



Date: 7 October 2019
Our Ref: BCP Local Plan – Issues
BCP Local Plan – Call for Sites
BCP Local Plan – SCI
Contact: Planning Policy
Email: bcplocalplan@bcpcouncil.gov.uk
Tel: (01202) 633321

Dear Sir or Madam,

Re: A new Local Plan for Bournemouth, Christchurch and Poole

We are taking the first step in preparing a new Local Plan covering Bournemouth, Christchurch and Poole, that will provide the framework of policies and site allocations that will guide development over the next 20 years. The Plan will aim to meet identified needs for new homes, jobs and other supporting services and infrastructure, within an area that is significantly constrained by the coast; internationally designated environments, particularly heathland; Green Belt and areas at present and future risk of flooding.

If it is to be effective, the new Plan will need to engage with a wide range of local people, businesses and community groups to obtain the widest possible agreement on the development of planning policies and the allocation of sites to meet future identified development needs. The resulting Plan will need to ensure that the sustainable development of the area can be achieved in a way that maintains and improves the health and well-being of local people and carefully balances the need for new homes, employment opportunities and other supporting development, with the protection of important heathland, harbour and coastal habitats, green spaces and unique heritage assets.

We are working on identifying key priorities through a new Corporate Strategy. The proposed key priorities set out in the revised draft Corporate Strategy are:

- **Sustainable Environment** – Leading our communities towards a cleaner, sustainable future that preserves our outstanding environment for generations to come.
- **Dynamic Region** – Supporting an innovative successful economy in a great place to live, learn, work and visit.
- **Connected Communities** – Empowering our communities so everyone feels safe, engaged and included.
- **Brighter Futures** – Caring for our young people; providing a nurturing environment, high quality education and great opportunities to grow and flourish.
- **Fulfilled Lives** – Helping people lead active, healthy and independent lives, adding years to life and life to years.

The new BCP Council Local Plan will be a key strategic document in supporting the delivery of the area's key priorities. An important starting point for the new Plan is the identification of the issues that it will need to address. We would like you to be involved in identifying the most important issues for the area and would welcome your views on what you consider these to be. A number of suggested issues, broadly aligned at this stage to the emerging key priorities of the revised draft Corporate Plan, are listed below. Whilst the emerging key priorities are draft at this stage, they are a useful guide to help identify key issues the Local Plan may need to address. The later stages of the Local Plan will be taken forward in accordance with the final Corporate Strategy once it is adopted.

Do you agree with the issues identified and are there any others that should be considered for inclusion?

Sustainable Environment

In planning for sustainable growth, how might we:

- manage congestion and increase opportunities for active eco-friendly travel by walking, cycling and public transport?
- improve access to parks and open spaces?
- protect and enhance Bournemouth, Christchurch and Poole's exceptional natural environment?
- tackle the challenges posed by climate change?

Dynamic Region

In planning for the economy, how should we:

- revitalise Bournemouth, Christchurch and Poole's town and local centres so that they provide complementary shopping experiences?
- plan for future business growth and deliver better paid jobs?
- balance the need for new homes to meet the challenging targets required, whilst retaining local character?
- maximise delivery of affordable homes for local people?
- deliver specialist accommodation to meet the needs of the ageing population?
- support and develop Bournemouth, Christchurch and Poole's tourism sector?

Connected Communities

In empowering our communities, how should we:

- shape growth to ensure that the individual identities of Bournemouth, Christchurch and Poole are retained?
- ensure the delivery of high quality and attractive urban environments?
- strengthen cultural identity and preserve or enhance our historic environment?
- plan for safe, mixed and socially inclusive communities?
- ensure essential services and community facilities are easily accessible to everyone?

Brighter Futures

In caring for our children and young people, how might we:

- plan for the provision of high quality educational facilities?

Fulfilled Lives

In helping people lead active, healthy and independent lives, how should we:

- provide accessible, well connected, high quality urban environments and public open spaces?
- provide the opportunities for people to make healthy lifestyle choices?
- improve air quality by reducing reliance on the motor car?

The closing date for receipt of your comments is **Monday 18th November 2019**.

Please email your comments to bcplocalplan@bcpcouncil.gov.uk quoting 'BCP Local Plan – Issues' in the subject box.

Please note that this letter represents formal notification, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012, that the Local Plan process is starting. It will result in a single new Local Plan that will replace the individual plans for the former local authority areas of Bournemouth, Christchurch and Poole.

If you do not wish to be kept informed of, or be involved with the progress of the new Local Plan for Bournemouth, Christchurch and Poole, please email us with your details at bcplocalplan@bcpcouncil.gov.uk quoting 'BCP Local Plan - Consultation Database' in the subject box and we will remove your details from our consultation database.

Call for Sites

This initial stage of the Local Plan process provides the opportunity to gather information about land availability. Anyone who wishes to promote a site or parcel of land for a particular use or development is invited to submit details of this land for assessment and consideration for potential allocation. Potential uses could include housing, employment, retail, leisure and community uses.

If you are a landowner who wishes to promote your land for a particular use (or uses), please email us at bcplocalplan@bcpcouncil.gov.uk, quoting 'BCP Local Plan - Call for Sites' in the subject box including:

- a map showing the extent of the land you are promoting;
- an indication of when it will be available i.e. within the next 5, 10 or 15 years; and
- the use(s) you would like us to consider the land for.

If you have previously responded to a 'Call for Sites' as part of the initial stage of the Bournemouth or Christchurch Local Plan reviews, your submission will be taken forward and considered as part of the new BCP Council Local Plan process. However, if you wish to submit additional sites for consideration, or reaffirm the availability of a previously submitted site, we would welcome a response by **Monday 18th November 2019**, so that the development potential of any submitted sites can be assessed in the early stages of Local Plan preparation. However, this does not preclude the submission of further potential development sites for consideration beyond this date.

Statement of Community Involvement (SCI)

An SCI sets out how a local planning authority will engage with individuals, local communities and other stakeholders on a range of planning matters, such as:

- Preparation of a Local Development Plan and other planning documents
- Determination of planning applications

The draft SCI proposes to allow a flexible approach to publicising planning applications, either by site notices or letters (or both) depending upon the site circumstances and scale of development.

A new draft BCP Council Statement of Community Involvement (SCI) was approved by Cabinet on 11 September 2019 to be published for public consultation.

We welcome comments on the contents of the [draft BCP Council SCI](#) (see item 30 - if viewing this as a letter please use the following web address):

<https://democracy.bcpCouncil.gov.uk/ieListDocuments.aspx?CId=285&MId=3721&Ver=4>

Please email us at bcplocalplan@bcpcouncil.gov.uk, quoting 'BCP Local Plan - SCI' in the subject box. If you are unable to email your comments you can write to BCP Council regarding any of the aforementioned consultations:

Planning Policy, Growth and Infrastructure - Strategic Planning, Civic Centre, Poole, Dorset, BH15 2RU.

Please note that your response will be published on the Council's website and attributed to your name/organisation unless requested otherwise.

Kind Regards

Planning Policy Team