



1<sup>st</sup> May 2024

BCP Local Plan, Planning Policy,  
 BCP Council, Civic Centre,  
 Bourne Avenue, Bournemouth, BH2 6DY  
[bcplocalplan@bcpcouncil.gov.uk](mailto:bcplocalplan@bcpcouncil.gov.uk).

Dear BCP Council

Highcliffe and Walkford Parish Council makes the following comments regarding the BCP Local Plan Consultation:

Section Paragraph	Comment
Neighbourhood Plan	We do not see any reference to the adopted Highcliffe and Walkford Neighbourhood Plan. We would expect to see this referenced as it has the status of a Supplementary Planning Document
<b>6. Our natural environment</b> Policy NE1: Natural environment Policy NE2: Habitats sites and wildlife sites Policy NE3: Biodiversity Policy NE4: Green infrastructure Policy NE5: Coastline Policy NE6: Countryside Policy NE7: Open space	We support the strong environment policies and request BCP to include them in full in the adopted plan.
<b>Highcliffe and Walkford Ward Policies</b>	
<b>Active travel infrastructure, open space, and recreational facility enhancements</b>	We support the statements on Active travel infrastructure, open space, and recreational facility enhancements
<b>Broad townscape characteristics</b>	We support the statements on Broad townscape characteristics.
<b>Retail areas</b>	We support the statements on Retail areas
<b>Housing</b> We expect around 545 homes to be built in the ward, 135 homes have planning permission, and we expect 410 to come forward as windfall opportunities, most likely as a result of rear infill development on larger plots ...	We challenge the housing allocation of 410 additional dwellings on the grounds that there is no site allocation and to find sufficient windfall sites would entail loss of gardens and amenity land. The overall targets for BCP Have been reduced to 25,316 and the Highcliffe allocation should be reduced proportionately.
<b>Local opportunity areas</b>	We support the statements on Local Opportunity areas



<p><b>Local opportunity streets</b>  Sections of Waterford Road have been designated as local opportunity streets where gentle increases in height may take place to either enlarge existing properties, or create additional properties, where appropriate.</p> <p>All development should provide a fine-grained character and provide soft landscaping and tree planting to the front of plots where development is set back from the street.</p>	<p>We note the use of terms “gently” and “where appropriate” but are concerned that additional height on some buildings will have a negative impact on the street scene.</p> <p>We support the statement on soft landscaping and tree planting.</p>
<p><b>Strategic Policy P16: Highcliffe and Walkford</b></p>	
<p><b>1. Sustainable neighbourhoods</b></p>	<p>We support Policy P16 1 Sustainable Neighbourhoods</p>
<p><b>2 Retail</b></p>	<p>We support Policy P16 2 Retail</p>
<p><b>3. Housing</b>  Development within Highcliffe and Walkford will deliver a minimum of 545 homes.</p>	<p>We challenge the housing allocation of 410 additional dwellings on the grounds that there is no site allocation and to find sufficient windfall sites would entail loss of gardens and amenity land.</p>
<p><b>4. Local opportunity areas</b></p>	<p>We support Policy P16 1 Local Opportunity areas</p>
<p><b>5. Local opportunity streets</b>  The local opportunity street on Waterford Road, as shown on the policies map, will be suitable for proposals that result in building heights equivalent to no more than one additional storey (approximately three metres) above the building context height. Proposals will need to preserve the setting of the grade II* listed Greystones.</p>	<p>We are concerned that additional height on some buildings will have a negative impact on the street scene.</p> <p>We support the policy to protect Greystones</p>
<p><b>Burton Grange and Mundeford, Stanford and West Highcliffe</b></p>	
<p>BG2</p>	<p>We question the lack of detail on infrastructure especially sewerage capacity for this number of new dwellings.</p>
<p>Policy 20.4a MSWH1  Roeshot nursery (MSWH.1) is a smaller site to the south of the Roeshot Hill site allocated for residential uses that could include specialist housing provision.</p>	<p>We object to the proposal for houses at Roeshot Nursery as this small parcel of land which lies between the Roeshot Hill Allotments and Stewarts garden centre is an important green corridor.</p>
<p>Policy 20.4a, Roeshot Hill</p>	<p>This needs vastly expanded infrastructure. More GP and other healthcare facilities. New school, or development of facilities/places at Highcliffe and Somerford schools (both primary &amp; secondary). Multiple crossing points needed along A35. At least two new Puffin crossings. We suggest a 30mph zone along A35 here?.</p>



**Highcliffe & Walkford Parish Council**  
Old School House  
254 Lymington Road  
Highcliffe  
Christchurch  
BH23 5ET

Maps	
HWPC Neighbourhood Plan	Location of Local Green Spaces (HWNP4) are not identified on the map at all. These should
Public Rights of Way	Missing path from Greenways (Jesmond Avenue junction) to Lymington Road

Tom Brindley

Clerk and Responsible Financial Officer  
Highcliffe & Walkford Parish Council