

Briefing Note

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Bournemouth Local Plan: Core Strategy



On 30 October 2012 Bournemouth Borough Council adopted its new Core Strategy (now entitled Bournemouth Local Plan: Core Strategy). This becomes the key document in the Development Plan and is the one which will form the basis of most planning decisions within the Borough over the coming years.

What is the Core Strategy?

The Core Strategy is in effect a part replacement for the old Bournemouth District-Wide Local Plan which has been in use since adoption in 2002. The remaining 2002 policies will be replaced in time by subsequent documents. The idea of a Core Strategy is to provide strategic rather than detailed policies, which are then incorporated in a handful of other documents. The situation is changing and elsewhere many Local Authorities are returning to a single Local Plan format. The Bournemouth Core Strategy policies in theory run to 2026 but one would hope they get revisited well before then.

Has the affordable housing policy changed?

Sadly not, the Core Strategy does not replace the already adopted Affordable Housing Development Plan Document and therefore residential developers are stuck with the zero threshold for the foreseeable future.

So what has changed?

Well let's run through the key changes:

Renewal energy requirement

There is a new requirement for developments of **more than 10 residential units** or **1000m² of non-residential** floor space for 10% of predicted energy use to come from *"decentralised and renewable or low carbon sources unless this is demonstrated to not be feasible or viable"*. This is similar to the policy in place in Poole but less onerous – Poole requires 10% up to 9 units and 20% above.

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SUDS (Sustainable Urban Drainage Systems)

The use of SUDS to ensure a neutral impact on surface water run-off rates is required for **all new buildings, car parking or other hardstanding** – no size threshold is given. It says details are required to be submitted with application - we will see how fussy they are about that.

Shops

The residential conversion of the **ground floor of shop units outside of designated shopping centres** (whether in retail or another commercial use) is no longer permitted.

Small Family Houses

Existing small family houses are now protected (defined as a house or bungalow with original gross external floorspace less than 140 m²). There is a **presumption that new residential development should be for small family housing** unless it can be shown that it is not suitable on the site.

Preferred Housing Locations

New housing is directed to “preferred” areas (the Town Centre and areas within 400m of a designated District Centre or Key Transport Route) by limitations on residential development elsewhere. In the non-preferred areas residential development will only be permitted where it closely matches the existing surrounding development – presumably to avoid increasing densities in these areas. The preferred areas in practice amount to probably about half of the land area of the Borough.

Unallocated Employment Sites

The Council are seeking to curtail the loss of small unallocated employment sites (Use Classes B1, B2 or B8) to residential development by strengthening policies protecting them.

Tourism Accommodation

The existing protection against loss of tourism accommodation is widened from the town centre and core tourism areas to the whole Borough.

And what hasn't changed?

As well as affordable housing, other developer contributions are unaffected and will carry on as before. In general all other policies remain exactly or broadly as established by the old Local Plan.

If you are concerned about how the Core Strategy may affect you then give Pure Town Planning a call.

Did you find this Briefing Note helpful? We welcome all feedback – let us know your thoughts at info@puretownplanning.co.uk.

This Briefing Note provides a general guide to the Bournemouth Local Plan: Core Strategy (adopted 30 October 2012) and is not a substitute for professional town planning advice. No liability can be accepted for reliance on this Briefing Note alone.