings p.a. or 14,600 over plan period 2006-2026;
- 2015 Housing needs evidence suggests requirement for 980 dwellings p.a. (+ 250 p.a.) or 19,600 over plan period 2013 to 2033.
- 2014 DCLG Household Projections (released 2016) suggest 1,100 dwellings p.a or 22,000 2013-33.

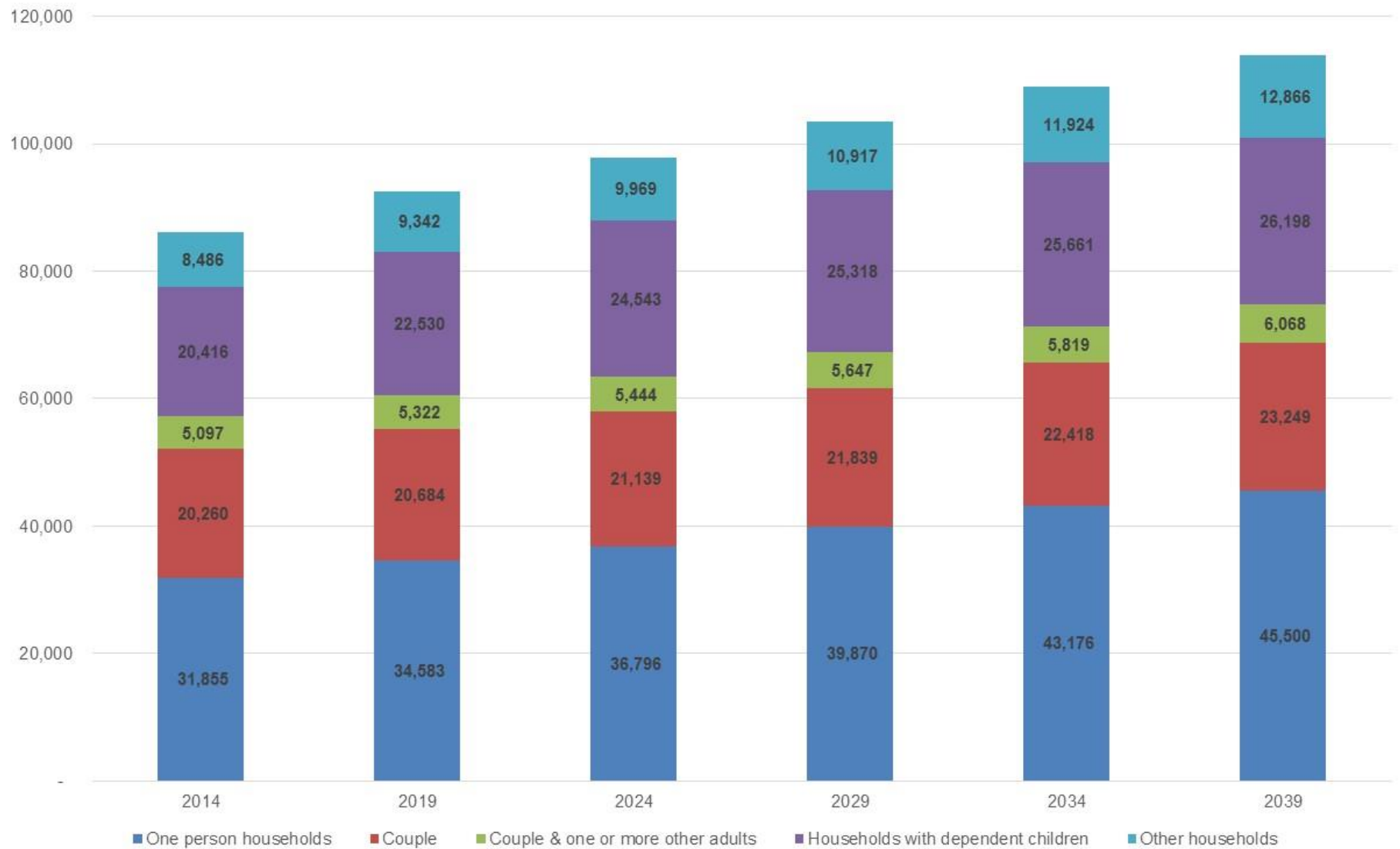


# Residential Completions V Household Projections 2014 based (DCLG)





## Household composition, Bournemouth





# Housing growth

- What are the Options for accommodating significant development pressures?
- More urban potential for infill and Green belt release?
- Neighbouring authority capacity on green belt land?
- Types of dwellings small flats V family houses



# Duty to Cooperate

- Introduced by Localism Act 2011
- Tool for delivering strategic planning at local level
- **Requires** councils and public bodies:
  - to engage constructively, actively and on an ongoing basis in relation to planning for strategic issues;
  - work collaboratively to ensure that strategic priorities across local authority boundaries are properly coordinated and clearly reflected in individual Local Plans;
  - work together to meet development requirements which cannot wholly be met within their own areas
  - Housing and Employment Sites V Green Belt.
  - Infrastructure.
  - Environment / Climate Change mitigation.
  - Strategic Planning Forum established.



# Local Plan Review What Next?

- Regulation 18 Issues Consultation/Call for Sites July 2017
- Issues and Possible Options Consultation Spring 2018
- Draft Plan Consultation late 2018
- Examination Spring/Summer 2019
- Adoption Late 2019



## Fixing our Broken Housing Market - White Paper 2107

*I want to fix this broken market so that housing is more affordable and people have the security they need to plan for the future. The starting point is to build more homes. We need more land for homes where people want to live.....*

*All areas need a plan to deal with the housing pressures they face and communities need a say in the homes that are built. First we will require all areas to have up-to-date plans in place and ensure that communities are comfortable with how new homes look. Second, we need to ensure that homes are built quickly once planning permissions are granted. We're giving councils and developers the tools they need to build more swiftly.*

**The Rt Hon Theresa May MP**  
**Prime Minister**



*For decades, the pace of house building has been sluggish at best. As a result, the number of new homes has not kept pace with our growing population. And that, in turn, has created a market that fails to work for far too many people.....*

*We need radical, lasting reform that will get more homes built right now and for many years to come..... It covers the whole house building process, from finding sites to securing local support and permission as well as getting homes built quickly and sold on fair terms. But it also goes further, seeking to build consensus for a new, positive, mindset to house building. A can-do approach that simply does not tolerate failure...*

**The Rt Hon Sajid Javid MP**  
**Secretary of State for Communities and Local Government**

