

Christchurch Borough Council and East Dorset District Council are working in partnership to prepare a new set of planning documents known as the 'Local Development Framework'. The first and most important of these documents is called the Core Strategy.

The Core Strategy will set out the vision for the area and the main principles and policies which will guide development over the next 15 years. We are currently at a stage of the process called Pre-Submission.

Consultation on the Pre-Submission Core Strategy will be undertaken over a 12 week period from the 2nd April to the 25th June 2012. For this stage it is important that responses to the consultation are based around the 'Tests of Soundness' that require the Core Strategy to be 'Justified', 'Effective' and consistent with national policy.

To be 'Justified' the Core Strategy must be:

- Founded on a robust and credible evidence base
- The most appropriate strategy when considered against the reasonable alternatives

'Effective' means that the Core Strategy must be:

- Deliverable
- Flexible
- Able to be monitored

In October 2010 we asked questions about different policy options to address issues within the Borough as part of the Core Strategy 'Options for Consideration' consultation. This is the next stage of the process. We received an excellent response to the last consultation and the responses we received have helped to inform this stage of the process.

As part of this consultation we are not setting out a range of options as we did last time, the policies have now been drafted using all the evidence and consultation responses previously received. This stage of consultation is to ensure that the policies that have been drafted meet the tests of soundness as detailed above.



The draft policies in this leaflet are just a small part of the consultation on the Core Strategy. A larger document has been produced by the Councils. If you are interested in the draft policies addressed in this pull out, we recommend you read the full document which is available from the locations listed below and on the internet at:

[www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323)

To respond to this consultation simply add contact details and your comments in the spaces provided and post back to us free of charge by **25th June 2012** to:

**The Planning Policy Team, Christchurch Borough Council, FREEPOST (BH575), Civic Offices, Bridge Street, Christchurch, BH23 1BR.**

To view a copy of the full document at the Civic Offices, Christchurch and Highcliffe Libraries, Christchurch Information Centre or Steamer Point Information Centre (Penny Way).

For more information call us on **01202 495017** or email: [planning.policy@christchurch.gov.uk](mailto:planning.policy@christchurch.gov.uk)

## Core Strategy Vision

The Vision includes the following elements:

**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.



**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.

**Housing Needs** - The unmet housing needs of the area will be reduced, with housing delivered which meets the needs of those wishing to buy or rent.

**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.

**Town Centre** - Christchurch town centre will be a vibrant centre of commercial and cultural activity, with enhancement of the retail offer and varied attractions and facilities for residents and visitors alike.



**Economy** - The economy of the area will grow, both by maintaining its traditional sectors such as tourism, health and education, but also by creating a mixed economy with emphasis on growth in high technology industries, and companies providing environmental products and services.

**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 cycle. In Christchurch development will be focussed on the existing public transport corridors on the A35 and A337 and better links will be made to Christchurch and Hinton Admiral Stations, with the urban extension also linked to the transport network.

**The Airport** will grow sustainably into a significant regional transport hub, providing scheduled and charter flights to a wide range of businesses and tourist destinations. Both the airport and its business parks will be linked to the surrounding conurbation by public transport services.

Does the vision meet the tests of soundness?


## KS10 – Improving Connectivity to Support Development

The South East Dorset Transport Strategy recommends the following strategic transport improvements to support future development. Development will contribute towards their delivery.

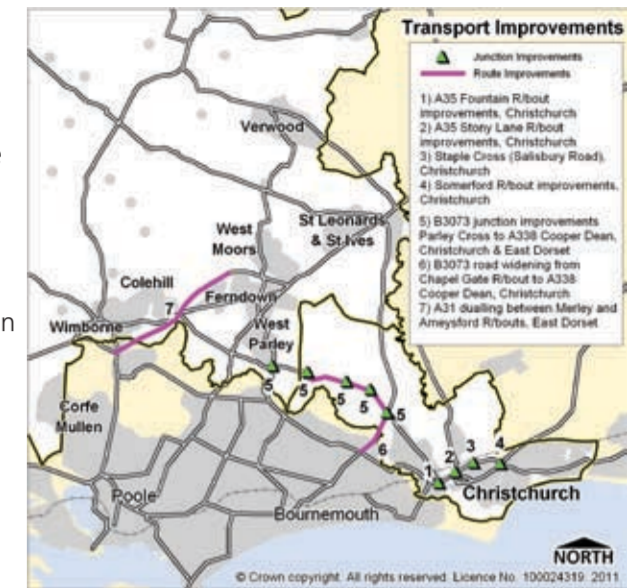
### Medium Term (2014-2019)

In Christchurch the following improvements are required to accommodate borough wide development to 2028 including the Christchurch Urban Extension:

- A35 Fountains Roundabout, Stony Lane Roundabout, Staple Cross (Salisbury Road), Somerford Roundabout junction improvements.

The following improvements and road widening are required to accommodate wider growth across the South East Dorset sub region including further employment development at Bournemouth Airport, the Airport Business Park and any new neighbourhoods created in the West Porely area:

- B3073 junction improvements from Parley Cross to A338 Blackwater
- B3073 road widening from Chapel Gate roundabout to A338 Cooper Dean junction



Does this policy meet the tests of soundness?


## CH1 - Christchurch Town Centre Vision

Christchurch will continue to act as the key town centre in the Borough and will be the main focus for retail development. The town centre sits at the top of the Christchurch town centre hierarchy (Policy KS6), is well served by public transport and has the most development opportunities. The retail offer will be enhanced and the shopping environment improved to provide a more pleasant and pedestrian friendly townscape. Improvements in public transport services will be supported in conjunction with localised infrastructure improvements. Essential services and facilities will also be enhanced within the centre serving residents and local visitors to the town.



Does this policy meet the tests of soundness?


**Christchurch**  
*The future of*

**Christchurch and East Dorset**  
**Pre-Submission Core Strategy**  
*Christchurch and East Dorset Councils*  
*delivering services together*

**Important Information - All comments made must be supported by your full name and address, and will be made public. As this is a statutory stage of Consultation, no late comments can be accepted.** The representations will be considered alongside the Core Strategy when submitted, which will be examined by a Planning Inspector in 2013. The Planning and Compulsory Purchase Act 2004 states that the purpose of the Core Strategy examination is to consider whether the Core Strategy complies with the legal requirements and is 'sound'.

### How can I make a representation?

1. You may complete the submission form on the following pages and return it to Christchurch Borough Council, or
2. Online - The Council will use 'Objective' - an online software package for public responses. This is our preferred method for comments to be made on the documents.
3. Please go to: <http://christchurcheastdorset-consult.dorsetforyou.com/portal> and follow the links to 'Objective registration', or by completing the SNAP online questionnaire at: [www.dorsetforyou.com/348323](http://www.dorsetforyou.com/348323)

### What will happen to my comments?

All representations received will be published on the Council's website along with your name. It is our intention to publish comments as soon as practicable during the course of the consultation. As your representation will be passed to an Inspector you should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. After this stage, further submissions will only be at the request of the independent Inspector appointed by the Secretary of State, based on the matters and issues he/she identifies for examination.

### Timetable

2nd April - 25th June 2012	12 week Pre-Submission Consultation
August / September 2012	Alternative Sites Consultation
Late 2012	Submission to the Secretary of State
Mid 2013	Hearing and Examination into the Soundness of the Core Strategy
Autumn 2013	Inspector's Report and Adoption

## CH4 – Highcliffe District Centre Vision

Highcliffe Centre will continue to act as a thriving and busy centre for the local population and visitors. The centre will accommodate further comparison retail floorspace, with Christchurch town centre remaining the principal centre for retail development in the Borough. The shopping environment will be improved to provide a more pleasant townscape, public transport services will be enhanced, and facilities and services will continue to be located in this central location.



Does this policy meet the tests of soundness?


## KS3 – Location and Scale of Housing

About 3,020 new homes will be provided in Christchurch between the years 2013 and 2028. This will comprise up to 2,035 homes within the existing urban area and a further 850 homes to be provided as an urban extension at Roeshot Hill, 90 homes to the east of Marsh Lane and 45 homes to the south of Burton. The Council aims for a total of 35% of these new homes to be affordable.



Does this policy meet the tests of soundness?


## CN1 – North Christchurch Urban Extension Strategic Allocation

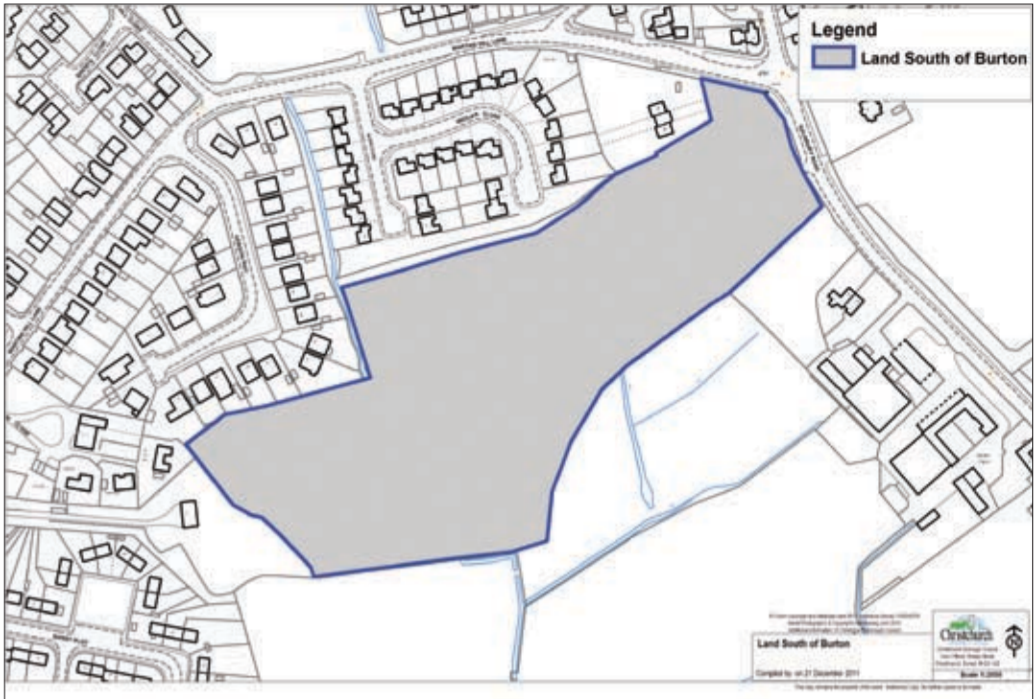
1. Land south of the railway line to the east of Salisbury Road to the borough boundary at Roeshot Hill is identified for a strategic housing allocation and will be released from the Green Belt for about 850 dwellings.
2. A minimum of 35% of all housing on the site will be affordable.
3. Open space and retail / community facilities will be located south of the railway line.
4. The Roeshot Hill allotments will be relocated to land north of the railway.
5. Suitable alternative natural greenspace (recreational space) will be located north of the railway line.
6. The overhead pylons will be moved underground.
7. The development will contribute towards junction improvements along the A35.



Does this policy meet the tests of soundness?


## CN2 – Land South of Burton Village

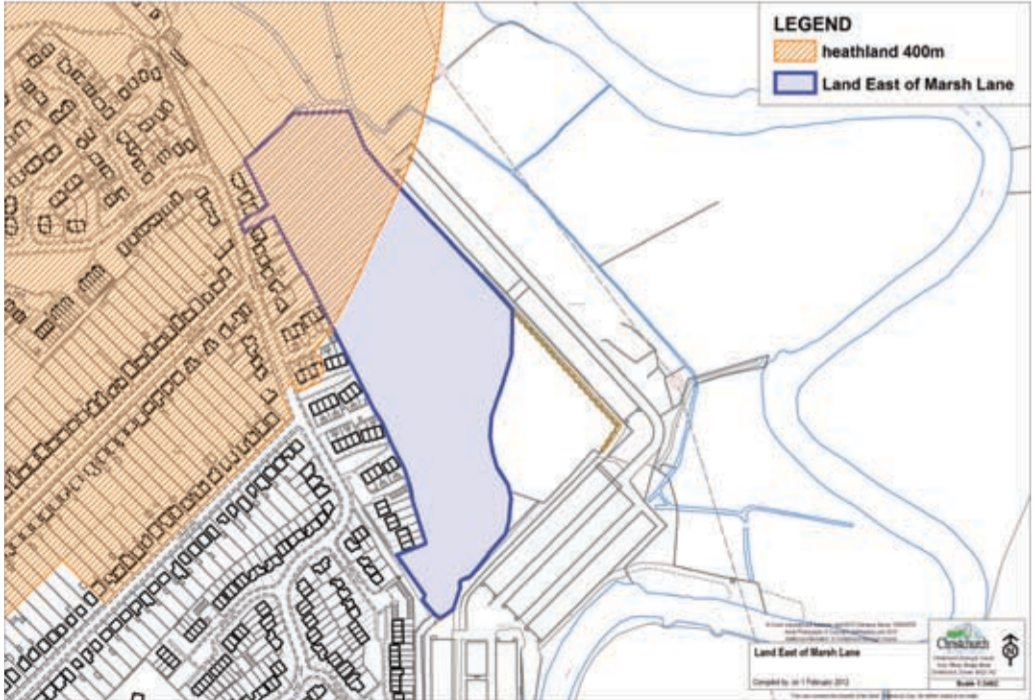
1. Land to the west of Salisbury Road to the south of Burton village is allocated for residential development for approximately 45 dwellings. The Green Belt boundary will be amended to exclude land identified for new housing.
2. A minimum of 50% of all housing will be affordable.
3. The development will contribute towards improved community facilities in Burton.
4. The development will make appropriate contributions towards transport improvements.



Does this policy meet the tests of soundness?


## CN3 – Land East of Marsh Lane

1. Land to the east of Marsh Lane off Fairmile Road is allocated for residential development for approximately 90 dwellings. The Green Belt boundary will be amended to exclude land identified for new housing.
2. A minimum of 50% of all housing will be affordable.
3. Residential development will be located outside the 400m heathland exclusion zone.
4. Open space and suitable alternative natural green space (recreation space) will be required on site.
5. The development will make appropriate contributions towards transport improvements.



Does this policy meet the tests of soundness?


## BA2 – Bournemouth Airport and Business Park Strategic Allocation

Infrastructure will be developed to support the operational airport informed by the adopted Bournemouth Airport Master Plan. These include:

- Further administrative accommodation
- Airport related retail and catering facilities
- Car parking
- Public transport facilities
- Facilities for general aviation
- Cargo facilities



Associated facilities to enhance the services offered by the airport will also be encouraged subject to consideration of their impact on other Core Strategy policies. These include:

- Development of hotel accommodation
- Training centres
- Petrol filling stations
- Aviation maintenance facilities

The northern business parks contain 80ha of land of which approximately 60ha is available for development. The business parks are allocated primarily for employment uses (B1, B2 and B8). Non B class employment uses which create high quality employment opportunities and contribute to raising levels of economic productivity will also be supported.

The phasing of future employment development will be in line with the necessary improvements required to the highway network to facilitate development. Over the plan period to 2028 it is envisaged that up to 30ha of new employment development may come forward.

Does this policy meet the tests of soundness?


## LN3 – Affordable Housing

In order to maximise the delivery of affordable housing the Councils will require:



- All greenfield residential development which results in a net increase of housing is to provide a minimum of 50% of the residential units as affordable housing on the site unless otherwise stated in strategic allocation policies. All other residential development which results in a net increase of housing is to provide a minimum of 40% of the residential units as affordable housing on the site.
- A financial contribution provided by the developer will be acceptable on sites of under 5 units where it is not possible to provide affordable housing units on site.
- The mix of units will be subject to negotiation and agreement with the Council but in any event must reflect local housing needs identified in the latest Strategic Housing Market Assessment. Tenure split should normally allow for 30% intermediate housing, with the remainder being affordable rented or social rented.

Does this policy meet the tests of soundness?


## What happens next...

Following the Pre-Submission consultation the Councils will give consideration to the responses and decide whether further changes should be made to the strategy before it is submitted to the secretary of state. Once submission has taken place the Secretary of State will ask an inspector to consider the soundness of the strategy taking into account national policy, available evidence and the consultation responses.

Once the inspector's report has been published the Councils will have to decide whether to accept the recommendations and adopt the strategy.

To respond to this consultation please fill out the boxes with whether you think the draft policies are sound or not. For information on the tests of soundness please refer to the explanation of this on the introductory panel of this leaflet. If there are any of the policies that you think are unsound please give details of why and set out what change(s) you consider necessary to make the policy sound.

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

Full name (including title):   
Full address:   
  
  
Postcode:   
  
Email address:   
Phone number:

Once you have completed this please send this leaflet back to us at the following address: The Planning Policy Team, Christchurch Borough Council, **FREEPOST (BH575)**, Civic Offices, Bridge Street, Christchurch, BH23 1BR by **Monday 25th June 2012.**

I/we understand that Christchurch Borough Council / East Dorset District Council will use the information that I/we have provided for the purpose of the Core Strategy. I/we consent to Christchurch Borough Council / East Dorset District Council disclosing my/our information to third parties for this purpose.

I understand that I/we have the right to ask for a copy of the information held about me/us and which is subject of Data Protection Act 1998 (for which Christchurch Borough Council / East Dorset District Council may make a charge) and to correct any inaccuracies in my/our information.

**Data Protection Act 1998:** Any information provided will be treated in strict confidence and will be held on and processed by computer.

