

Options for The future of Christchurch

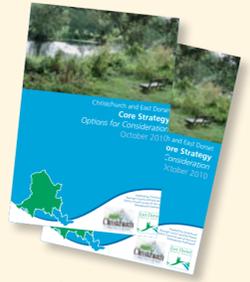


Prepared by Christchurch Borough Council and East Dorset District Council as part of the Local Development Framework

Christchurch - when time is pleasant

East Dorset District Council

Christchurch and East Dorset Councils are consulting on potential planning and development options around our towns and key settlements to be included within the Core Strategy, our new plan to manage growth and development up to the year 2027.



In 2008, the Councils held an Issues and Options Consultation, inviting all residents and businesses to consider where new development should be located. Your comments have been taken into consideration, and following the revocation of the Regional Spatial Strategy in June this year, we are considering a range of significant issues including the following:

- What should the vision be for Christchurch and East Dorset to 2027?
- Where and how much housing should be delivered in the period up to 2027?
- What strategy should be adopted for the north Christchurch urban extension?
- What is an appropriate target for the amount of affordable housing to be delivered up to 2027 and site threshold for a new affordable housing policy?
- What should the vision and development options be for Bournemouth Airport and business park?
- How can we maintain and increase the vitality and viability of the town centres?
- What transport improvements should be delivered to alleviate congestion and support development over the next 15 years?

It has been recognised for many years that there is a significant need to provide affordable housing in Christchurch and East Dorset. This is because house prices are high compared to wages, the number of public sector homes is very low, and there are consequently a large number of residents who cannot afford to live in the private sector and cannot access appropriate affordable housing. The Councils recognise this problem and therefore consider it necessary to put forward new neighbourhood options in East Dorset and an urban extension in Christchurch for communities to comment upon.

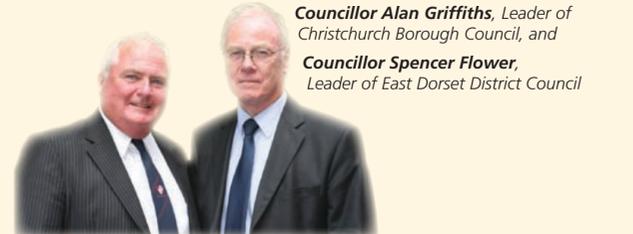


Our area has seen a rapid growth in population; principally through the immigration of people from other parts of the country. The area is popular with older people, leading to a significant imbalance in its age structure. Forecasts show that the proportion of older people is set to increase in the future and the proportion of workers to decrease. To try to maintain a younger workforce, we need to provide a range of homes for them, some of which will be provided through Housing Associations and will be affordable.

We hope that you will once again make your views known to us by completing the attached questionnaire. **Options in this leaflet are specific to Christchurch.** Separate leaflets have been published specific to East Dorset.

The Consultation runs from 4th October until 12 noon on 24th December. You can log on to www.dorsetforyou.com/348323 to read the full document online, visit the exhibitions, or email us at policy.planning@eastdorset.gov.uk or planning.policy@christchurch.gov.uk

We look forward to hearing your views.



Councillor Alan Griffiths, Leader of Christchurch Borough Council, and
Councillor Spencer Flower, Leader of East Dorset District Council

The following documents are also currently available for consultation as part of the Core Strategy:

- Core Strategy 'Options for Consideration'
- Sustainability Appraisal
- Health Impact Assessment
- Environment Impact Assessment
- Core Strategy Consultation Plan
- Urban Extension Key Issue Paper

These are available on the website www.dorsetforyou.com/348323 or from:
Planning Policy Team, Christchurch Borough Council, Civic Offices, Bridge Street, Christchurch, BH23 1AZ

Please complete the form to tell us your views

Core Strategy Vision

The Core Strategy puts forward an option for a vision for the area as it will look in 2027. The proposed vision includes the following elements:

- CV A - Natural Environment**
The natural environment of Christchurch including Christchurch Harbour, the beaches and heathlands will continue to be the most important asset for the area.
- CV B - Climate Change**
The area will adapt to the effects of climate change through clear strategies to reduce risk of flooding and through encouraging high standards of building design and construction.
- CV C - Housing Needs**
The housing needs of the area will be addressed, with housing which meets the needs of those wishing to buy or rent.
- CV D - Green Belt**
The character of the area will also be protected through retention of the Green Belt in all areas except those needed for well planned and sustainable housing and employment growth.
- CV E - Town Centre**
Christchurch town centre will be a vibrant centre of commercial and cultural activity, with niche shopping and varied attractions and facilities for residents and visitors alike.
- CV F - Economy**
The economy of the area will grow, both by maintaining its traditional sectors such as tourism, but also by creating a mixed economy with emphasis on growth in high technology industries, and companies providing environmental products and services.
- CV G - Transport**
The area will be easier to get around, not just for those who have a car, but for those who wish to use public transport, to walk or to cycle.

Housing Options

A range of housing options are being considered for Christchurch which include possible housing delivery to be accommodated in the existing urban area and the proposed urban extension south of the railway line to the east of Burton to the Borough boundary at Roeshot Hill.

Christchurch Urban Area including the North Christchurch Urban Extension

- OPTION KS 7**
Key features and benefits
 - 3,200 new homes in the urban area including approximately 950 homes within the north Christchurch Urban Extension.
 - Makes a significant contribution to local housing need.
 - Enables a mix of family housing.
 - New housing located in accessible areas.**Analysis**
 - New housing must complement the existing built environment.
 - Includes large housing plot redevelopment but excludes garden land.
 - Traffic impacts need to be managed.
 - Need to avoid adverse impacts on the environment and sensitive habitats.
- OPTION KS 8**
Key features and benefits
 - 2,900 - 3,100 new homes in the urban area including 650 - 850 homes within the north Christchurch Urban Extension.
 - As Option KS7 but makes less contribution to local housing need.**Analysis**
 - As Option KS7.
- OPTION KS 9**
Key features and benefits
 - 3,478 - 3,778 new homes in the urban area including 950 - 1250 homes within the Christchurch Urban Extension.
 - Provides the most housing to address local housing need.
 - Other features as KS7 and KS8.**Analysis**
 - As Option KS7 except includes large plot redevelopment and garden land.

OPTION KS10

Key features and benefits

- 2628 new homes in the urban area including 950 homes within the Christchurch Urban Extension.
- Provides significantly less housing than options KS7, 8 and 9 to address local housing need.

Analysis

- As Option KS7 except excludes large plot redevelopment and garden land.

No. of possible homes (approx)
2,628
967 affordable

OPTION KS11

Key features and benefits

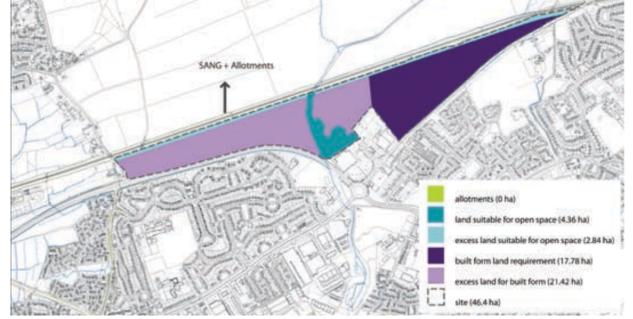
2,178 - 2,328 new homes in the urban area including 500 - 650 homes within the Christchurch Urban Extension.

Provides the lowest level of housing for Christchurch to address local housing need.

Analysis

As Option KS7 except excludes large plot redevelopment and garden land.

No. of possible homes (approx)
2,178-2,328
767 - 847 affordable



OPTION UE 2

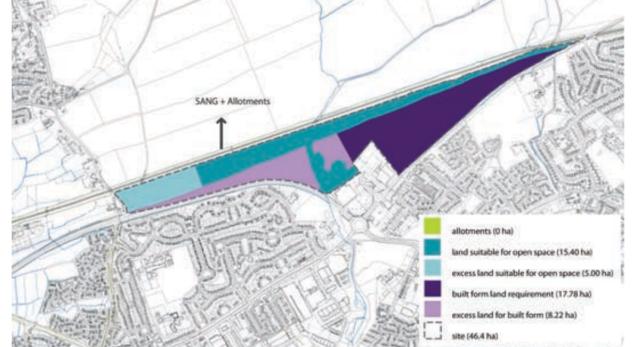
Key Features and Benefits

- Locates approximately 650 - 850 dwellings south of the railway line.
- Open space and retail / community facilities south of the railway line.
- Move allotments and provide suitable alternative natural green space (recreational space) north of the railway line.
- Retain the overhead power cables in current position.

Analysis

- As Option UE1 but removes the cost of undergrounding the overhead power cables.
- The overhead power cables have an adverse visual impact.

No. of possible homes (approx)
650-850 homes
260-340 affordable homes



To have your say... www.dorsetforyou.com/348323

OPTION UE 3

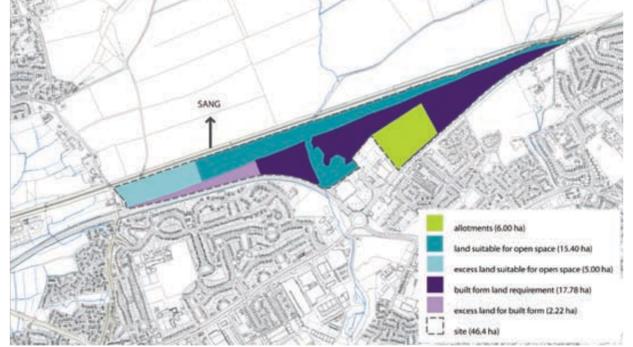
Key Features and Benefits

- 500 - 650 dwellings south of the railway line.
- Delivers a lower level of housing than options UE1 and UE2 in meeting local needs.
- Provides significant open space, retail and community facilities and allotments south of the railway.
- Provides recreational space north of the railway line.
- Retains overhead power cables in current position.

Analysis

- As Option UE2 but allotments are retained in current position.

No. of possible homes (approx)
500-650 homes
200-260 affordable homes



OPTION UE 4

Key features and benefits

- 500 - 650 dwellings south of the railway line.
- Delivers a lower level of housing than options UE1 and UE2 in meeting local needs.
- As Option UE3 but recreational space provided south of the railway.

Analysis

- As Option UE3 but recreational space provided south of the railway.
- Land south of the railway line does not provide the opportunity to provide a large, attractive area for recreation in addition to general open space provision.

No. of possible homes (approx)
500-650 homes
200-260 affordable homes





Affordable Housing Targets

The Core Strategy includes options for setting an overall target for the amount of affordable housing to be delivered in the Borough up to 2027

OPTION LN 9: An overall target of 35% of all new residential development delivered up to 2027

- Key features and benefits**
- This would result in a considerable increase in the delivery of affordable housing
- Analysis**
- This would assist in meeting the high level of affordable housing need.
 - There would need to be a revised affordable housing policy in place to secure the higher rate of delivery required by this target.

OPTION LN 10: An overall target of 40% of all new residential development delivered up to 2027

- Key features and benefits**
- This would result in an even greater increase in affordable housing delivery,
 - However, there are concerns whether this is a realistic target
- Analysis**
- Although this would go further towards meeting the high level of affordable housing need, there is uncertainty that this overall target could be achieved.



The Core Strategy includes options for an affordable housing policy to maximise the delivery of affordable housing. Policy options address the issues of site threshold, proportion of affordable housing required, housing mix, tenure mix and situations where off-site provision or financial contributions may be acceptable. Looking at just the site threshold issue, the following options are included, both of which are recommended by a Viability Study commissioned by the Council.

Affordable Housing Policy will be applied to:

OPTION LN 11: All residential development which results in a net increase of housing

- Key features and benefits**
- Provides flexibility for those sites where it is not possible to secure on-site provision, eg under 5 units.
 - Allows for financial viability to be taken into account as Viability Study accepts that some small schemes of 1 - 4 will not be viable.
 - Provides the maximum level of opportunities to secure affordable housing
- Analysis**
- Delivers the most affordable housing as it would capture those small sites where it is viable to contribute.
 - A large proportion of sites with potential of housing are small in size, so opportunities to secure provision are maximised.
 - The high level of affordable housing need justifies this approach.

Non Preferred Option LN 13: Sites of 5 units and above

- Key features and benefits**
- Prioritises resources to secure affordable housing contributions from sites of 5 or more.
- Analysis**
- Delivers less affordable housing as housing applications for sites of 1 - 4 units will be excluded.
 - Opportunities to secure contributions from some of these small sites where there is sufficient viability will be lost.

Bournemouth Airport and Business Park

Bournemouth Airport is a major regional airport and employer operating flights to a range of European destinations and further afield. The airport business park is a strategic employment site which makes a significant contribution to the local and sub regional economy. Over the next 15 years there is potential for sustainable growth of the airport and for new employment development to come forward subject to road improvements. Vision and Development options for the airport are as follows:

AV A	Bournemouth Airport will develop as a flagship regional airport serving the South East Dorset sub-region with new passenger facilities and associated infrastructure in line with the Bournemouth Airport Masterplan (2007)
AV B	The Council will work with the airport to support the development of new routes and services to business and leisure destinations
AV C	The northern business parks will be redeveloped to provide a range of employment land and premises to serve the local economy. This will include the potential to attract growth industries that provide skilled job opportunities
AV D	The airport will encourage further growth in the aviation and aviation related business sectors
AV E	This growth will be achieved acknowledging and respecting the environmental constraints which exist around the airport



Bournemouth Airport Development Options

The options below all allow for airport growth of up to 3 million passengers per annum.

OPTION BA 6

- Key features and benefits**
- 15-30 ha of potential new employment development at the business park
 - Improvements to B3073 junctions from Blackwater to Parley Cross.
 - Widening of A338 from Cooper Dean to Blackwater.
 - Transport improvements will help to relieve congestion.
 - Helps to support wider sub regional housing growth.
- Analysis**
- Increases in road traffic will need to avoid adverse impacts on habitats and air quality.
 - It is considered realistic that this option can be delivered during the plan period.



OPTION BA 7

- Key features and benefits**
- 12-15 ha of potential new employment development at the business park
 - Improvements to B3073 junctions from Blackwater to Parley Cross.
 - Transport improvements will help to relieve congestion but to a lesser extent than Option BA 6
- Analysis**
- Increases in road traffic and transport infrastructure will need to avoid adverse impacts on habitats and air quality.
 - It is considered realistic that this option can be delivered during the plan period.



OPTION BA 8

- Key Features and Benefits**
- 30-60 ha of potential new employment development at the business park
 - Improvements to B3073 junctions from Blackwater to Parley Cross.
 - Widening of A338 from Cooper Dean to Blackwater.
 - Link road from business park to A338.
- Analysis**
- Increases in road traffic and transport infrastructure improvements will need to avoid adverse impacts on habitats and air quality.
 - Uncertain that transport package can be delivered.



To have your say... www.dorsetforyou.com/348323

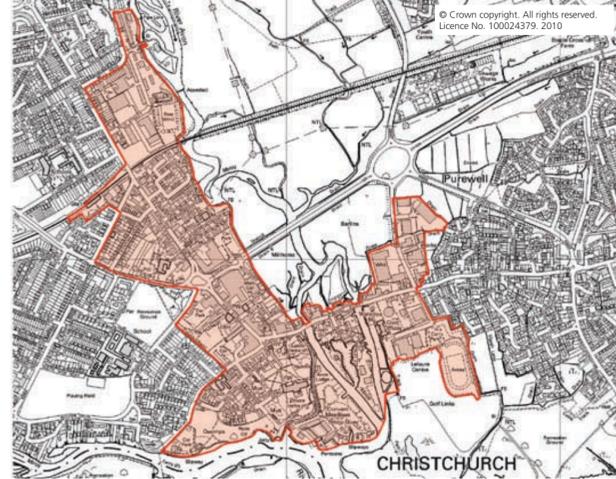
Christchurch Town Centre Boundary Options

Christchurch town centre will be the focus for new retail development in Christchurch Borough over the plan period to 2027. To enhance the vitality of the centre and to provide a focus for new town centre related development, options are proposed for a town centre boundary which are as follows:

OPTION CH 2: To designate a town centre boundary to include Stony Lane and land north east of the railway station.

New commercial development - Helps to bring forward in the region of 8,000sqm of new retail floorspace.

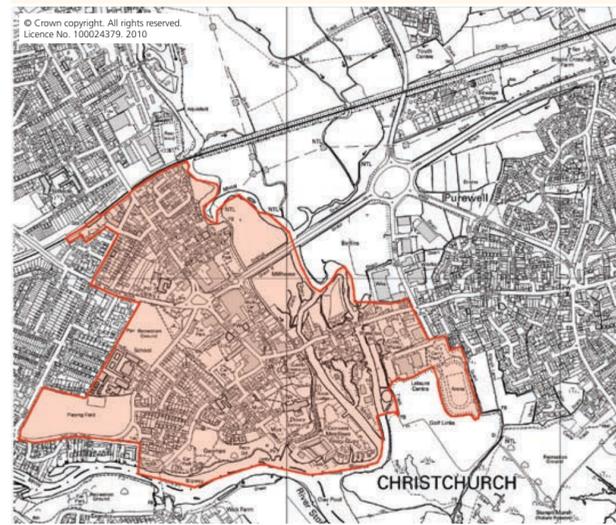
- Key features and benefits**
- Includes the gasworks site, Stony Lane and Avon Trading Park which provide significant opportunity for new commercial development.
 - Makes a very positive contribution to the vitality of the town centre.
 - Services and facilities will be concentrated in the town centre which is accessible by a range of transport types.
- Analysis**
- Need to consider impact on transport network from anticipated new development.



OPTION CH 3: To designate a town centre boundary in line with the boundary identified in the Town Centre Strategy (2003)

New commercial development - Assists in bringing forward new retail development toward towards 8,000 sqm but provides less development opportunities than CH 2.

- Key features and benefits**
- Services and facilities will be concentrated in the town centre which is accessible by a range of transport types.
- Analysis**
- Need to consider impact on transport network from anticipated new development.
 - Includes an area south west of the town centre in a high flood risk zone not appropriate for housing or significant commercial development.



Have your say...

Transport Issues

We have the highest level of car ownership in the country with 88% of households having at least one car. Many journeys are carried out by car due to the employment destination or for shopping, for ease and comfort, or because public transport is not available. We need to begin to change behaviour and attitudes toward the use of public transport in order to relieve some of the local congestion.

We are acutely aware of the traffic problems along the A35 corridor, and are awaiting the outcome of the draft preferred South East Dorset Multi Modal Study (SEDMMTS) due to published in Spring 2011. We hope this will offer an insight into how to address the traffic problems around our settlements, and what future projections of traffic flow are anticipated to be.

The Core Strategy identifies the following improvements required to accommodate the proposed Christchurch Urban Extension, general housing growth in the Borough to 2027 and further development at Bournemouth Airport business park and the operational airport.

PREFERRED OPTION KS 21

- Location**
- A35 Route improvements
 - A35 Fountain Roundabout Improvements.
 - A35 Stony Lane Roundabout Improvements.
 - A35 Sainsbury's Roundabout.
 - A35 Urban Extension Access Improvements.
 - A35 Staple Cross(Salisbury Road). Access Improvements
 - B3073 Improvements from Parley Cross to A338 Cooper Dean.
- Key features and benefits**
- This proposes targeted schemes to alleviate congestion and also support development over the next 15 years.
- Analysis**
- Should be seen within the context of KS 19 options, which set out a range of methods to improve accessibility in the area.
 - These KS 21 schemes form part of a wide range of transport measures proposed for the area.

To have your say... www.dorsetforyou.com/348323

What happens next?

The Consultation forms part of our work in producing the Core Strategy for the area, the new plan that will set out how expected growth and change will be delivered and managed over the next few years up to 2027.

Your views will help define the plan, which will be published as a final Draft Submission in the autumn of 2011. There will be a further opportunity to comment on the Draft Submission before it is submitted to the Government for Examination in 2012. We hope it will be adopted in 2012.

Join the debate...

There are various ways to join the debate and make your views known. **Don't forget, the Consultation runs from 4th October until noon on the 24th December.**

You can log on to www.dorsetforyou.com/348323 to read the full document and respond on line, visit the libraries, see alternative locations for the exhibition, or email us at planning.policy@christchurch.gov.uk Response forms are available from the Civic Office, libraries and online. Contact us on **01202 495000**

Other Areas

This Leaflet forms part of a series which focus on the individual settlements in Christchurch and East Dorset which share similar challenges. If you are interested in what is happening in Colehill and Wimborne, Ferndown and West Parley, Verwood and Corfe Mullen as well as proposals for employment areas, you can obtain copies of the leaflets at the local Libraries, Town, and District Council Offices.

You can also read them online along with the main Core Strategy Options document which provides a more detailed account of proposed options for Christchurch and East Dorset.

- Corfe Mullen Housing and Centre Options
- Ferndown and West Parley Housing and Town Centre Options
- Verwood and West Moors Housing and Centre Options
- Wimborne and Colehill Housing and Town Centre Options
- Employment Land Options
- Options for Christchurch Urban Extension



Please indicate your preference to the options discussed in this leaflet, tear at the perforated fold, seal and send back to us via the FREEPOST address.

Core Strategy Vision

Do you agree with the proposed Core Strategy Vision? YES NO

Housing Options

Option	Site Location
KS 7	3,200 new homes
KS 8	2,900 - 3,100 new homes
KS 9	3,478 - 3,778 new homes
KS 10	2628 new homes
KS 11	2,178 - 2,328 new homes

Which of the above is your preferred option (e.g. KS7, KS8, KS9, KS10 or KS11)

Christchurch Urban Extension Options

Option	Site Location
UE 1	Locates approximately 950 - 1250 dwellings south of the railway line
UE 2	Locates approximately 650 - 850 dwellings south of the railway line
UE 3	Locates approximately 500 - 650 dwellings south of the railway line
UE 4	As Option UE3 but with suitable alternative natural green space (recreational space) provided south of the railway.

Which of the above is your preferred option (e.g. UE 1, UE 2, UE 3 or UE 4)

Affordable Housing Target Options

Option	Site Location
LN 9	Overall target of 35%
LN 10	Overall target of 40%

Which of the above is your preferred option (e.g. LN 9 or LN 10)

Affordable Housing Policy Site Threshold Options

Option	Site Location
LN 11	All residential development
LN 13	Sites of 5 units and above

Which of the above is your preferred option (e.g. LN 11 or LN 13)

Bournemouth Airport and Business Park

Do you agree with the vision for the Airport? YES NO

Option	Site Location
BA 6	15 - 30 hectares
BA 7	12 - 15 hectares
BA 8	30 - 60 hectares

Which of the above is your preferred option (e.g. BA 6, BA 7 or BA 8)

Christchurch Town Centre Boundary Options

Option	Site Location
CH 2	Refer to leaflet for details
CH 3	Refer to leaflet for details

Which of the above is your preferred option (e.g. CH 2 or CH 3)

Any further comments

Please supply your contact details so that we can register your comment and keep you informed of what happens next.

Name:

Address:

Email:

PLEASE DETACH HERE, MOISTEN EDGES, FOLD AND POST

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