

# Design and Access Statement

Including Planning SUDs, Energy and  
Resources and Heritage Statements

Land rear of 13 Ridgeway

Broadstone

Poole

Dorset

BH18 8DY

Sever land and erect a detached dwelling with associated  
access and parking (revised scheme)

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# 1 Introduction

## Document type:

**Design and Access Statement** (required by Town and Country Planning (Development Management Procedure) (England) Order 2015) including the Planning & Heritage statements (required by Local List)

## Site Address:

Land Rear of 13 Ridgeway, Broadstone, Poole, Dorset, BH18 8DY

## Proposal:

Sever land and erect a detached dwelling with associated access and parking (revised scheme)

## Application type:

Full application

## Author:

Mr M. Annen BSc MSc MRPTI (Director)

## Date:

November 2023



## 2 Background

### The Site

#### Use

The plot was previously part of the C3 residential curtilage of No.13 Ridgeway, however this plot has already been severed and fenced off from No.13.

#### Built form

The existing site is devoid of any built form. The site has been cleared and the land slopes gently down away from the road (from east to west).

#### Landscape

The boundary of the site abutting Ridgeway is predominantly now open with fencing running down the northern and western (rear) boundary. In the south eastern corner of the site is a retained tree and some hedging along the road frontage.

#### Access

No Vehicular accesses existing currently. A new vehicular and pedestrian access is proposed from Ridgeway with shops and public transport in Broadstone district centre within walking distance nearby.



View of the vacant and already severed plot in the street scene



# The Surroundings

## Character Overview

The surrounding character of the area is residential, comprising detached houses of varying architectural form, merit and materials. Housing is provided on irregular shaped plots. Within the plots and around their perimeters are mature trees, many of which are covered by Tree Preservation Orders. The site is located just outside of the Ridgeway and Broadstone Park Conservation Area. A number of plots nearby have either been severed to form separate dwellings or redevelopment into blocks of flats (see below examples).

## Amount

Low to high density area.

## Layout

Irregular pattern of development but tends to be centrally located with landscaped boundaries and nearby trees.

## Scale

Buildings tend to be between 2 and 3 storeys.

## Landscape

Landscaped gardens and areas of hard landscaping used for car parking and turning. Trees covered by an area Preservation Order and the Conservation Area itself.

## Access

### Foot:

Easy access to the local centre of Broadstone Local Centre.

### Public Transport:

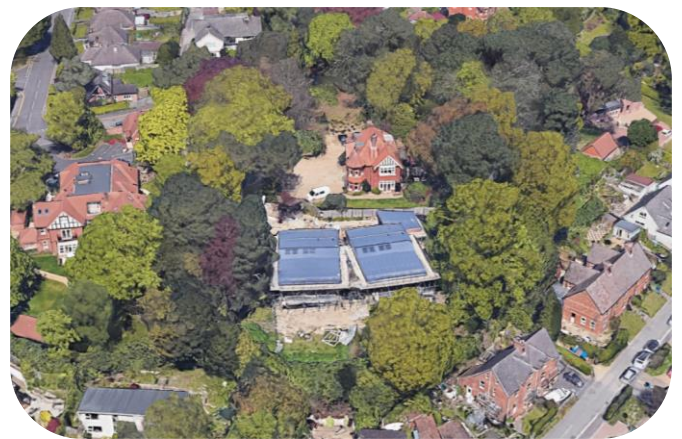
Easy walk to nearby bus stops that provide connectivity to Bournemouth and Poole.

### Car:

Good existing access to highway network via the surrounding transport network.



Block of 6 flats recently built at 7 Ridgeway to the south of the site (App ref; App/18/00592/F)



Plot subdivision of 14 Ridgeway to form 2 contemporary dwellings now built but approved under ref: APP/17/00568/F)

# Planning Policy

## National Planning Policy

### **National Planning Policy Framework**

At the heart of the Framework is a **presumption in favour of sustainable development** as defined in paragraphs 10 & 11). As part of this presumption the NPPF actively **encourages new residential development in sustainable locations** (paragraph 103). The proposed scheme would provide additional high quality housing on a sustainable site close to local services and amenities and transport links.

Section 5 sets out how LPA's should significantly boost the supply of housing to ensure a sufficient amount and variety of land can come forward where it is needed and that the needs of groups with specific housing requirements are met (paragraph 59).

To promote the development of a good mix of sites LPA's should support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes (paragraph 68).

Paragraph 73 sets out the requirement for Councils to demonstrate a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing. This is to be assessed against adopted policies, unless those policies are more than five years old, in which case the figure should be based on the local housing need calculated with the NPPF's standard method.

Section 11 of the Framework promotes the effective use of land, promoting and supporting the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (paragraph 118). Paragraph 117 clearly advises that *"decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*.

Paragraph 122 advises that planning policies and decisions should support development that makes efficient use of land, taking into account:

- a) *the identified need for different types of housing, and the availability of land suitable for accommodating it;*
- b) *local market conditions and viability;*
- c) *the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;*
- d) *the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and*
- e) *the importance of securing well-designed, attractive and healthy places.*

Section 12 of the NPPF encourages good design through the planning system. Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. It says that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It advises that being clear about design expectations, and how these will be tested, is essential for achieving this.

Paragraph 127 confirms that developments:

- a) *will function well and add to the overall quality of the area;*
- b) *are visually attractive as a result of good architecture, layout and landscaping;*
- c) *are sympathetic to local character and history, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *should establish or maintain a strong sense of place, using the arrangement of building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *should optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development, and support local facilities and transport networks.*

Section 16 relates to conserving and enhancing the historic environment. Paragraph 184 says that *"Heritage assets.....are an irreplaceable resource, and should be conserved in a manner appropriate to their significance"*. Paragraph 193 says that *"when considering the impact of a proposed development the significance of a*

*designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)"*.

NPPF Paragraph 196 states that *"where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use"*.

Paragraph 200 says that *"Local planning authorities should look for opportunities for new development within conservation areas.....to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably"*.

## The Development Plan

### **Poole Core Strategy Local Plan (2018)**

**Objective 2** – seeks to meet all the housing needs of the community. The documents states that *"Poole's housing needs will be met by delivery of a wide range and mix of homes in the most sustainable locations"* Those needs will be met by reason of (amongst others) *"focusing delivery on the redevelopment of brownfield sites"... "the adoption of a flexible approach outside of sustainable transport corridors, to enable brownfield sites to be redeveloped for housing where they contribute to creating sustainable mixed communities"... and "allowing new housing across a wider ranger of sites to provide for all forms of housing need"*.

**Policy PP1** refers to the presumption in favour of sustainable development. The policy advises that the LPA will work pro-actively with applicants and development proposals that accord with the Development Plan will be approved without delay, unless material planning considerations indicate otherwise.

**Policy PP2 (2)** advises:

*“(a) The majority of new housing development will be directed to the most accessible locations within Poole as defined on the Policies Map. These are the town centre, district and local centres and sustainable transport corridors as follows:*

- (i) Poole town centre will be the focus for new housing, retail, leisure and office growth, strengthening the role of the town centre, and providing new infrastructure.*
- (ii) Concentrating higher density housing development along the sustainable transport corridors will provide a focus for investment in infrastructure, such as bus services, cycling and walking facilities, enabling residents to access key facilities and services without needing to travel by car.*

According to the Proposals Map, the application site is located within a Sustainable Transport Corridor.

**Policy PP7** seeks to deliver a step change of housing provision needed per annum to meet the Council’s objectives and to maintain a 5 year supply of deliverable housing sites. To deliver this, paragraph (c) confirms that the LPA will encourage provision of a wide range of housing types.

**Policy PP8** confirms that a mix of all housing types and sizes are needed in Poole *“and in order to provide flexibility than where prescribed for some of the allocations in this plan, the Council does not prescribe a particular housing mix development should follow”*.

**Policy PP27** requires that *“ a good standard of design is required in all new developments...”*.

The policy continues to advise that *“Development will be permitted provided that, where relevant, it:*

- reflects or enhances local patterns of development and neighbouring buildings in terms of layout and siting, including building line and built site coverage; height and scale; bulk and massing, including that of the roof; materials and detailing; landscaping; and visual impact.*
- Is compatible with surrounding uses and would not result in harmful impacts upon amenity for both existing residents or future occupiers;*
- provides satisfactory privacy, external and internal amenity space;*
- provides convenient and practical parking, servicing, bicycle storage, waste and recycling arrangements in accordance with the relevant standards which is designed to be in keeping with the existing pattern of development; and*
- does not prejudice the future development of adjoining sites.*



**Policy PP30** refers to heritage assets and the need of applicants to demonstrate that no material harm will occur to heritage assets found within the locality. Development should preserve or enhance the historic, architectural and archaeological significance of heritage assets, and their settings, in a manner that is proportionate with their significance.

**Policy PP34** directs new development the most accessible locations, which are capable of meeting a range of local needs and will help to reduce the need to travel, principally in the town centre, district and local centres, employment areas and along sustainable transport corridors

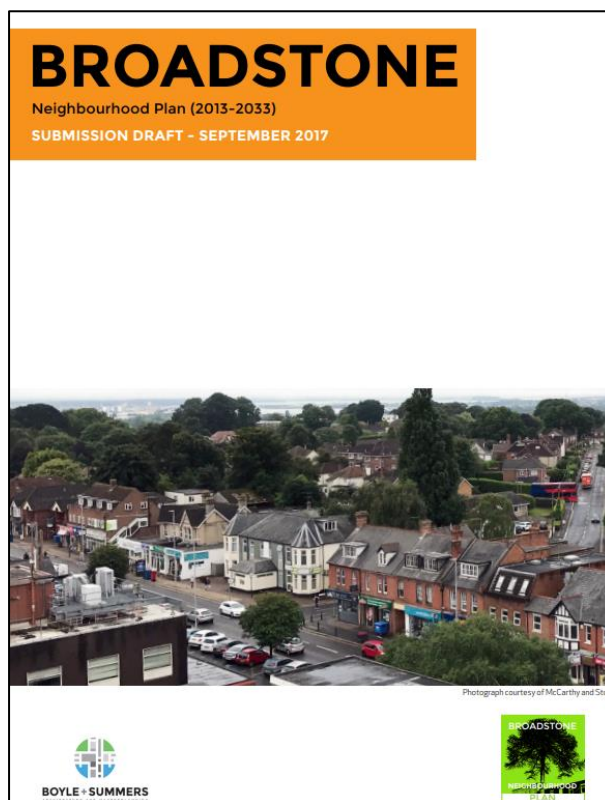
**Policy PP35** states that new development will be required to: (a) maximise the use of sustainable forms of travel; (b) provide safe access to the highway; and (e) accord with the Parking & Highway Layout in New Development SPD.

### Broadstone Neighbourhood Plan

The Broadstone Neighbourhood Plan is adopted and forms part of the Development Plan, alongside the Poole Local Plan. The policies that are relevant to the consideration of this planning application are:

**Policy BP4: Securing high quality design and sustainability.** Any new dwelling should have access to safe and usable outdoor space; employ energy efficient design principles to minimise the need for artificial lighting, heating and cooling. Proposals should incorporate renewable energy technology and measures to minimise water use and maximise the use of natural drainage features.

**Policy BP5: Balancing the housing stock.** New residential development is encouraged in Broadstone.



The Broadstone Neighbourhood Plan

# Heritage Statement

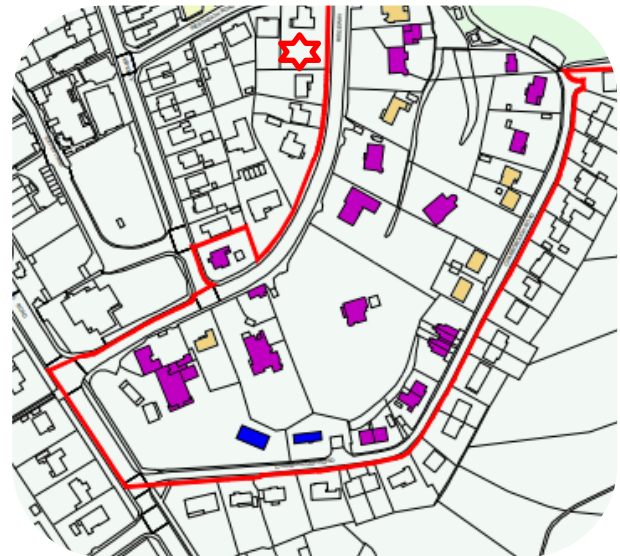
## Context

A Heritage Asset Statement is required to accompany any application which is likely to affect a heritage asset or its setting. The need for this is identified in the NPPF and policy PP30 of the Poole Local Plan (Adopted 2018).

The application site is **NOT** located within the boundary of the Ridgeway and Broadstone Conservation Area. It falls just outside (see plan to the right) The conservation area was originally in 2004 but updated in 2009. The Conservation Area is supported by the Broadstone Conservation Areas Character Appraisal and Management Plan (BCACAMP).

In the BCACAMP advises that historic houses of Ridgeway's south-east side conformed to Victorian suburban design principles that favoured warm red brick, gables, clay roofs and chimneys shrouded in shrubs and large trees. The houses are set back from their frontages on irregular building lines and at varying orientations to the road.

The document continues to advise that buildings along the south side of Ridgeway have mature trees and groupings of shrubs that dominate and enclose the large 2 storey houses. Boundary walls and hedges provide a solid frontage to the road giving the properties a secure sense of enclosure and privacy.



Extract of the Conservation Area Plan (purple indicates positive buildings)

## Impact on Conservation area

The applicant recognises that the redevelopment of the site for a new dwelling needs to respect the adjacent conservation area and the Design Code tests set out in the BCACAMP.

The pattern of urban grain has dwellings positioned on irregular plots. Which is true for the other side of the road in the conservation area, less true on this site. The proposed development will position the dwelling adjacent and fronting the roadside and consistent with neighbouring and other nearby developments. The proposed development will retain the neighbouring setback, orientation to the street and uneven gaps and so preserves would preserve the character of this side of the road.

The proposed development will provide a modern dwelling but of a traditional form, respecting the older dwellings and their origins.

The proposed materials will be durable, sustainable and will be carefully considered to positively contribute to the Conservation Area; and appropriate to the style of the building being proposed.

# Planning History

## APP/23/00643/F

An application on this site to sever the plot and erect a detached dwelling with associated access and parking was refused on 17<sup>th</sup> October 2023 for the following main reasons (reasons 3 and 4 could have been addressed via the submission of a S106/Unilateral Undertaking):

1. *The proposal by reason of the siting, size, layout and design would introduce a dominant form of development in the streetscene which fails to respect the visual spacings between properties and how the built form occupies the plot leaving a constrained private amenity space which is uncharacteristic in the area. The adverse attributes contributing to the design would thus harm the setting of the Broadstone Conservation Area and without tangible wider public benefits would fail to outweigh how the adverse effect on residential character in the setting of the conservation area is preserved and/or enhanced. The proposed development would therefore fail to satisfy Poole Local Plan Policy PP27, PP28 and PP30 and the NPPF 2023 by not respecting the character and local distinctiveness of the area and the setting of the Broadstone Conversation Area.*
2. *The proposed development given the height, massing and close proximity to No. 13 Ridgeway would harm the level of amenity currently enjoyed by reason of the significant reduction in daylight, sunlight and outlook. Furthermore, given the close proximity of the side of the proposed dwelling the private garden space of No. 13 Ridgeway would suffer from a loss of light with the introduction of a overbearing presence of the resulting gable end wall. The proposed development would therefore fail to accord with Poole Local Plan Policy PP27*

Following receipt of this decision, rather than appeal, the applicant has decided to revise the scheme to overcome the previous concern by:

- **Setting the new dwelling back further from the road which reduces the dominance in the street scene (together with the reduction in scale of the dwelling mentioned below).**
- **Reducing the depth of the building increases the amount of amenity space provided for the occupiers to the rear of dwelling.**
- **Reducing the height, mass and bulk of the proposed dwelling taking it from a large 2½ storey gable end flank wall to a 1½ storey half hipped wall with roof sloping away from the mutual boundary with No.13 Ridgeway to overcome the previous concerns in respect of the harm caused to the amenity of the neighbour but also improves the visual spacing between built forms by not having a ridge which runs the full width of the property (as it did previously).**
- **The ‘cottage style’ design, whilst not only more in keeping in terms of its scale would also a better respect and reflect the character of other more traditionally styled dwellings within the conservation area.**

# 3 Design Response

## Use

The proposed use of the site will remain as C3, but be in the form of an additional residential 1½ storey chalet style dwelling comprising a 4 bedroom family house.

The application site is located within the Council’s adopted planning policy of PP2 identifying sustainable transport corridors. The policy identifies that in these corridors, proposals for higher intensified housing numbers will be permissible. As such the provision of additional dwelling in this highly sustainable location accords with Policy PP02.

The Council is currently not meeting it’s housing targets and as such the ‘Tilted Balance’ is engaged where the presumption is in favour of granting such proposals for additional housing to help meet the Council’s targets.

## Amount

The proposed new dwelling building will be of high quality and unique in terms of its design in some respects with a sloped rear roof to prevent any harmful over looking to the rear..

The proposed building will not be dominant over the trees or the skyline. The massing and height of the proposed building will reflect the adjacent properties and the wider the pattern of development as evidenced in the image to the left.



Proposed position of the dwelling, shown in the context of existing built form

## Layout

The position of the proposed dwelling will accord with the existing building lines established by dwellings either side fronting Ridgeway. This revised scheme has been set back further from the road (overcoming a concern of the previous scheme).

The proposed development will create a high quality building that respects the evolving character of the area without comprising the amenities of neighbouring residents. The amenity of the future occupiers have been improved from that of the previous refusal by enlarging the private rear garden area (by having a reduced depth (overcoming a concern of the previous scheme)).

Overall, it is considered that the proposed layout of the development respects the character of the area and the amenity of neighbouring properties. The proposal shall therefore accord with the local distinctiveness whilst adding further diversity to an already varying pattern of development and housing choice offered to owners, who have a desire to live in close proximity to Broadstone shopping centre, without compromising on size or living environments.

## Scale

The scale of the proposed dwelling will be compatible with nearby buildings. It shall be laid over 1½ storeys with the first floor contained within the roof form (overcoming a concern of the previous scheme).

In terms of the rhythm and spacing of the development, the proposed scale (now reduced from that of the previous scheme) accords with the prevailing pattern of development and will safeguard the relationship between the site and neighbouring buildings (overcoming a concern of the previous scheme).

## Design & Appearance

The surrounding area is defined by large detached houses of varying architectural form from traditional to contemporary development so to provide a dwelling of traditional form with a pitched form incorporating gable features and appearance with traditional material palette (brick) will positively contribute to the surrounding character and conservation area opposite.

## Landscaping

The proposed development has taken full consideration of the relationship to the retained tree and hedge and neighbouring trees. The site is devoid of any quality landscaping and so this scheme presents an opportunity for landscaped gardens to be created around the building to contribute to its setting (a landscaping scheme can be conditioned during the planning process).

## Access

The proposed scheme will provide a new vehicular access which will have good visibility in both directions and will lead to a forecourt parking area for 2 cars and a garage providing parking for cycles. The site has good access to the Broadstone shopping centre.



# SUDS + Energy and Resources

An energy and resources statement is required by the Local List. Planning policy requires:

**the use of on-site renewable sources or by linking with/contributing to available local off-site renewable energy sources to meet a minimum of 10% of predicted energy use;** It is anticipated that 10% of the predicted energy needs for the proposed houses can be achieved through the use photovoltaic technology and the orientation of the building.

**sustainable drainage systems appropriate to the development;** The design will provide for rainwater run-off from roof and permeable hardstanding areas to discharge into soakaways and the possible use of a grey water system.

**how the principles of sustainable drainage (SUDS) have been incorporated into the Design: given the constraints of the site**

See above.

**measures taken to mitigate against the risk of flooding in affected areas which do not adversely affect internationally protected habitats**

This criterion is not relevant as it is not in a flood risk area.

**within the Town Centre or other suitable locations, how such proposals intend to share the provision and use of renewable energy where the opportunity for doing so exists**

The use of combined heat and power (CHP Technology) is not considered suitable for this site.

# 4 Planning case

*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 must be made in accordance with the plan unless material considerations indicate otherwise.*

Section 38(6) Planning and Compulsory Purchase Act 2004

## Principle of Development

The principle of development and the use proposed as described earlier in this statement the proposal is for a wholly residential development and will support the existing residential use.

Policy PP2 sets out the amount and broad location for new development within the current plan period.

The site falls within a defined sustainable transport corridor where new residential development is encouraged. The Poole Local Plan identifies that a minimum of 5,000 homes or 35% of the total supply of new housing will come forward on sites within this defined location.

## Efficient and Effective Use of the Land

The preceding chapter established that the density of the proposed development would correspond with the evolving form and density of the surrounding area.

Paragraph 118 of the NPPF gives substantial weight to the value of using suitable brownfield land within settlements for homes and other

identified needs. This section also promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

Paragraph 123 of the NPPF states where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

Therefore the applicant contends that the redevelopment of this plot to form an additional dwelling responds to the density of surrounding development ensures a full and effective use of the land given the constraints the wider authority area faces as identified and confirmed above.

This ensures the development complies with the aims and objectives of the NPPF to ensure all residential development is thoroughly maximised with due regard to its context.

### Design and Appearance

The preceding Design Response chapter has shown how the design has been carefully considered against the requirements of policy PP27 and in all aspects is considered to be reflective of the wider character and appearance of the evolving area.

The proposed dwelling complies with the National Minimum Space Standards and the scale, mass and bulk of the proposed reflects the evolving character of the area, and therefore supports Policy PP28.

### Character of the Area

The preceding contextual appraisal and design chapter has demonstrated how the proposal is of sufficient size to maintain the characteristics of a dwelling in this part of Ridgeway, and positively contribute to the character and appearance of the conservation area opposite.

### Neighbouring amenity

The design, scale and bulk of this house has been carefully considered to respect the neighbouring properties and their amenity space. The separation distance between the neighbours and the fenestration arrangement and roof form proposed ensures there would be no harmful overlooking or overbearing impact from this house.

### Parking and Highways

This proposal meets the parking requirements within the Parking SPD therefore providing a safe access for future occupants with sufficient parking and cycle storage (within garage).

### Planning Obligations

The applicant is willing to enter into a legal agreement with the Council to secure the Heathlands Strategic Access Management & Monitoring Contribution and the Poole Harbour Contribution.

### Conclusion

As the proposal complies with the Development Plan and there are no material considerations which indicate that it should be determined otherwise, the applicant looks forward to receiving the support of BCP Council in this regard.