

Detailed Scope of the BCP Local Plan

This document sets out the proposed scope of the BCP Local Plan. It is structured to reflect the structure of draft National Planning Policy Framework (NPPF) that was consulted on in December 2025. The draft NPPF is relevant to the scope of the BCP Local Plan as it sets out that plan makers should:

- Not duplicate, substantively restate or modify the content of national decision-making policies in the NPPF;
- Only address matters, and include policies, that are necessary and relevant to the plan being prepared, and which avoid unnecessary duplication of other parts of the development plan;
- Only include policies which extend beyond site or location-specific requirements where these are necessary and where plan makers consider there is a clear and justified reason for inclusion.

The draft NPPF can be viewed at [National Planning Policy Framework: draft text for consultation](#). The final version of the NPPF is due later this year and we will take into account any changes.

In this document each section lists:

- (a) National decision-making policies within the draft NPPF (all will apply to the BCP area) and cannot be duplicated.
- (b) Proposed local BCP policies, as required by the draft NPPF, to add further detail to the national policy or that are needed to cover a locally specific issue.

The Government has set out that a model Local Plan template will be provided for local authorities; the final structure of the plan is therefore likely to evolve as this information and any further guidance is released.

What will be included

The BCP Local Plan will include:

- An introduction setting out:
 - o What is a Local Plan
 - o The scope of the Local Plan
 - o How the Local Plan was prepared
 - o The relationship with other plans and policies (including those superseded)
 - o A portrait of the BCP area
 - o Issues for the Local Plan to address

It will then include:

Vision and objectives	
Proposed Local Plan Content/Policy	Reason
Vision and measurable outcomes	Required through NPPF plan making policy PM2

Achieving sustainable development

Achieving sustainable development	
NPPF Decision Making Policies	
S3: Presumption in favour of sustainable development	
S4: Principle of development within settlements	
S5: Principle of development outside settlements	
S6: Neighbourhood plans and the presumption	
Proposed Local Plan Policy	Reason
Spatial strategy for BCP • Amount of development to be provided • Pattern of growth • Settlement boundaries • Location and boundaries of town centres • Broad locations for growth • Land allocations/development sites • Reference land to be protected or enhanced • Key diagram Note: It is anticipated that some components of the spatial strategy will require separate policies.	Required by NPPF plan making Policy PM2 (1) and S2(1) regarding plan making
Large scale residential and mixed use sites. Set out large scale and mixed use site allocations with: • Set clear expectations for the quality of places • Realistic expectations for the rates of delivery identifying opportunities for rapid implementation • Set expectation for mix of tenures and types to meet the needs of different groups (e.g. older persons) • Set out infrastructure requirements and contributions	Required by NPPF plan making policy H04, PM2 (1c) and PM12
Developer contributions and viability • The levels of contributions expected from development • The process and requirements for when viability will be reassessed	Required by NPPF plan making policy PM12

Meeting the challenge of climate change	
NPPF Decision Making Policies	
CC2: Mitigation of climate change	
CC3: Adaptation to climate change	
Proposed Local Plan Policy	Reason
Local water efficiency standards	Optional through the NPPF policy CC1 (1c) where there is a local issue. As the BCP area is a water stressed area and has water abstraction issues suggest this included.
Opportunities for green infrastructure provision and nature based solution	Required through NPPF plan making policy CC1 (1d)

Delivering homes and supporting growth

Delivering a sufficient supply of homes	
NPPF Decision Making Policies	
HO7: Meeting the need for homes	
HO8: Providing affordable homes	
HO9: Specialist forms of accommodation	
HO10: Exception sites	
HO11: Isolated homes in the countryside	
HO12: Traveller sites	
HO13: Build out of residential and mixed-use development	
Proposed Local Plan Policy	Reason
Housing requirement figure and gypsy and traveller pitch requirement - Housing requirement for designated neighbourhood plan areas - Trajectory of housing and pitch delivery	Required by NPPF plan making policy HO2
Affordable housing - Affordable housing requirements for major development (10 or more dwellings) - Type and mix of affordable housing - Minimum Social Rent requirements - Affordable housing requirements if any major developments proposed to be released from the Green Belt	Required by NPPF plan making policy HO5
Accessible homes Set out the proportion of new housing that should be delivered to requirement M4(2) and M4(3) of the Building Regulations	Required by NPPF plan making policy HO5 where there is an identified need, anticipated in BCP due to demographics
Mix of tenures on sites for 150 homes or more	Required by NPPF plan making policy HO5
Housing mix and protecting small family homes	A local issue that we could seek to include to ensure our housing needs are met
Allocation of gypsy, traveller and travelling show people sites	Required by NPPF plan making policy HO5
Self and custom build	Required by NPPF plan making policy HO5
Houses in multiple occupation	A local issue where there is no overarching NPPF policy
Annexes	A local issue where there is no overarching NPPF policy

Building a strong competitive economy	
NPPF Decision Making Policies	
E2: Meeting the need for business land and premises	
E3: Freight and logistics	
E4: Rural business development	
Proposed Local Plan Policy	Reason
Economic vision and strategy Set out employment land requirement	Required by NPPF plan making policy E1
Employment site allocations	Required by NPPF plan making policy E1
Loss of existing employment sites	Existing employment sites play an important role in the local economy and have limited reference in the NPPF, a bespoke local approach is recommended
Tourist attractions and accommodation	Tourism is a local issue with limited reference in the NPPF, a bespoke local approach is required to manage the issue
Local labour agreements	Currently absent from the NPPF, adds social value but adds additional burdens to developers that may be unrealistic.

Ensuring the vitality of town centres	
NPPF Decision Making Policies	
TC2: Supporting town centres	
TC3: Town centre uses: sequential approach	
TC4: Town centre uses: impact assessment	
Proposed Local Plan Policy	Reason
Retail and leisure needs Site allocations for main town centre uses (if required)	Required by NPPF plan making policy TC1
Town centre development and retail hierarchy - Town centre boundaries - Retail hierarchy - Areas for greater diversity and/or intensification - Areas for infrastructure and public realm improvements - Locally defined threshold for impact assessment - Primary shopping areas/retail frontages	Required by NPPF plan making policy TC1

Supporting high quality communications
NPPF Decision Making Policies
CO1: Proposals for telecommunications infrastructure
CO2: Supporting information for telecommunications infrastructure proposals

Securing clean energy and water	
NPPF Decision Making Policies	
W3: Renewable and low carbon energy development and electricity network infrastructure	
W4: Water infrastructure	
Proposed Local Plan Policy	Reason
Planning for energy and water Make provision for development required for new or enhanced renewable and low carbon energy development, electricity network infrastructure, water supply, drainage and wastewater infrastructure	Required by NPPF plan making policy W1
Renewable and low carbon energy developments - Identify areas which are suitable for renewable and low carbon energy development and electricity network infrastructure - Identifying any opportunities for development to draw heat or energy from decentralised networks, renewable or low carbon systems	Required by NPPF plan making policy W2

Creating high quality, sustainable places

Making effective use of land	
NPPF Decision Making Policies	
L2: Making effective use of land	
L3: Achieving appropriate densities	
L4: Residential extensions	
Proposed Local Plan Policy	Reason
Density standards - Density standards for town centres and locations with a high level of connectivity - Density standards for other locations	Required by NPPF plan making policy L1 and L3

Protecting Green Belt land	
NPPF Decision Making Policies	
GB6: Control of development in the Green Belt	
GB7: Development which is not inappropriate in the Green Belt	
GB8: The Golden Rules	
Proposed Local Plan Policy	Reason
Green Belt boundaries - Altering Green Belt boundaries in exceptional circumstances such as being unable to meet identified development needs - Setting out how access to greenspace within the Green Belt can be improved - Setting out how Green Belt can contribute to priorities for nature recovery identified in the Local Nature Recovery Strategy	Required by NPPF plan making policy GB3 and GB5

Achieving well designed places	
NPPF Decision Making Policies	
DP3: Key principles for well-designed places	
DP4: The design process	
Proposed Local Plan Policy	Reason
Design expectations and standards - Identify where design codes and masterplans are necessary to deliver design and placemaking outcomes - Set out locally-specific standards for sites and broad areas which are necessary to add further detail to the principles in decision making policy DP3, in response to particular local issues which will benefit from clear design expectations - Setting out in what circumstances design review and other design processes will be required	Required by NPPF plan making policy DP1
Nationally Described Space Standards	Optional (referenced in NPPF policy PM13) to allow local plans to require nationally described space standards

Promoting sustainable transport	
NPPF Decision Making Policies	
TR3: Locating development in sustainable locations	
TR4: Street design, access and parking	
TR5: Roadside facilities	
TR6: Assessing transport impacts	
TR7: Marine ports, airports and other aviation facilities	
TR8: Public rights of way	
Proposed Local Plan Policy	Reason
Transport routes - Identify and protect sites and routes which will widen transport choice and are essential to facilitate sustainable development, including networks for walking, wheeling and cycling, and public transport infrastructure - Including cycling routes along old rail corridors	Required by NPPF plan making policy TR1
Significant movement thresholds Set out thresholds for what constitutes a significant amount of movement arising from new development, based on the circumstances of their areas	Can be applied as set out in NPPF plan making policy TR1 for the purposes of applying policies TR3 and TR6
Parking standards Set local parking standards for residential and non-residential development, across the plan area or for specific sites or sub-areas	Required by NPPF plan making policy TR2 and PM13
Highway safety	An issue not directly addressed through the NPPF
Servicing and deliveries	An issue not directly addressed through the NPPF
Local transport infrastructure Specific policies needed to support Port of Poole, Bournemouth Airport, Poole Travel Interchange, Park and Ride, mass transit, coach facilities and freight facilities	Local facilities that would benefit from policy

Promoting healthy communities	
NPPF Decision Making Policies	
HC3: Community facilities and public service infrastructure serving new development	
HC4: Proposals for new and improved community facilities and public service infrastructure	
HC5: Hot food takeaways and fast food outlets	
HC6: Retention of key community facilities and public service infrastructure	
HC7: Development affecting existing recreation facilities	
HC8: Development affecting Local Green Space	
Proposed Local Plan Policy	Reason
Community facilities - Set out the facilities and contributions expected from development, including as part of allocations for major housing and mixed-use sites - Allocate sites for community facilities and public service infrastructure	Required by NPPF plan making policy HC1
Outdoor recreational land requirements Set local standards for the provision of different types of outdoor recreational land, including for play, sport, informal recreation and allotments, drawing on national standards	Required by NPPF plan making policy HC1
Local Green Space Designate land as Local Green Space where the area is of particular value.	Required by NPPF plan making policy HC2

Pollution, public protection and security	
NPPF Decision Making Policies	
P2: Ground Conditions	
P3: Living conditions and pollution	
P4: Impact of development on existing activities	
P5: Maintaining public safety and security	
P6: Land and operations for defence and public protection	
Proposed Local Plan Policy	Reason
Bournemouth airport flight safety and noise	A local issue that would benefit from policy
Sewage treatment works odour areas	A local issue that would benefit from policy

Conserving and enhancing the environment

Managing flood risk and coastal change	
NPPF Decision Making Policies	
F4: Assessing flood risk for decision-making	
F5: The sequential test	
F6: Development in areas at risk of flooding from rivers or the sea	
F7: Ensuring development is safe from flooding	
F8: Sustainable drainage systems and watercourses	
F9: Development in Coastal Change Management Areas	
Proposed Local Plan Policy	Reason
Coastal change and management - Identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast, estuaries or tidal rivers, over the next century - Set out what types of development will be appropriate in the Coastal Change Management Area - Safeguard land that is, or is likely to be, required for current or future coastal erosion risk management, including managed realignment	Required by NPPF plan making policy F3.
Managing flood risk in sensitive areas of BCP Set out how applications in specific parts of the BCP area such as Poole and Christchurch town centres, Hamworthy and Sandbanks will be managed	There are some areas of BCP that are affected by flood risk and depending on our evidence may need a bespoke solution.

Conserving and enhancing the natural environment	
NPPF Decision Making Policies	
N2: Improving the natural environment	
N3: Trees in new development	
N4: Protected Landscapes	
N5: Maintaining the character of the coast	
N6: Areas of particular importance for biodiversity	
Proposed Local Plan Policy	Reason
Hierarchy of designated natural sites Set out the hierarchy of international, national and locally designated sites and areas of importance for their landscape, geological (including soil) or biodiversity value in the plan area	Required by NPPF plan making policy N1.
Conservation, enhancement and recovery of the natural environment Identify opportunities for the conservation, enhancement and recovery of landscapes, sensitive waterbodies, habitats and species of principal importance, including through habitat restoration, the use of nature-based solutions, and the creation and strengthening of ecological networks that are more resilient to current and future pressures Incl. geodiversity taking into account the Dorset Local Nature Recovery Strategy	Required by NPPF plan making policy N1.
Green infrastructure standards Set standards for green infrastructure (if adapting national standards) that complement and/or incorporate those for recreational land	Required by NPPF plan making policy N1.
Habitats Sites Incorporate local considerations and mitigation for the Habitat Sites in the BCP area	The BCP area contains numerous Habitat Sites and the details of avoiding adverse effects would benefit from policy.

Conserving and enhancing the historic environment
NPPF Decision Making Policies
HE4: Securing the conservation and enhancement of heritage assets
HE5: Assessing effects on heritage assets
HE6: Proposals affecting designated heritage assets
HE7: Decisions on non-designated heritage assets
HE8: World Heritage Sites
HE9: Conservation areas
HE10: Archaeological assets
HE11: Loss or removal of heritage assets

Other

The plan will also include appendices covering the monitoring framework and a glossary of key terms.