



**6.0 Implementation & Planning
Application Procedure**

IMPLEMENTATION & PLANNING APPLICATION PROCEDURE

6.1 The Development Brief confirms a range of potentially suitable uses that could be brought forward within the context of relevant policies and the objectives of the Borough Council. The Brief does not seek to impose a prescriptive development solution but seeks innovative proposals from potential developers.

Site Ownership

6.2 As already noted, the site is in mixed ownership and it is therefore anticipated that a framework for a landowners agreement will be put in place in advance of taking the site forward. The objective of this exercise is to ensure that a comprehensive development of the site can be brought forward and that potential land values are shared equally in order to ensuring that no individual landowners are disadvantaged as a result of a comprehensive proposal coming forward.

Delivery

6.3 Given the scale of the proposal it is likely that any development will come forward on a phased basis. Whilst such an approach is acceptable (and indeed may assist in promoting a variety of design and innovation), the Borough Council will work with potential developers to ensure that contributions towards on and off site infrastructure provision are secured in accordance with an agreed phasing programme. This will be achieved through the use of an appropriate legal agreement.

6.4 Given that this Brief sets out a detailed planning policy framework for the site which is within/adjoining the conservation area, it would not be appropriate to submit an outline application to secure the principle of development. Therefore the Borough Council will expect a full planning application to be submitted for the entire site to be supported by details of proposed phasing. Paragraph 6.8 provides an overview of the technical information required in support of any application.

6.5 Figure 7 sets out a conceptual usage plan for the development of the area. It is envisaged that the development will probably be brought forward in a west to east direction.

6.6 The Borough Council's guidance on making a planning

application is set out below.

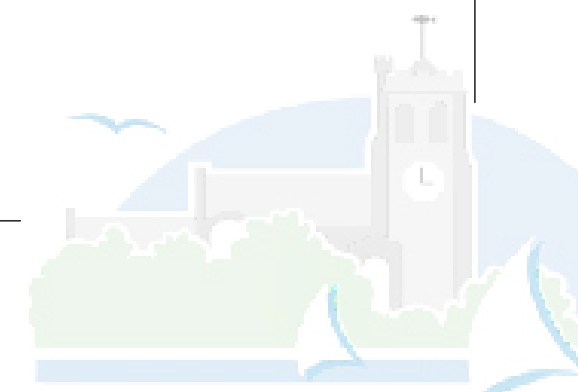
Planning Application Information

6.7 The Borough Council will not consider an application for the development of this site unless twelve copies of all the following information is submitted. If any of the information is not submitted, the Council will use its powers under the relevant Section of the 1990 Town and Country Planning Act and decline to determine the application:

- the relevant full application forms and land ownership certificates;
- the relevant fee;
- a full survey of existing ground levels on and adjacent to the site and the ridge and eaves height of existing structures on and adjacent to the site;
- survey drawings showing the layout of the site as existing and street elevations of the existing buildings;
- a proposed layout plan clearly showing key dimensions, proposed levels and the footprint of all proposed buildings and the layout of all circulation, landscaped and parking areas;
- the proposed elevations, floorplans and sections through all new buildings clearly showing the key dimensions;
- proposed street elevations showing the development in context with its surroundings;
- comparative plans and street elevations clearly showing how the proposed scheme compares with that existing;
- landscaping proposals and a schedule of all proposed materials and illustrative perspective views showing the development from key public viewpoints;
- a covering statement describing the proposals and setting the context of the application, showing how key issues such as the relationship with the site development brief and the Town Centre Strategy, archaeology and any ground contamination, social housing, sustainable drainage and construction, design for crime, per cent for the arts, the relevant Development Plan Policy basis and Central Government advice have been considered and what factors, such as the phasing of development and the provision of any community benefit will be included within any proposed Section 106 Agreement;

- a detailed design statement clearly identifying the character of the site and the surrounding area and how the proposal responds to this identified character;
- a thorough transport study including a traffic impact assessment that covers any highway improvements proposed;
- any other information considered relevant to the processing of an application once the details of a specific proposal are known; and
- the Section 106 legal agreement should be drafted and accompany the submission of the planning application so that it can be considered as part of the application.

6.8 Bearing in mind the complex nature of the site and the degree of information required, any applicant would be advised to contact the Council at an early stage in the evolution of their proposals with a view to arranging a meeting with the relevant Officers and the relevant consultees.





Appendices

APPENDIX 1

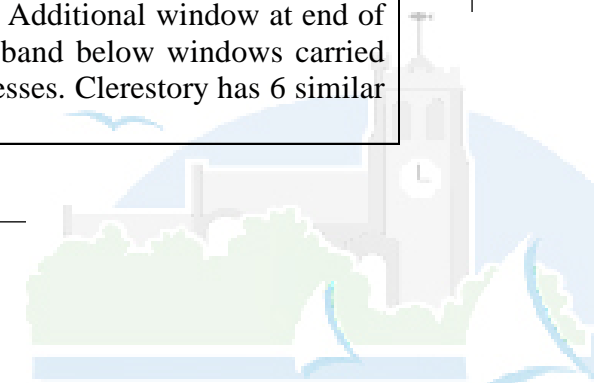
DEPARTMENT OF THE ENVIRONMENT – LIST OF BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST

Bargates (North East Side)	No 21	C17 and later. Rendered façade with half hipped gable and facing street. Modern pantiles. Coved eaves at sides. 2½ storeys, 1 window. Top floor blank with drip stone mould and keystone. 1 st floor quoins, modern bay and ground floor modern, advanced shop fronts.
Bargates (South West Side)	The former Watch and Clock Fusee Chain Factory	1845. Founded and built by William Hart. In use for the manufacture of Watch and Clock chains until 1899. Christchurch was the most important centre for this industry which was also carried on in the workhouse and as a domestic or.
Bargates (South West Side)	No 22	Circa C19. Painted brick façade, double span slate roof, 2 storeys and 3 windows with segmental arches, modern glazing 1 st floor and unbarred sashes ground floor. Off centre door with segmental pediment on brackets.
Bargates (South West Side)	No 24	Early C18 or later. Red brick with grey headers. Old tiled roof (part slate). Part of rear façade rendered. Built in 2 parts. Buttress on each façade. 2 storeys and 1 hipped dormer. 4 bays with unbarred sash windows. 6 panelled door, top 2 now glazed. Bracketed hood.
Barrack Road (South Side)	No 20 (Stour Cottage)	Circa 1830. Painted brick with slate roof. 2 storeys. 5 windows in all. Consists of a centre part with 1 round-headed window in brick recess and 2 flanking recessed wings of lower elevation. Sashes, most with glazing bars. At each side of centre bay, in the angle between this and the side bays is a porch with a tent shaped canopy, the sides of eastern one now bricked in.

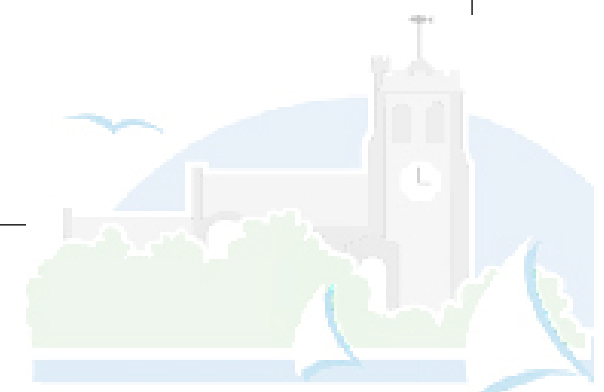
LISTED BUILDINGS

CHRISTCHURCH BOROUGH COUNCIL - LOCAL GRADE LISTED BUILDING

BARGATES (NORTH EAST SIDE)			
No. 15	1A/73		Early 19 th century, altered façade probably to earlier house. Rendered white with coped parapet and pantiles, 2 storeys, 2 windows, segmental arches with modern glazing. Modern shop fronts below. Entrance to rear at south side. Several sign boards obstruct façade.
Nos. 25 – 31 (odd) form a group of local interest.			
No. 25	1A/71	GV	Late 18 th , early 19 th century. Rendered façade with coped gable ends. 2 storeys. 2 windows, sashes with glazing bars. Ground floor has altered 19 th century shop front.
No. 27	1A/70	GV	Early 19 th century façade. Roughcast with stucco eaves band and window dressings. Slate roof with red ridge tiles. 2 storeys. 3 windows, sashes with late 19 th century glazing. Ground floor stuccoed. Northside has 19 th century shop front with end stops, no glazing bars. Southside has carriageway doors to rear.
No. 29 and 31	1A/69 4/69	GV	Early 19 th century façade. Roughcast with stucco band at eaves, stucco vertical bands at sides of façade and stucco window dressings. Slate roof. 2 storeys, 3 bays width, unbarred sashes. Ground floor windows and doors with keystones.
End of Group			
Christchurch Baptist Church	4/256		19 th century red brick panelled façade. Half hipped gable and faces street. Slate roof with red ridge and finials. Stone banded buttresses at sides. Square west window of 5, gothic arched lights. Modern porch added below. Aisles have brick eaves cornice, 6 windows of 3 lights each with segmental arches with gauged rubbed brick arches above. Additional window at end of porch. Stone band below windows carried through buttresses. Clerestory has 6 similar windows.



BARGATES (South West Side)			
Priory Coaches Garage	1A/68	GV	18 th century. Red brick with pay headers. Old tiled roof. Probably former barn.
Nos. 66 – 72 (even)	4/250	GV	Early 19 th century. A terrace of red brick cottages (No. 70 painted brick), slate roof with wide eaves, 2 storeys. 5 windows in all, sashes with obscured lintel and glazing bars. Round arched doors with stucco archivolt and fanlights.
No. 74	4/251	GV	Early-mid 19 th century. Rendered with slate roof. 2 storeys. 3 windows including centre 1 st floor blank, sashes with late 19 th century glazing.
Nos. 76 – 88 (even)	4/252	GV	Mid/late 19 th century. Red brick terrace with blue and red brick banded at 1 st and 2 nd floor. Slate roof, 2.5 storeys, dormers, break through eaves. 1 window each, sashes with late 19 th century glazing with stuccoed lintels. Round arched doors with stuccoed archivolt, keystones and fanlights.
No 86 Post Office	4/253	GV	Mid/late 19 th century. End house of terrace which includes Nos. 76 – 88 (even). Painted brick façade, slate roof. 2.5 storeys, dormers break through eaves. 2 windows, sashes with late 19 th century glazing and stuccoed lintels. 19 th century corner shop front, arched lights with cast iron glazing bars, cornice, end stops and panelled pilasters with composite capitals. Corner doors with arched lights and fanlight.



APPENDIX 2

CONTACTS

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