

# BLUEPRINT FOR THE 1980's

## High-density plan for Mudeford

C.T. March 19, 1965

**IN a blueprint for Christchurch in the 1980's the Ministry of Housing and Local Government envisage a 10,000 increase in population to 38,000, high-density development on Mudeford waterfront, 2,000 people housed on the airfield, Burton expanded to a population of nearly 4,000, and roads designed to the needs of the three boroughs.**

Details of the Ministry's blueprint were given at a special conference in Lyndhurst on Wednesday when the modifications of the review town map were explained.

Main points proposed are a general increase in the density of new large developments, a hold-up in plans for new roads until a survey covering the present and future needs of Bournemouth, Poole and Christchurch has been produced, and the approval of high density, comprehensively planned development of Mudeford waterfront.

The increase in density will mean that the planned population of 38,000 for the borough by 1981 can still be achieved in spite of the fact that SRDE has decided to keep an extra 45 acres of the airfield which was intended for housing. Now 2,000 people will live on 65 acres of the airfield.

The Minister says in his modifications: "It is intended to develop the major sites at an average density of not less than 12 dwellings to the acre". The major sites in Christchurch cover a total of about 200 acres. The present average density of development in Christchurch is about eight-10 to the acre.

Deputy county planning officer, Mr. R. S. Stoddart, said the county would probably interpret this average of 12 to the acre "a little bit liberally", with, some development at less and some at a higher density.

### SCHOOLS

The carve-up of 120 acres of Christchurch Airfield left by SRDE leaves 31 acres for a secondary and a primary school; 16 acres for open space; 16 for industry near the new Price and Tarling factory in Somerford Road; and 65 for housing, of which the borough council have already taken six acres and have permission to build on another 12.

The density of development in Mudeford will be about the same as that put forward by the county in their comprehensive plan for the waterfront. The Minister has agreed that the area should be developed to a comprehensive plan, although not by compulsory purchase.

The Sandhills caravan site, which was included in the county's plan, has been left as green belt by the Minister because it was "likely to prove controversial".

In effect, this means that Mudeford Residents' Association, who instructed counsel at the town map inquiry two years ago to oppose the comprehensive plan and high density development in Mudeford, have lost their case.

Says the Minister: "Fairly extensive areas have been added for residential development as a result of planning permissions granted since the approval of the original town map.

## MAIN AREAS

"Further main areas for development are proposed at Christchurch and Burton. It is intended that these should be developed in accordance with a comprehensive scheme and that they will be released in an orderly way as roads and main services become available.

"The area to the south of the main Stanpit road overlooking the harbour is intended to, be developed at a high density in accordance with a comprehensive plan".

In Burton, this increase in density will add about 1,300 on to the planned population by 1981. The village, which is in the Christchurch town map area, is planned to be developed in three stages, the first going ahead now.

The population increase will be about doubled, and the number of people living in Burton by 1981 will be 3,840, instead of 2,510 as the county had planned in their review town map.

The Minister didn't agree with the borough council's proposal to have the 30 acres of land between the by-pass and Purewell zoned for industry. "It is expected that the Purewell area will be subject to further amendment to the plan in relation to what has happened to the industry in the adjoining areas", said the Minister.

## TOWN CENTRE

He says that the comprehensive development area plan for the town centre will be submitted at a later date, and will contain detailed proposals for the redevelopment of the town centre.

The county council had suggested that Hoburne caravan site, about 12 acres, should be zoned for high density residential development, but the Minister decided it should remain as a holiday camp site.

On future road development, the Minister has decided to wait for the result of a traffic survey for the Bournemouth, Poole and Christchurch area which will probably start this summer. Hampshire, Bournemouth and Dorset are co-operating to compile this survey, which will take into account future traffic needs indicated by planning permissions programmed for future dates as well as the present needs.

## STUDY

Said the Minister: "The future road pattern for the town map area will be considered as part of the land use/transportation study to be undertaken by the Bournemouth, Poole and Christchurch area and its hinterland".

In the meantime, he has taken out of the town map a new road planned from the Cat and Fiddle to New Milton, thus making Ringwood Road, Walkford, revert to a principal traffic route. He has also deleted Stanpit, Mudeford and Bure Lane as a principal traffic route, as he says this is a road in a residential environment rather than a main traffic route.

A link road from the top of Roeshot Hill to a point about a third of the way down the by-pass has also been deleted until the survey is complete and also "because the by-pass has an unfavourable accident record and he doesn't want to create any new junctions unless the need is proven".

The green belt shown on the town map has not yet been approved by the Minister. This green belt is part of the coastal green belt submission to the Minister in 1958, which has so far not been approved.

## 28 days to object

**THE REVIEW TOWN MAP of Christchurch was produced by the county council in 1961, and its proposals subject to a local inquiry in August, 1962. The Minister has made a number of modifications, which were published by the county this week. These modifications to the map will be available to the public at Christchurch Town Hall, the Castle, Winchester, the area planning office in Lyndhurst and Ringwood Public Offices, probably next weekend.**

**Modifications not subject to objection in 1962 are open to objection now and these objections must be made to the Minister within 28 days of the map being on view to the public.**

**In some cases, where the county and a landowner agreed on a change from the 1961 map at the inquiry the following year, there was no reason for a detailed case for and against at the inquiry. If the Minister decided not to accept the suggested change, as he did at Wingfields, there is a chance for the owner to object to the Minister, who may agree to another inquiry.**