

FoDDC comments in relation to points for clarification raised in relation to Berry Hill, Christchurch and edge End NDP Examination, August 2017. (29/08/17).

FoDDC comment Housing Policy 3.2

FoDDC believe that this draft policy rather than restrict land use is intended to ensure that the any future new affordable housing provision delivered within the NDP area is prioritised towards meeting the housing needs of households with a relevant local connection to the NDP area, similar to a rural exceptions site. However the issue is that the policy specifically states “with a local connection defined by this NDP” but then does not go on to actually define a local connection. This would mean that in practice without a defined local connection being identified, FODDC would allocate the affordable housing in accordance with its Homeseeker Policy.

FoDDC comment Policy HP3.3 –

FoDDC consider that the NDP could best address the issues dealt with in this draft policy if it were amended to relate to house sizes or the provision of a range of these.

Policy HP4. FoDDC comment re reference to “Residential Design Guide”

FoDDC may replace the current guide so a slightly more generic reference may help.

FoDDC comment Five Acres Policy:

The objective(s) of the NDP in Five Acres Policy 1 are generally supported.

Although a masterplan approach may be preferable for policies which consider the Five Acres site, there is currently not sufficient certainty to provide one. Policy AP58 of the Allocations Plan is drafted to provide policy guidance for the whole of the Five Acres site as defined in the Allocations Plan. It provides some flexibility as to the disposition of those uses.

This policy would support the uses referred to in the NDP draft policies FA1.1 and FA1.2, subject to sufficient and appropriate land being available.

The AP would support general housing as well as the starter/ affordable homes envisaged by the NDP, and would support a larger number of dwellings overall. This support is subject to the three criteria in draft policy AP58 if the dwellings concerned are to be located on the college/ leisure centre part of the site.

The AP seeks to retain 7.5ha open recreational land (equates to the secondary school and college playing fields) on the main part of the site. This allows for the equivalent of the rugby club and primary school field being developed and envisages the large open playing fields to be substantially retained.

