

# **Appendix 2**

## **Summary of Policies**

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## Appendix 2

### Summary of Local Plan Policies

#### Chapter 3: Conservation of the Natural Environment

**POLICY ENV 1**

Seeks to ensure new development has facilities for collection and transfer of waste.

**POLICY ENV 2**

Seeks to protect the interests of existing potentially polluting operations.

**POLICY ENV 3**

Seeks to protect sensitive receptors from potentially polluting development.

**POLICY ENV 4**

Seeks to secure the protection and improvement of water supply and quality throughout the plan area.

**POLICY ENV 5**

Sets out drainage requirements for new development.

**POLICY ENV 6**

Ensures new development is connected to the mains system and only private treatment be allowed where the quality of water resources and groundwater is unaffected.

**POLICY ENV 7**

Sets out criteria for development within the identified flood plains.

**POLICY ENV 8**

Resists development resulting in flood risks due to increased surface water run-off.

**POLICY ENV 9**

Sets out criteria for development within the identified Coastal Zone.

**POLICY ENV 10**

Resists development of fish farms on rivers where they would unacceptably harm river quality or quantity.

**POLICY ENV 11**

Seeks to protect Sites of Special Scientific Interest from inappropriate development.

**POLICY ENV 12**

Seeks to protect Special Protection Areas (SPA's), Special Areas of Conservation (SAC) and Ramsar Sites from inappropriate development.

**POLICY ENV 13**

Seeks to protect land supporting a specially protected species or its habitat from inappropriate development.

**POLICY ENV 14**

Seeks to safeguard Sites of Nature Conservation Interest (SNCI) from inappropriate development.

**POLICY ENV 15**

Seeks to retain and expand identified 'green corridors' to benefit wildlife movement and where appropriate public enjoyment.

**POLICY ENV 16**

Designates the Green Belt, and specifies those types of development permissible therein.

**POLICY ENV 17**

Sets out criteria with which to assess proposals for change of land use in the Green Belt.

**POLICY ENV 18**

Sets out criteria for re-use of buildings and their curtilages in the Green Belt.

**POLICY ENV 19**

Sets out criteria for re-use of buildings for residential purposes in the Green Belt.

**POLICY ENV 20**

Seeks to protect the Green Belt from development which would have an adverse effect due to siting, size, materials or design.

**POLICY ENV 21**

Emphasises the high priority to be given to the quality of landscaping provision when assessing schemes for new development or redevelopment.

**POLICY ENV 22**

Seeks to ensure the protection of the best and most versatile agricultural land and sets out the circumstances within which development on agricultural land would be permitted.

## **Chapter 4: Conservation of the Built Environment**

### **POLICY BE 1**

Seeks to preserve or enhance the character or appearance of the designated Conservation Areas.

### **POLICY BE 2**

Sets out criteria for assessing proposals for the total or substantial demolition of unlisted buildings that make a positive contribution to the character or appearance of a Conservation Area.

### **POLICY BE 3**

Sets out criteria for assessing proposals for the total or substantial demolition of unlisted buildings that make little or no contribution to the character or appearance of a Conservation Area.

### **POLICY BE 4**

Seeks to protect the quality of Conservation Areas and individual buildings within a Conservation Area.

### **POLICY BE 5**

Seeks to protect the character and appearance of Conservation Areas when considering development proposals which are outside but close to the boundaries of a Conservation Area.

### **POLICY BE 6**

Resists permission or renewal of temporary/prefabricated buildings in Conservation Areas where they adversely affect the character or appearance of the area.

### **POLICY BE 7**

Sets out criteria for assessing proposals for the redevelopment of Nos. 3 - 9 High Street.

### **POLICY BE 8**

Outlines measures to improve pedestrian and cycling facilities on Town and Waterloo Bridges.

### **POLICY BE 9**

Sets out criteria for assessing proposals for extensions to existing dwellings and improvements to existing, tourist/recreational and public facilities within the Mundeford Quay area.

### **POLICY BE 10**

Proposes an environmental improvement to the car park in Avon Run Road in the Mundeford Quay Conservation Area.

### **POLICY BE 11**

Resists further development on land between Mundeford and the harbour edge and between 71 Mundeford and the Avonmouth Hotel which would affect the special character and appearance of the area.

### **POLICY BE 12**

Resists further development on land between Waterside and Coastguard Way, Mundeford which would affect the special character and appearance of the area.

**POLICY BE 13**

Sets out criteria for the rare circumstances in which the total or substantial demolition of Listed Buildings will be permitted.

**POLICY BE 14**

Resists inappropriate alterations or extensions to Listed Buildings.

**POLICY BE 15**

Seeks to protect and enhance the setting of Listed Buildings when considering development proposals.

**POLICY BE 16**

Seeks to protect existing views of important buildings and attractive vistas when considering proposals for new development.

**POLICY BE 17**

Ensures that the control of advertisements on Listed Buildings will be strictly applied.

**POLICY BE 18**

Identifies possible future uses for Highcliffe Castle.

**POLICY BE 19**

Sets out criteria to assess proposals for alteration or extension of buildings identified by the Borough Council as being of local interest.

**POLICY BE 20**

Seeks to protect scheduled ancient monuments and nationally important archaeological sites from inappropriate development.

**POLICY BE 21**

Ensures that archaeological field evaluations of relevant sites are undertaken prior to any planning decision being taken.

## **Chapter 5: Housing**

### **POLICY H 1**

States that an increase in dwelling stock of 2700 dwellings will be provided for.

### **POLICY H 2**

Identifies a site in Highcliffe suitable for residential development.

### **POLICY H 3**

Identifies sites in Highcliffe suitable for the development of flats.

### **POLICY H 4**

Identifies land south of Monkswell Green and 'Ashtree Court', Marsh Lane, Purewell as suitable for residential development.

### **POLICY H 5**

Identifies land at the former Local Authority Works Depot at Stanpit as suitable for residential development.

### **POLICY H 6**

Identifies sites in the Christchurch Town Centre area as suitable for residential development.

### **POLICY H 7**

Identifies a site at the junction of The Grove and Barrack Road as suitable for residential redevelopment subject to the retention of open space.

### **POLICY H 8**

Sets out criteria for the provision of affordable housing.

### **POLICY H 9**

Seeks to protect the special character and amenity of the Chewton Farm estate area.

### **POLICY H 10**

Authorises the use of existing dwellings in Willow Way for permanent residential occupation.

### **POLICY H 11**

Resists the loss of residential accommodation in the identified Town Centre area.

### **POLICY H 12**

Sets out criteria for residential infill development and redevelopment.

### **POLICY H 13**

Sets out criteria for replacement dwellings in the Green Belt.

### **POLICY H 14**

Sets out criteria for extensions to existing dwellings in the Green Belt.

**POLICY H 15**

Sets out criteria for agriculture workers' dwellings.

**POLICY H 16**

Requires design of new development to take into account need for security and crime prevention.

**POLICY H 17**

Sets out criteria for proposals for gypsy caravan sites.

**POLICY H 18**

Seeks to control development of new residential caravans or mobile homes or extensions of such sites.

## **Chapter 6: The Economy**

### **Industry**

#### **POLICY EI 1**

Seeks to retain industrial and commercial uses, unless they are causing environmental problems to a residential area.

#### **POLICY EI 2**

Identifies former aircraft factory buildings at Somerford Road and Wilverley Road as being suitable for redevelopment in the form of industrial units.

#### **POLICY EI 3**

Sets out criteria for any development/redevelopment of the industrial/commercial premises at Stony Lane.

#### **POLICY EI 4**

Sets out criteria for industrial and commercial development or redevelopment.

#### **POLICY EI 5**

Identifies criteria for development or redevelopment of land for employment uses within the boundaries at Bournemouth International Airport.

#### **POLICY EI 6**

Identifies criteria for limited development for employment uses or operational airport activities at Bournemouth International Airport.

#### **POLICY EI 7**

Sets out criteria for development within the Bournemouth International Airport Public Safety Zone.

#### **POLICY EI 8**

Identifies land at and adjoining the former Defence Research Agency site for Class B1 Employment Uses.

#### **POLICY EI 9**

Seeks to resist the further loss of existing boatyard facilities or maritime industry sites.

#### **POLICY EI 10**

Sets out criteria for the development of telecommunications facilities.

### **Offices**

#### **POLICY EO 1**

Identifies Ready Mixed Concrete Site and land presently used for car sales adjoining 129 Bargates as suitable for office redevelopment.

**POLICY EO 2**

Identifies area between Stour Road/Railway, north of Station Approach as suitable for comprehensive redevelopment for office use.

**POLICY EO 3**

Identifies land between Bridge Street, Stony Lane South and the Civic Offices as being suitable for mixed use development.

**POLICY EO 4**

Identifies a site in Lymington Road, Highcliffe as suitable for office development.

**POLICY EO 5**

Sets out general criteria for office redevelopment.

**Shopping****POLICY ES 1**

Sets out criteria for shopping and leisure development and redevelopment proposals.

**POLICY ES 2**

Resists the loss of ground floor retail uses in the identified shopping cores at the Town Centre, Bargates and Highcliffe.

**POLICY ES 3**

Sets out criteria for the change of use of non-residential premises in the secondary shopping cores at the Town Centre, Highcliffe, Bargates, Barrack Road and Purewell.

**POLICY ES 4**

Sets out criteria for the change of use of retail premises to non-retail uses in the identified local shopping areas.

**POLICY ES 5**

Sets out criteria for new shopping and mixed use development on land west of the High Street.

**POLICY ES 6**

Identifies land on and adjoining the southern side of Saxon Square as suitable for redevelopment.

**POLICY ES 7**

Encourages consolidation of local retail facilities between Nos. 108 - 116 Stour Road.

**POLICY ES 8**

Sets out criteria for shopping development on land adjoining the Royalty Inn at Bargates.

**POLICY ES 9**

Sets out criteria for food and drink uses (Class A3).

**POLICY ES 10**

Sets out criteria for the change of use of public houses to other uses.

## **Tourism**

### **POLICY ET 1**

Resists the loss of existing significant holiday accommodation and tourist facilities.

### **POLICY ET 2**

Sets out criteria for proposals for hotels and guest houses.

### **POLICY ET 3**

Sets out criteria for development of new or extension of existing caravan and camping sites.

### **POLICY ET 4**

Suggests a recreational and tourism facility as a suitable alternative use for the existing Wick Ferry Holiday Parc premises.

### **POLICY ET 5**

Seeks the retention of the former Riverside Amusements site at Christchurch Quay for recreational or tourism use.

## **Chapter 7: Transport**

### **POLICY T 1**

Lists criteria by which developments of new and existing district distributor roads or development affecting them will be assessed.

### **POLICY T 2**

Lists criteria by which development affecting existing local distributor roads will be assessed.

### **POLICY T 3**

Lists criteria by which development of new local distributor roads or development affecting them will be assessed.

### **POLICY T 4**

Identifies a corridor for the A3060 Castle Lane West Relief Road.

### **POLICY T 5**

Identifies highway improvements along Barrack Road.

### **POLICY T 6**

Identifies highway improvements on County and District distributor roads.

### **POLICY T 7**

Identifies a corridor for a link road from Bournemouth International Airport to the A338.

### **POLICY T 8**

Proposes traffic management measures from Purewell to the High Street and the Priory Quarter to reduce pedestrian/vehicular conflict.

### **POLICY T 9**

Proposes traffic lights at Waterloo and Town Bridges

### **POLICY T 10**

Requires rear access for the development or significant intensification of commercial property or retail outlets on primary, county and district distributor roads.

### **POLICY T 11**

Seeks to provide rear servicing to the rear of the High Street.

### **POLICY T 12**

Seeks to provide rear servicing to the rear of Bargates.

### **POLICY T 13**

Requires development to contribute to the provision of cycleways and the promotion of cycling.

### **POLICY T 14**

Proposes a number of cycle routes.

**POLICY T 15**

Requires development and road improvements to make provision for the improvement of facilities for pedestrians.

**POLICY T 16**

Requires the improvement of access and provisions of facilities to ease the passage of mobility impaired people.

**POLICY T 17**

Requires landscaping works to be carried out in advance of highway improvements.

**POLICY T 18**

Requires development to incorporate highway improvements and/or traffic management means to deal with traffic generated and developers to contribute to the cost of provision.

**Parking****POLICY P 1**

Identifies land to the rear of No. 13 Wick Lane for car parking purposes.

**POLICY P 2**

Proposes the extension of the former Magistrates' Court car park.

**POLICY P 3**

Identifies land for car parking in the Highcliffe Shopping Centre.

**POLICY P 4**

Proposes the improvement of access and parking arrangements in a number of locations.

**POLICY P 5**

Proposes that public parking spaces lost by development shall be replaced on site or within the vicinity.

**POLICY P 6**

Requires all development to provide vehicle and cycle parking, safe vehicular access and servicing facilities.

## **Chapter 8: Leisure and Community Needs**

### **POLICY L 1**

Resists the loss of public and other open spaces.

### **POLICY L 2**

Resists the loss of Playing Fields.

### **POLICY L 3**

Resists the loss of the private sports ground at Grange Road/Highcliffe Road.

### **POLICY L 4**

Designates Druitt Gardens and adjoining land as public open space.

### **POLICY L 5**

States the grounds of Highcliffe Castle are to remain as public open space.

### **POLICY L 6**

Designates land at Rothesay Park to form a Coastal Park with Steamer Point Woodland and the Castle Grounds.

### **POLICY L 7**

Designates land at Rothesay Park as private open space.

### **POLICY L 8**

Designates Highcliffe Golf Course as open space.

### **POLICY L 9**

Identifies land at Hoburne to be designated as public open space.

### **POLICY L 10**

Designates retained land at Burton School Playing Fields as open space.

### **POLICY L 11**

Identifies land at Burton, to the east of Salisbury Road, to be designated as public open space.

### **POLICY L 12**

Identifies various areas which the Council will seek to secure as public open space.

### **POLICY L 13**

Seeks to maintain the open character and other visual amenities of Fisherman's Bank.

### **POLICY L 14**

Identifies land on the eastern side of the River Avon, adjoining the Civic Offices rear car park to be designated as open space.

**POLICY L 15**

Identifies land on the eastern side of the River Avon, adjoining the Civic Offices and its front car park to be designated as public open space.

**POLICY L 16**

Identifies land at Jumpers Common for public open space.

**POLICY L 17**

Resists development of undeveloped riversides and Harbour Banks, and seeks to maintain existing and where possible, increase public access.

**POLICY L 18**

Sets out criteria for the development of boating facilities, moorings and jetties.

**POLICY L 19**

Resists loss of indoor or outdoor recreation facilities which would have a significant impact on tourism and leisure.

**POLICY L 20**

States requirement of adequate recreational open space in new residential development.

**POLICY L 21**

Identifies an area at Dudmoor for a small scale Country Park.

**Community Needs****POLICY CF 1**

Identifies part of Christchurch Hospital site for the provision of a community hall.

**POLICY CF 2**

Identifies part of the former Catherine Wheel Public House site for a community facility.

**POLICY CF 3**

Identifies land adjoining Stanpit Recreation Ground for a new building to incorporate changing rooms, toilets, meeting room and educational facility.

**POLICY CF 4**

Identifies site adjoining Highcliffe Shopping Centre for a community facility.

**POLICY CF 5**

Sets out the Council's intention to negotiate a contribution with developers for works of public art.

**POLICY CF 6**

Resists loss of allotment sites.

**POLICY CF 7**

Identifies alternative sites for cemeteries.