

First News Of Next Town Map For Christchurch

Christchurch Times Dec. 2, 1960.

County Wants Airfield For 1,490 More Houses

A POPULATION of about 39,600 for the borough of Christchurch by 1981 (involving the building of 5,715 new or replacement dwellings) is envisaged by the County Planning Officer, Mr. T. F. Thomson, in his comments on the draft review of the Christchurch Town Map.

No fewer than 1,490 houses are suggested for what is now the airfield used by de Havilland's—the one major area proposed to be added for development beyond 1971.

Of the airfield, the review states: "Every effort should be made to secure its release by 1971, particularly having regard to the fact that it is proposed to increase densities on other land to permit the erection of reasonably high blocks of flats which could not be permitted at this time because of the need to safeguard the approaches to the airfield".

The new Town Map which remains confidential at the moment was considered by the Christchurch Planning Committee on Wednesday afternoon. With their recommendations it will be submitted to the next full meeting of the Council. (The draft revised maps for Christchurch and Ringwood are to be explained by the Deputy County Planning Officer to a special meeting of the Ringwood and Fordingbridge R.D.C. next Tuesday). The suggestions contained at the moment in the new maps are for consideration by the respective Councils and are not necessarily what will be incorporated in the ultimate plan.

HIGH DENSITY

On the subject of high density development, one of the areas mentioned is the south of the main Stanpit Road overlooking the harbour "where it is intended that the existing development should be replaced slowly over a period of years in accordance with a comprehensive layout."

Any new layout suggested for the airfield should, it is said, include 10 more acres for industrial development, two additional primary school sites, approximately 20 acres of playing fields and 149 acres of houses. Some difficulty in securing the airfield for redevelopment is indicated by the fact that its availability is listed under the column heading "without consent." A further four acres for industry are suggested at Burton Road.

In addition to suggesting two new primary schools on the airfield, a site for a secondary school is provided for at Smugglers Way, one more primary at Jumpers Road and juniors' and infants' school at Chewton Common. An alternative site for a primary school is proposed at Burton.

In regard to holiday development, arrangements are suggested for the development and redevelopment of Naish Farm over a period of years for holiday purposes only. The holiday caravan site at Hoburne Farm is suggested for residential development for flats at a density of approximately 17 units per acre in 1971 plus. The average rate of development in the borough of Christchurch between mid-1956 and mid-1959 has averaged about 261 dwellings per annum. It is thought possible to permit development in the Town Map area to continue at the rate of approximately 260 dwellings per annum until 1981.

In Lymington, a Town Map covering most of the borough and a small part of the New Forest R.D. providing for a population of 37,260 in 1971 has been approved by the local planning authority.