

Lilliput Neighbourhood Plan Application

Supporting mission statement setting out how the forum is established for the purpose of promoting or improving the economic wellbeing of the area and rationale for why the area is appropriate to be designated.'

Appendix A

Question 5. Please provide a map (OS based at an appropriate scale e.g. 1:1250) which clearly identifies the Neighbourhood Area. If the neighbourhood area does not align with the electoral ward boundaries or other natural and established communities, the council will require justification as to why it is not possible/desirable to define the neighbourhood area in these terms.

Lilliput Neighbourhood Plan (LNP) Boundary

The LNP boundary is outlined in red below and will be referred to as the NP Area in this document. It is to include low water mark and therefore include the inter tidal zone (foreshore). The Area covers approximately 782 acres (excluding the low water mark).

Fig A1: The Area (LNP)



Proposed Boundary:

The Area forms part of Canford Cliffs Ward; a small area to the south east of Parkstone Ward; and the southern section of Penn Hill Ward.

Please note, the NP Area does not align with the Ward Boundaries and justification for this is set out in Appendix B.

The proposed NP Area includes the harbour foreshore stretching from South Deep to Shore Road. It extends north, inland up to Links Road, just north of Parkstone golf course.

Lilliput Sustainable Neighbourhood Area has been chosen and includes part of the harbour shoreline, many green spaces, footpaths and suburban family dwellings. All these characteristics give the area its unique character, but also attracts significant pressure from urban development, tourism and local visitors.

Description of Plan boundary

The Neighbourhood Plan Area (NP Area) is clearly shown in the plan attached hereto at **appendix 1** and delineated by roads and pathways.

The area of Canford Cliffs Ward bounded by Salterns Way/Lilliput Road to the North West along the South Westerly harbour seashore to the Westerly boundary of the Luscombe Valley Nature Reserve taking in Alington Close, Mount Grace Drive, Bingham Avenue along the South West boundary of Parkstone Golf Course including numbers 66, 68 & 68A Lilliput Road.

That part of Penn Hill Ward, continuing along Compton Drive to Links Road (both sides to its junction with St Osmonds Road. Along the outside boundary of the Broadwater estate including Elgin Road to Parkstone cemetery. That part of Parkstone Ward westward along Sandbanks Road, across into Turks Lane and back to the Harbour front at Parkstone Yacht Club and around the shoreline eastwards, including Blue Lagoon to Salterns Marina where parts of the electoral districts of “Parkstone”, “Penn Hill” and Canford Cliffs Wards meet near Lilliput Square.

Former Parkstone Penn Hill and Lilliput Neighbourhood Forum and Area (PPL) application rejection.

LN Forum (LNF) have taken on board comments fed back by BCP in response to an earlier application by PPLNF. This was noted to be too large, complex and diverse to meet the criteria for a Neighbourhood Plan and unaffordable for the Council to administer as a single area.

The LNP covers a significantly smaller area than the rejected PPLNF application.

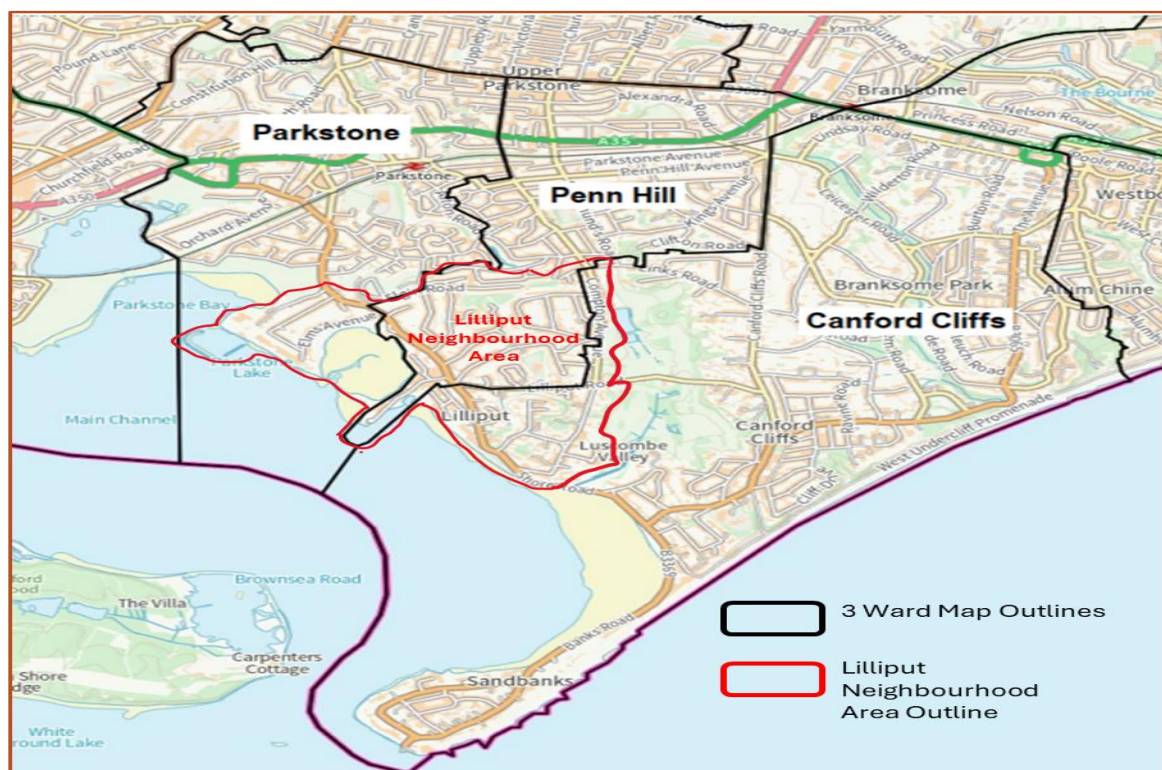
Appendix B

Question 5 cont. Explanation and justification as to why the area does not align with the electoral ward boundaries.

LNP spans parts of three Ward areas (Parkstone, Penn Hill and Canford Cliffs). The NP Area is noted in red outline on the below Ward Map and shows its position within the 3 Wards. The area follows the Lilliput Sustainable Neighbourhood Area as defined in BCPs Local Draft Plan.

Dorset Lake Shore Neighbourhood Plan Boundary with Electoral Ward Boundaries

Fig: B1 Three Ward Areas in black and LNP in Red



Why this Area?

The LNP is particularly suited to be designated a Neighbourhood Plan Area for the following reasons and specific characteristics:

- **Existing Local Wards**

Each Ward runs northwards from the harbour foreshore. However, NP Area runs parallel to the foreshore area it is seeking to protect and therefore cuts across parts of the three Wards.

Each Ward has a mix of different residential styles, differing amounts of commercial activity, different transport infrastructure and typography. As a result, it has been difficult to define all three wards or any single Ward as the Neighbourhood Area.

In developing the Area, LNF have sought to create an Area that is consistent in its character for example its **topography, green spaces, natural habitat, community**

neighbourhoods, predominant lifestyle activities, residential suburban style, urban development and transport infrastructure.

With the result the natural area crosses 3 Ward boundaries from Parkstone Ward in the West, Penn Hill Ward in the centre and Canford Cliffs Ward at its southeastern edge.

- **BCP Sustainable Neighbourhood (SN) – Ward Policies**

The NP Area includes the whole of Lilliput Sustainable Neighbourhood, based on the approximate walking catchment of Lilliput Local Centre.

The NP Area aligns to the bus routes, road links, local school, Doctors surgery, shops, churches, residential characteristics and topography of the area and its ambition to create a cohesive strategy along the foreshore, connecting the natural open spaces together with the communities it serves across the area.

The Area has been discussed with Ward Councillors and is considered suitable.

||||||| Sustainable neighbourhood boundaries

Lilliput Sustainable Neighbourhood



Canford Cliffs Sustainable Neighbourhood



Appendix C

Further explanation and justification for the defined NP Area is given below:

Natural Geographic Features, Green Spaces and Habitat

The LNP has been chosen to include the unique harbour vistas, sylvan tree line and verdant setting, green spaces and residential character of the area whilst supporting its communities to engage and prosper.

Below is a summary of why specific areas have been included in the NP Area.

- **Natural Foreshore Boundary and Topography**

The southwestern boundary follows the line of the protected Poole Harbour foreshore up to but not including the Luscombe Valley Nature Reserve.

Fig. C1. Harbour Foreshore and LNP Area

There is an undulating topography with long harbour views to and from the shoreline providing a stunning backdrop to the harbour when viewed from the shore and harbour. This area is a popular and busy destination for locals and tourists with access to the harbour for recreational purposes.

Fig C1: Unique views to and from the Harbour

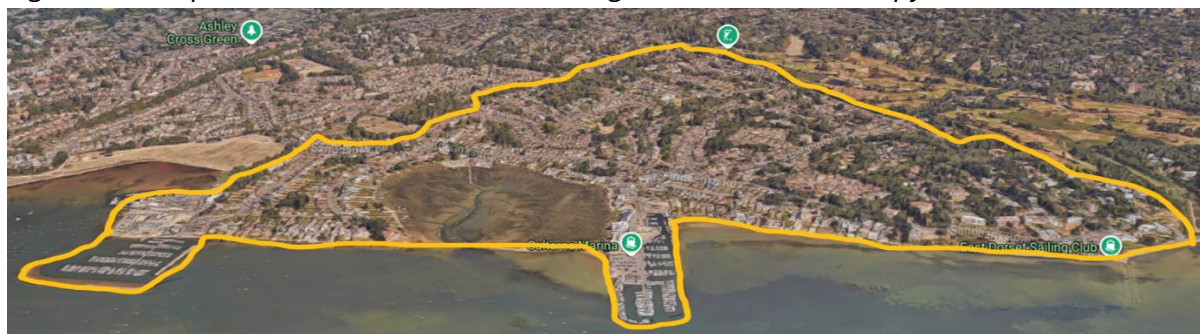


View across South Deep, the Elms Estate, Blue Lagoon and on towards Evening Hill



The NP Area has a distinctive tree canopy and much of the residential roof scape sits below this canopy. However, some developments extend above the treeline and are thus out of character with the area. Many trees have been felled to make way for development, leaving the remaining treescape predominantly located around protected green spaces and adjoining public footpaths and some Avenues.

Fig C2. The map indicates the extent of remaining historic tall tree canopy

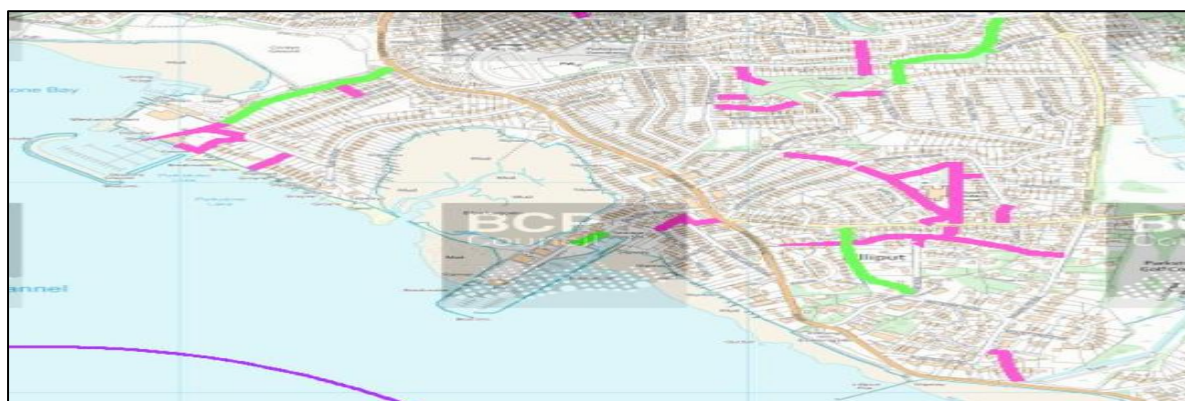


- **Notable Green Spaces**

There are several protected open spaces including significant SSSI Habitat Sites, and a Conservation Area

Whilst the NP Area is typically suburban residential development, notable green spaces sit within the suburban area, including Evening Hill, Blakedene Common, Blake Hill Viewpoint; plus, many local inter-connecting footpaths, providing access to schools and routes to the shore and beaches, giving the area its unique feel and health benefits.

Public footpaths/bridleways around Lilliput Area (coloured purple and green)



- **Protecting Wildlife and Habitats**

The Area has a diverse local wildlife habitat; however, many wildlife habitats are under threat from continuing urban development, plot splitting and the paving over of lush gardens and through removal of mature boundary hedges and trees. Also, through the loss of conservation area status near Alington Road.

Intensive plot splitting, increased paving with lost gardens and boundary hedges are notable around Lilliput, negatively impacting wildlife in the area.



Local Communities

The Area has been chosen considering its local communities and neighbourhoods.

- **Historic Communities in the Area**

The popular cafes, restaurant, takeaways, sports shops, grocery stores, hairdressers, and estate agents in the NP Area, bringing vibrancy and employment. However, much could be done to improve the Public Realm of the retail parade and facilities along the foreshore.

Local Communities in the Area include:

- Lilliput retail parade includes several small independent shops, cafes, and Estate Agents.
- Healthcare facilities include Lilliput Surgery, Pharmacy and three residential care homes.
- Educational facilities including Lilliput C.E. Infant School.
- Church of the Holy Angels .
- Holy Angels Community Hall.
- Watersport activities include 3 Yacht Clubs, 2 Power Boat Marinas and a Windsurfing club around the foreshore.

Fig C3. Busy Retail Parade, Lilliput Village



Popular Parade Salterns Court, Lilliput



Lilliput Infants School, Lilliput Road



Lilliput Surgery and Pharmacy, Elms Avenue



Holy Angels Village Hall, Lilliput Road



The Church of the Holy Angels, Lilliput Road



Busy Commercial and Marine Area

There are several busy marine business areas serving locals and visitors, bringing economic and social benefits to the NP Area. These sit at the end of Turks Lane, at Salterns Marina and to the north of Blue Lagoon.

Fig C4. South Deep Marine Business Hub



Blue Lagoon Businesses



Salterns Marina and Boat Yard, Lilliput

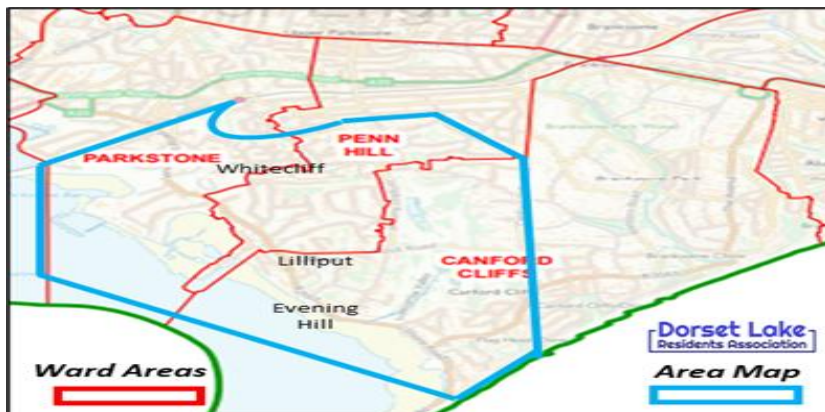


- **Relationship with existing Dorset Lake Community (DLC) and The Elms Estate**

The NP Area sits within part of the existing DLC area and includes the Elms Estate Association. Members of both communities have demonstrated strong interest in assisting residents impacted by new development, footpath access, public engagement, shoreline improvements and support for the DLSNF.

DLC is seeking public realm improvements to Lilliput Retail Parade and has submitted a request for CIL funding to re-pave the shop forecourts, plant trees and provide safe pedestrian and delivery access. The Community have also recently received a Ward Improvement Grant to deliver several small projects in the area.

Map showing Dorset Lake Community Area



- **Leisure Activity and Local Clubs**

There are several sailing/boating communities at East Dorset Sailing Club; Lilliput Sailing Club; Parkstone Yacht Club; and Salterns Marina; Wind surfing hubs and a local fishing spot. The area is also popular with running and cycling clubs. These clubs and facilities act as important community hubs for many local families and visitors bringing activity and social vibrancy to the Area.

Fig C6. Parkstone Yacht Club, Pearce Avenue



Lilliput Sailing Club, Sandbanks Road



Kite surfing and paddle boarding in the harbour



East Dorset Lake Sailing Club, Shore Road



The Deck at Salterns Marina



- **Tourism**

The Area is a popular local and tourist destination with attractive access to the Shore, Harbour and Evening Hill SSSI

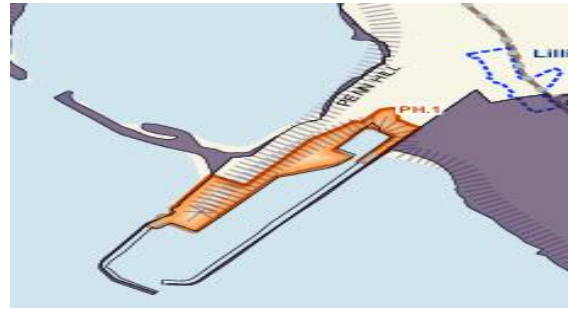
The proposed redevelopment of the Salterns Marina and its hotel have significant opportunity to improve local and tourist facilities for the area in the future.

Facilities along the shore are limited verses the number of visitors to the area. A NP can identify the infrastructure needed to support visitor numbers and keep the area sustainable and successful for future.

Fig C7. Salterns Marina – Plans for re-development



Salterns Marina / Hotel Development Site



Evening Hill, SSSI and popular viewpoint and visitor spot – Managed by BCP



- **Natural boundary with adjoining local neighbourhoods**

Each of the adjoining neighbourhoods surrounding the NP Area have their own distinct features, characteristics and neighbourhood identities and can be distinguished from the NP Area. These are noted below:

Sandbanks Neighbourhood - has a strong identity with its own Neighbourhood Plan which adjoins the Area at its northern boundary.

Canford Cliffs Village – has its own village and neighbourhood to the north east of the NP Area, with its own distinct identity, retail facilities, community identity and consistent residential densities, form and beach shoreline.

Branksome Park – positioned to the north east of LNP Area has its own unique topography and character with large tree lined avenues, significant plots and substantial houses and its own Conservation area.

Penn Hill – a popular suburban neighbourhood to the north of Lilliput, consisting of detached Edwardian and interwar period homes. It also has several purposes built and converted flats and its own popular retail parade with independent shops and service sector businesses.

Whitecliff – forms part of Ashley Cross Sustainable Neighbourhood to the west of the Area, with local facilities and public spaces dominated by the large public space at Whitecliff Park and proximity to Ashley Cross centre. Residential densities in Whitecliff increase to the west of the area with smaller more densely developed plots and larger numbers of linked houses, marking a distinct change in residential character.

- **Transportation and Routes**

The area benefits from good road connectivity. Busy roads serving the area include Sandbanks Road, Shore Road, Lilliput Road, Canford Cliffs Road and Haven Road.

Much of the area is dependent on cars as there is a limited bus service, which reduces significantly for much of the year, making access by bus a challenge out of season, particularly for those without cars and the elderly. This impacts the night-time economy when many restaurants and cafés close in the evenings, outside peak season.

Whilst there is a popular cycle route between Poole, the beaches, promenade, Bournemouth and the chain ferry to Studland, cycling infrastructure in the area could be improved to help encourage sustainable travel to key destinations and open spaces.

Urban Development

Residents wish to see good quality architecture and development which does not dominate the skyline, protects the treescape, wildlife corridors, natural gradient and gaps between the buildings.

- **Scenic Residential Character**

The Area has a consistent form of residential neighbourhoods with medium-density, residential suburban development patterns, with attractive landscaped plots. It typically consists of family detached dwellings with attractive gardens and more recently constructed blocks of flats built on former large detached residential plots.

The area is characterised by a variety of architectural styles and includes the Arts and Crafts architecture from the late 19th century, 1920's and 1930's and post-war residential development along with more recent contemporary architecture being a combination of modern marine, art deco or Hamptons Classic style.

With much of the area being developed during the interwar period, many of the 1930's architectural designs are present today, with the historic pitched roofs being a feature of the area enabling views between the buildings and a sense of openness.

Fig C8. Historic 1930s development around Salterns, Lilliput



Later picture of Lilliput with mature gardens and trees.



Recent aerial shot of Lilliput showing increased densities, flat roofs and lost gardens/trees



Modern houses with pitched roofs allowing glimpses of the harbour



Recent modern architecture



Typical residential roof scape and architecture within the Elms Estate



Roof extensions retaining pitched roofs



Original Art Deco Architecture



- **Development**

This is a popular residential area with much demand placed on land for development, either for site splitting, new apartment blocks or for larger replacement dwellings.

Development has been opportunistic and piecemeal. Pressure for further development will continue and our hopes are that a LNP will influence how such development can better respect the unique landscape and verdant characteristics.

Fig C9. Intensively developed foreshore with significant loss of green space.



Areas with lost tree canopy



Trees protected behind shoreline development in conservation areas



Treelined footpaths cutting through the densely developed area.



Summary

The above characteristics define what makes the NP Area unique, attractive and popular for families, and visitors alike and suited for a NP.

A NP will help formulate a vision and policies to help improve local facilities, sympathetically support future development that respects the areas character and harbour setting, encourages social engagement and supports economic prosperity.

Appendix D

6. Statement setting out why Lilliput is considered appropriate to be designated as a Neighbourhood Area for the purposes of neighbourhood planning

Background

LNF is an unincorporated association whose aim is to promote and maintain the character and amenities of the NP Area.

It has adopted a written Constitution which sets out the framework, governance and objectives within the defined neighbourhood area boundary.

The purpose of the Forum is to progress the preparation of a Neighbourhood Plan and promote sustainable future development and infrastructure in the area; promote and improve environmental protection, social engagement and well-being and the economic prosperity of the Neighbourhood.

There has been significant engagement with the local community in preparing for this Neighbourhood Forum and Plan Application, with support from Dorset Lake Community, its committee, members and Ward Councillors.

Our Mission

Is to preserve Lilliput's distinct identity and promote its unique character, which includes stunning natural landscapes, significant open spaces connected by local public footpaths, suburban family-style housing set in landscaped gardens on rising and undulating topography, framed by a unique tree-lined canopy, stunning foreshore, and Harbour backdrop.

Committed to sustainability, environmental protection, social engagement, and economic prosperity, the Neighbourhood Forum will:

- Encourage community engagement, which supports social cohesion, ensuring the area is an attractive, enjoyable, and safe place for residents, workers, and visitors of all ages.
- Secure resources for Lilliput-specific initiatives that preserve and improve its unique character, precious open spaces, biodiversity, and verdant setting.
- Help maintain the area's attractiveness whilst accommodating respectful urban growth and encouraging more families to the neighbourhood.
- Promote appropriate population densities, traffic and parking needs and the necessary infrastructure and facilities for living, doing business and visiting the Neighbourhood.
- Support the area's unique identity by ensuring that new development adheres to high-quality standards and blend seamlessly with the existing environment.

- Consider urban design and allocation of sites/locations for commercial, housing, and other development to help shape future development, and new infrastructure in a positive way for both existing and future residents and businesses.
- Seek opportunities to access the Community Infrastructure Levy to provide additional funds for vital local projects and neighbourhood initiatives, along with grant funding for community engagement. Such initiatives will seek to enhance the economic and social vibrancy of the area.
- Encourage an active lifestyle, promoting healthy travel for residents, their families, and visitors, while recognising the needs of the aging population and specific local requirements.