

Options for Christchurch Urban Extension

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

Christchurch and East Dorset Councils are consulting on potential development options around the towns and key settlements to be included within the Core Strategy, our new plan to manage growth and development up to the year 2027. As part of this process we are seeking your views on options for the Christchurch urban extension.

In 2008, the Councils held an Issues and Options Consultation, inviting all residents and businesses to consider where new development should be located in Christchurch and East Dorset. This was the first stage of consultation and your comments have been taken into consideration in the development of options for the Christchurch urban extension. We are now starting the second phase of consultation and since 2008 there have been a few changes. The Regional Spatial Strategy which set the number of dwellings that should be built in each area to 2027 was revoked in June this year. However, there is still a high level of local housing need which cannot be met within the existing urban area alone. The Council recognises this problem and therefore considers it necessary to put forward housing options for the Christchurch Urban Extension.



We hope that you will complete the attached questionnaire and/or visit one of our exhibitions. Please see link below for dates and times of these.

The Consultation runs from 4th October until 24th December.

You can log on to www.dorsetforyou.com/348323 to read the full document online, see alternative locations for the exhibition, or email us at planning.policy@christchurch.gov.uk

"I hope that all residents, businesses, groups and visitors will take the time to have their say on the Borough's future."

Alan Griffiths - Leader of Christchurch Borough Council

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

The **Christchurch Urban Extension** is proposed as a strategic site in the Core Strategy for housing development. The urban extension is the only area in the Borough where changes to the Green Belt are being considered for new housing.

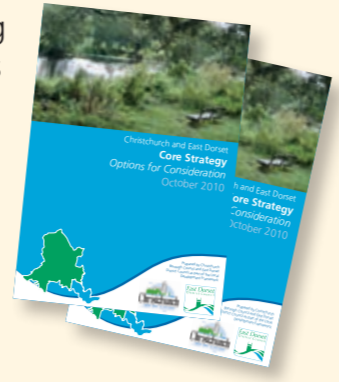
Options for the Christchurch Urban Extension have been informed by ongoing consultation undertaken since 2008 and recent masterplanning work by Broadway Malvan. Following this consultation stage on the Core Strategy responses will inform a more detailed stage of masterplanning on a refined option for the urban extension.

The Core Strategy addresses the following issues in relation to the proposed urban extension:

- Options relating to the broad location and level of housing development which may be accommodated within the Urban Extension.
- The general location and requirements for the provision of open space and suitable alternative natural greenspace (SANG) for recreation.
- Options relating to the location of the overhead power cables which run across the site south of the railway.
- Options relating to the location of future allotment provision and the existing Roeshot Hill Allotments.
- Community facility requirements including health, retail and community halls.
- Renewable energy technologies which can be accommodated as part of the development.
- Transport infrastructure requirements necessary to sustainably accommodate the urban extension.



Please complete the form to tell us your views



Housing Options

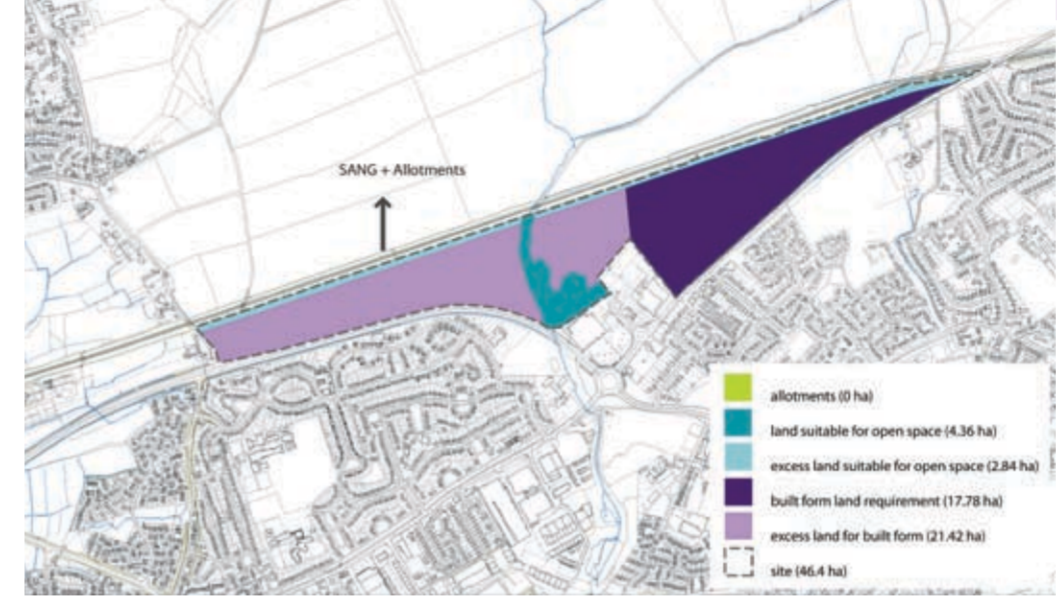
We have analysed the responses you gave us to the issues and options consultation in 2008 and together with evidence studies and other information we have put together some potential options for the urban extension. These are set out below. We would like to hear your views on these options. (refer to map overleaf for site constraints / potential).

OPTION UE 1

No. of possible homes (approx)
950-1250 homes
 380-500 affordable homes

Key Features and Benefits

- Locates approximately 950-1250 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
- Move the overhead power cables underground

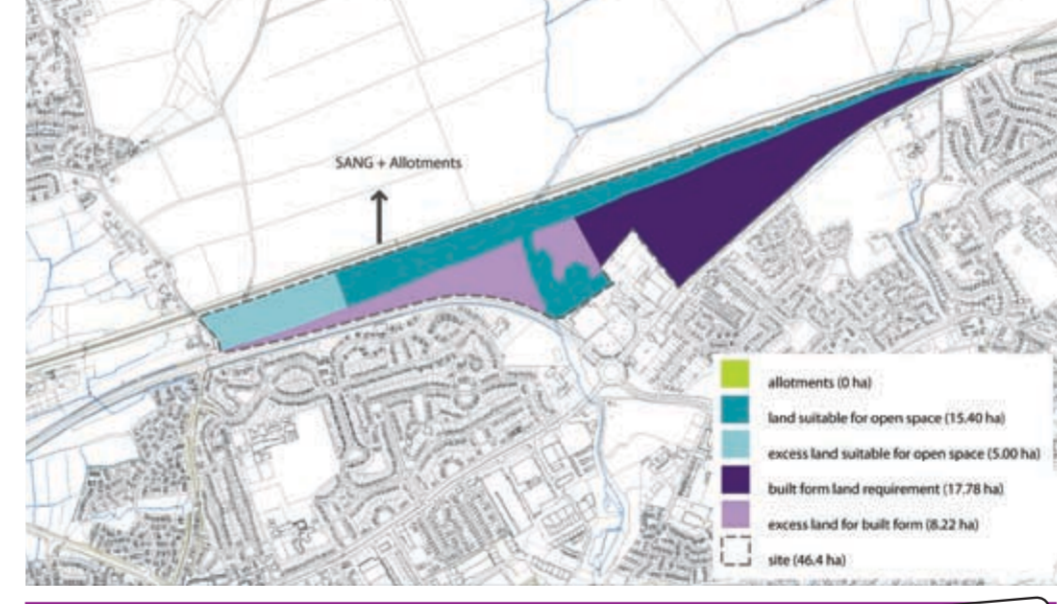


OPTION UE 2

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

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



OPTION UE 3

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

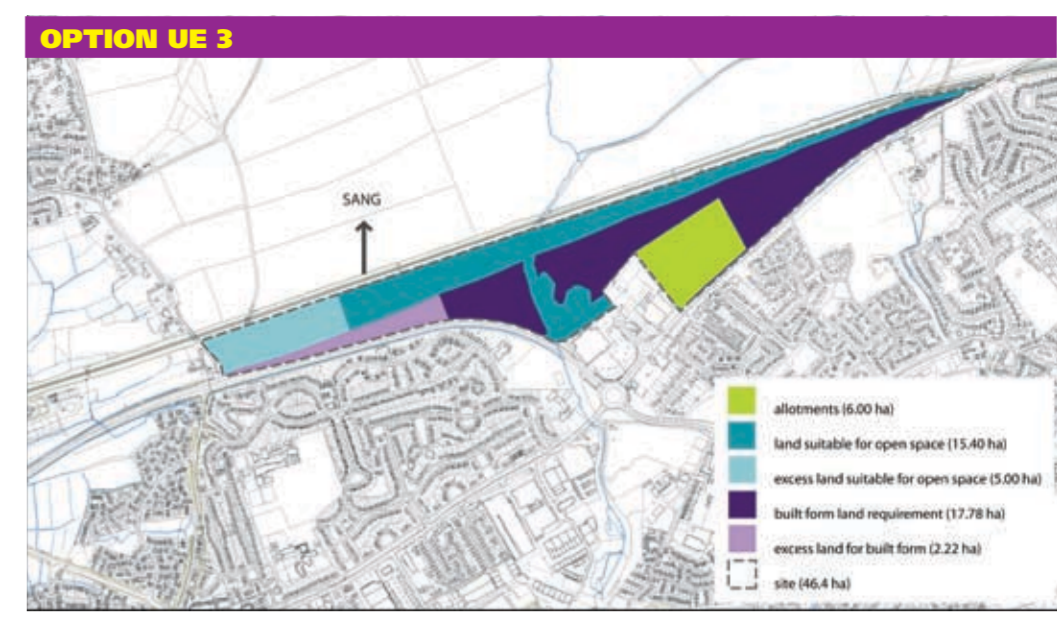
Key Features and Benefits

- Locate approximately 500-650 dwellings south of the railway line
- Open space, retail and community facilities and allotments provided south of the railway line
- Provide suitable alternative natural green space (recreational space) north of the railway line
- Retain overhead power cables in current position

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

- Core Strategy 'Options for Consideration'
- Health Impact Assessment
- Core Strategy Consultation Plan
- Sustainability Appraisal
- Environment Impact Assessment
- 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

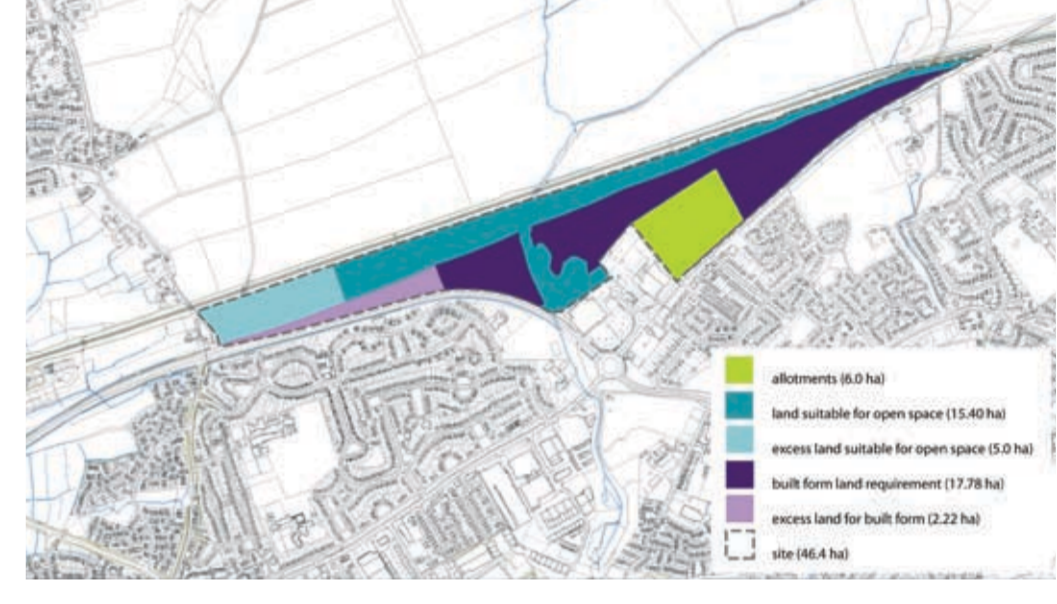


OPTION UE 4

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

Key Features and Benefits

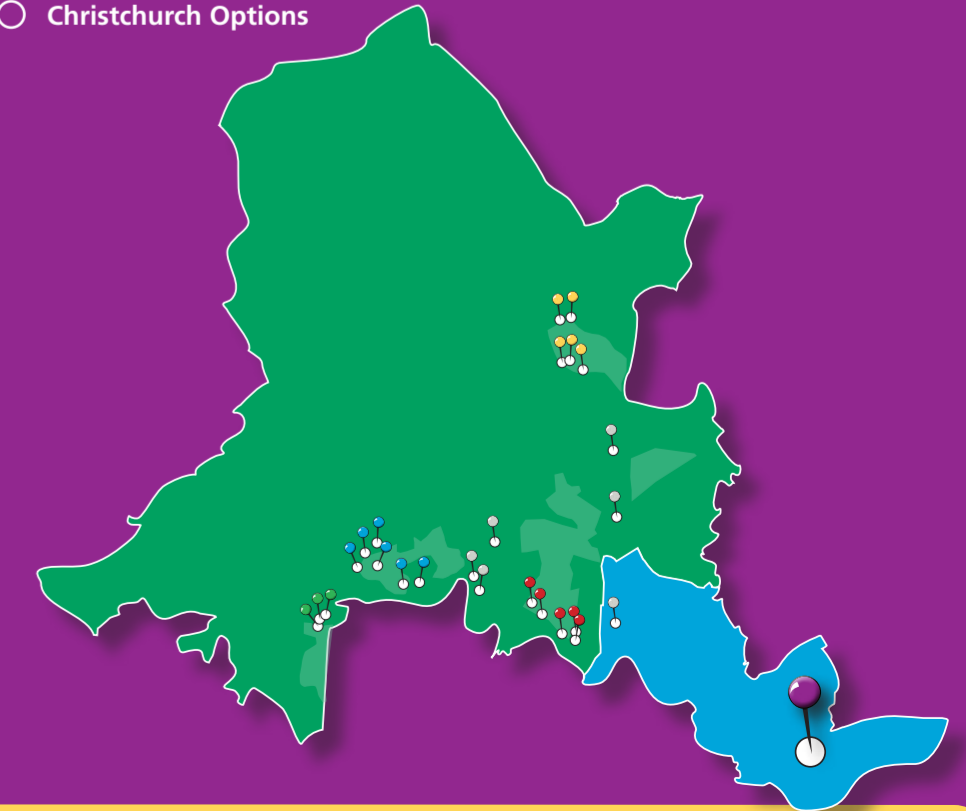
- As option 3 but with suitable alternative natural green space (recreational space) provided south of the railway line



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
- Christchurch Options



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

PLEASE HAVE YOUR SAY!

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.**

Option Area 
Borough Boundary 

Site context

The Christchurch urban extension site is located north of Christchurch and south of the railway line, covering the area between Hawthorn Road in the West and the crossing point of the railway and the A35 in the east. The northern boundary is defined by the railway line (which runs in an east – west direction on an embankment) and the southern boundary by the A35 and the retail development (comprising Sainsbury's supermarket and Stewart's Garden Centre).

Floodrisk is not a major issue for this site. There is no functional floodplain within the site boundaries. There are small areas of high and medium risk. Any development on the site will have to take these into account.

Overhead Pylons

A number of overhead pylons run across the land south of the railway line west - east from Staple Cross to the Borough boundary at Roeshot Hill. A decision must be made whether to underground the pylons or to retain them in their current position and design the development around them. In their present position the pylons reduce development potential and are likely to have a significant impact on residential values for the urban extension. Moving the pylons underground is a costly exercise but would significantly increase development potential and improve the image of the site.

River Mude

The River Mude runs through the centre of the site. Ambury Lane runs east-west across the western half of the site and meets the River Mude at a Ford at the junction with Watery Lane. Watery Lane runs in a north-south direction and connects the site to the agricultural land to the north via a tunnel under the railway line.

Railway line

The twin track rail line between Hinton Admiral and Christchurch runs along the northern boundary of the site. This line is moderately busy with 134 timetabled passenger movements in a 24-hour period. There are also approximately six freight movements each week on this line.

Scheduled Ancient Monument

A Scheduled Ancient Monument is located to the west of the southern part of the site known as Staple Cross which is thought to date back to medieval times.

Existing facilities nearby

A Sainsbury's Superstore is located within close proximity to the urban extension which is well served by public transport services. To the south of the site is a residential area with schools, shops, an industrial estate / business park and recreation spaces.

Allotments

The allotments have statutory status and any potential relocation of the allotments would need to comply with legislation. There is an undersupply of allotments in the Borough and options considered in the Core Strategy for the urban extension provide an opportunity to deliver additional allotment space north of the railway line.

Transport

The site is well located in relation to the existing urban area and is well connected to regular bus services. This area is located adjacent to the A35 corridor which is identified in the current Local Transport Plan as a Prime Transport Corridor for the focus of future development and improvements in transport. The urban extension will generate additional traffic which will have an impact on the capacity of the existing highway network. It is important that the urban extension can be accommodated on the existing road network with junction or network improvements that can be delivered in an appropriate timescale. Improvements in public transport and pedestrian / cycle ways and better links to Christchurch and Hinton Admiral train stations will also be necessary to reduce the impact on the highway network.

Christchurch Options

Ref	Site Location
OPTION UE 1	<ul style="list-style-type: none"> Locates approximately 950 - 1250 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 Move the overhead power cables underground.
OPTION UE 2	<ul style="list-style-type: none"> 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
OPTION UE 3	<ul style="list-style-type: none"> Locates approximately 500 - 650 dwellings south of the railway line Open space, retail and community facilities and allotments located south of the railway line Provide suitable alternative natural green space north of the railway line. Retain overhead power cables in current position
OPTION UE 4	<ul style="list-style-type: none"> 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 eg. UE 1, UE 2, UE 3 or UE 4

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:

Postcode:

Email:

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**

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