
CHRISTCHURCH

Inset Proposals Map No. 3

1. INTRODUCTION

- 1.1. This section contains the detailed planning background, policies and proposals for Christchurch. It must be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the District.

2. LOCATION

- 2.1. The village of Christchurch is situated on the eastern boundary of the District formerly in Upwell Parish. It is 6.5 miles to the east of March on a minor road, linking the B1100 and the B1094.

3. POPULATION

- 3.1. Christchurch is a small rural community whose population has fluctuated in recent years. The village population fell from 480 in 1981, to 470 in 1986, but rose again to 500 in 1989.
- 3.2. In mid 1990 the housing stock numbered some 156 dwellings.
- 3.3. Between mid 1986 and mid 1990 there were 28 housing completions in Christchurch.

4. SERVICES AND FACILITIES

Shops and Associated Services

- 4.1. The village has a basic range of facilities including one food shop; a post office; a church and two public houses, although at the time of writing only one is in use.

School

- 4.2. The Townley C. P. Primary School has a capacity of 80 and a current roll (January 1990) of 72 leaving only limited room for expansion in the existing premises.

Public Open Space

- 4.3. When compared with NPFA standards there is adequate provision of Public Open Space in the village although it is inconveniently sited in the north of the village.

Public Utilities

- 4.4. The village is not on mains drainage, and there is no surface water system.

5. KEY FEATURES OF FORM AND CHARACTER

- 5.1. Initially a dispersed collection of dwellings with no definable centre, the village has consolidated with recent development. The triangle of development formed by Crown Road and Upwell Road is largely complete with little room for further expansion. Crown Avenue, however, has access to land further to the west of the village.
- 5.2. Frontages to the roads within the village are largely built up, the area south of Church Road is still open although having a planning permission for residential development.

6. DEVELOPMENT STRATEGY

Constraints

- 6.1. A compact village with a physical form that would allow limited development to occur without detriment to its character. Viewed from outside the village, however, the development along Church Road is somewhat prominent and isolated in visual terms. Any in-depth development along Church Road would, at this stage, only exacerbate this problem.

Commitments (1. 7. 90)

- 6.2. There are planning permissions within Christchurch for an additional 50 dwellings. The principal sites are indicated on the Inset Proposals Map and listed below:

	Hectares	(Acres)
North of Church Road	0. 77	(1. 9)
South of Church Road	0. 38	(0. 9)

Policy

- 6.3. Although the village has a good range of facilities, it is small and remote from major towns. It is therefore proposed that the village be designated a Group Settlement (Policy H9).

7. SETTLEMENT PROPOSALS

- 7.1. Part One of the Local Plan sets out the general proposals for the District. This section sets out specific proposals for Christchurch.

Housing Allocations

CHR/H1 IT IS PROPOSED TO MAKE PROVISION FOR 50 DWELLINGS IN CHRISTCHURCH IN ACCORDANCE WITH POLICY H10. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS, ARE SHOWN ON THE INSET PROPOSALS MAP.

- 7.2. There are no new allocations proposed.

Development Area Boundary

- 7.3. The proposed Development Area Boundary for Christchurch is shown on the attached Inset Proposals Map. Development will not normally be allowed beyond the defined Development Area Boundary (Policy H3). Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

Environment

- 7.4. Areas within the Development Area Boundary such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.