



CHRISTCHURCH TOWN COUNCIL – ISSUES AND OPTIONS RESPONSE

Question 9, Section 4.2 (Larger Text)

Issue: The number of homes we need :

The Town Council is content to support "option 2" for a lower locally derived housing need figure. The Town Council wishes to express that more recognition should be given to the constraints applicable to the Christchurch environs: i.e SPA, Green Belt, Flood risk etc...

Issue: Where new homes could be built:

The proposed sites identified the following comments are made.

Knapp Mill - OBJECT due to GB release required, classification of impact seems incorrectly classified as low, Dorset Heathland proximity and flood concerns.

Saxon Square car-park - OBJECT. The Council is concerned about loss of a key parking facility important to the operation of the hotel and survival of Saxon Square as a highly important part of the prosperity of the High Street.

The Lanes - OBJECT. Development of this site would impact the greenspace of Druitt Gardens and potentially impact heritage assets in the immediate vicinity.

Avon Trading Park Phases 1 & 2, 0.37ha & 2.03 &- OBJECT - potential loss of employment sites. The Council also had concerns about the traffic impact on Fairmile and impact on Town Common, part of Dorset Heathlands.

Land at Stour Rd, 0.27ha - NO OBJECTION.

Stony Lane Retail Park 1.94ha, 7 Stony Lane 0.36ha and former Boylands Site 0.43 - NO OBJECTION.

Beagle Aerospace - SUPPORT.

Civic Office 0.52ha; Former Gas works 1.06ha; Avon Works (Mostyns) 0.49ha - SUPPORT all 3 sites however, the Town Council feel that these 3 sites are pivotal to the redevelopment and enhancement of the character of Christchurch and should have its own policy dedicated to the redevelopment. BCP Council should consider a masterplan approach including elements that deal with design in this location. The 3 sites should be redeveloped and considered as one planning unit, this would hopefully enable the maximisation of the affordable housing proportion and community s.106 provision.

2 Riversmeet Car Park 0.24ha - OBJECT due to loss of car-parking in the Town Centre in light of Saxon Square also being mentioned as a site of potential redevelopment. The impact of loss of these two car-parks would be disastrous for retail, tourist and work commute traffic to Christchurch. The area shown on the Consultation Plan does not correlate with the hectareage in the text. The plan indicates that 2RM, East Dorset Indoor Bowling centre, the new coach park and both car parks are included for redevelopment, the Council considers these as important community assets and visitor facilities.

Southcliff Road Car-Park - OBJECT loss of car-parking as is well-used by the community and by visitors, in the summer the area is prone to fly parking due to under provision in peak summer periods.

The Town Council felt that any unmet need coming forwards from adjoining authorities should be re-consulted upon due to impact upon housing figures and the consequences for Christchurch accordingly, in addition the Council wanted to know at what level Dorset Council had been consulted regarding provision unmet in BCP.

The Town Council also resolved that a cap of 60% of market rental value for affordable homes should be applied in the Christchurch environs due to the rental market situation in Christchurch which far exceeds national averages when placed in context with average salaries for the area and the high percentage of monthly disposable income being utilised to pay high monthly rents. To this end the Town Council strongly supports a 40% affordable homes policy for developments over 10 or more units.

The Town Council supports that for schemes of 24 or more homes such proposals should have to accord to guidelines and policies aimed at delivering the correct housing mix for the Christchurch Community. The Town Council supports approaches that seek to deliver homes that meet the Building Regulations at Part M4(1) however in terms of M4(2) the Council endorses the approach that all homes should meet this standard but feels that planning conditions should be placed on planning permission which shall ensure that developers build out the the required standard of homes.

In terms of gypsies and travellers the Council supports Option 4 here.