

Core Strategy Area Profile

Options for Consideration
Consultation
4th October – 24th December 2010

Burton



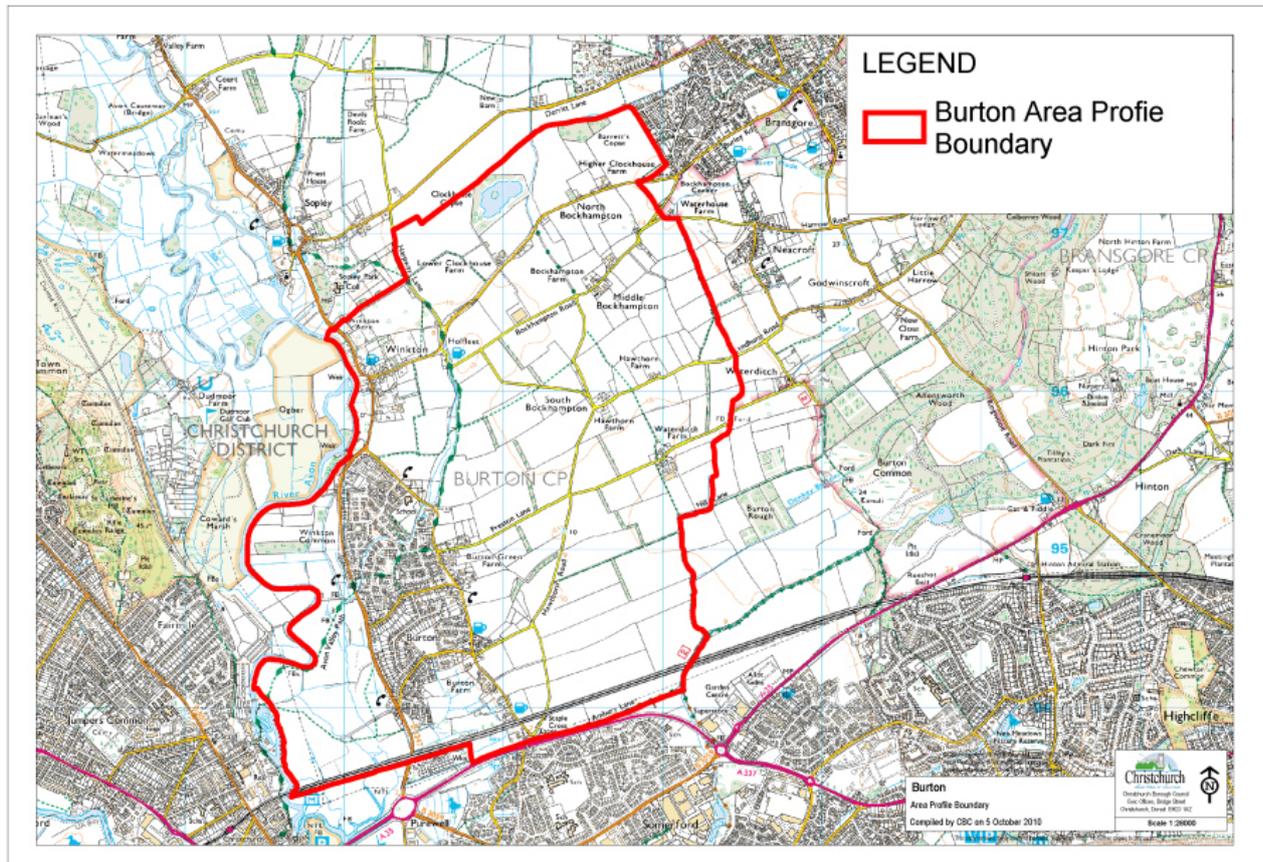
Prepared by Christchurch Borough Council and
East Dorset District Council as part of the Local Development
Framework

October 2010

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1 Area Overview

1.1 There are three main settlements outside the main built up area of Christchurch which are Burton, Winkton and Hurn. This area profile covers the Burton and Winkton area and Hurn is covered in a separate profile. Burton is 1.2km from the urban area of Christchurch, and Winkton lies 3.2km to the north. Winkton is sited within the Green Belt whilst Burton is surrounded by it. The Parish of Burton includes the village of Burton, where most of the population live and the hamlets of Winkton, Bockhampton and Holfleet which are all separated by open farmland.



Picture 1.1 Burton Area Profile Boundary

1.2 Burton is located between the River Avon Flood Plain and the open landscape of the River Terrace. The bulk of the village development is contained between Salisbury Road to the east and Stony Lane to the west. Although set above the main river flood plain the village is located on low-lying ground. The area slopes gently from east to west and a small stream flows through the northern part of the housing area.

1.3 The difficulties in building or crossing the flood plain areas in Christchurch has resulted in divided areas of settlement and limited east/west routes within the Borough. The main routes north within the Avon Valley can be seen to relate closely to the edge of the natural river flood plain. The villages of Burton and Winkton developed alongside this historically strategic route.

1.4 A major building programme in the 1970s in Burton saw a huge increase in population and this resulted in a significantly younger population than the remainder of Christchurch. Despite this rapid growth, Burton has retained a village identity with a village green at its centre. The hamlet of Winkton has grown slightly over the years and has a population of around 180 people. It has a garage, two pubs and an infrequent bus service.

Baseline Data

Area	Burton	Christchurch
Parish Population estimated mid 2008	4,110	45,824
Population growth	4,030	37,700
1971	4,000	40,330
1981	4,190	44,910
1991	4,189	44,865
2001		
Population Age Structure (2008)		
0 – 15 years	740	7,223
16-59 (f) /16– 64(m) years	2,370	22,969
60 (f) /65(m) +	1,000	15,632
Deprivation Data	<p>Within Burton there are 3 Super Output Areas (SOAs). Burton Central, Burton Green and Winkton, Burton Whitehayes. In Dorset there are 247 SOAs and in Burton the SOAs are ranked as follows:</p> <p>Burton Central 106</p> <p>Burton Green and Winkton 138</p> <p>Burton Whitehayes 151</p>	<p>Christchurch is ranked 220th for the multiple deprivation score out of the 354 local authority areas in England and Wales. 1 = Most Deprived and 354 = least deprived.</p>

Table 1.1

Strategic Issues

- Burton has a younger age composition than the rest of Christchurch.
- Burton is separated from the main urban area by a railway line, which causes access issues. It is not well served by public transport.
- It would be beneficial to keep Burton as a village to ensure its character and the gap between it and the rest of the urban area are maintained.

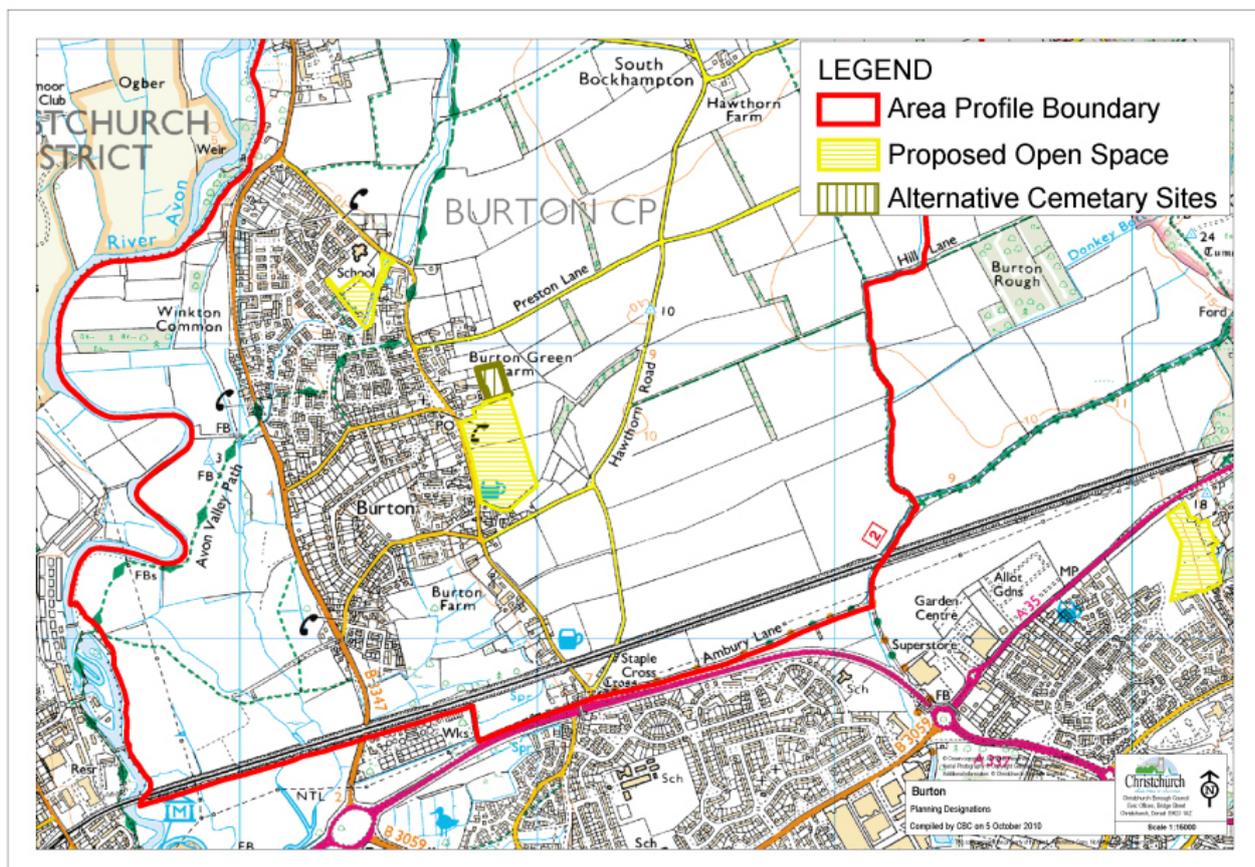
2 Planning Context

2.1 Burton is tightly bounded by the Green Belt which restricts the expansion of the village outwards. This means that the majority of new development in Burton will come from the redevelopment of existing sites and infill.

2.2 As discussed above Burton is located between the River Avon flood plain and the open landscape of the river terrace. Due to its location this results in flood risk issues which are explained below.

2.3 There are two conservation areas within Burton Parish, Salisbury Road (Burton) Conservation Area and the Winkton Conservation Area. These are looked at in more detail under the historic built environment heading below.

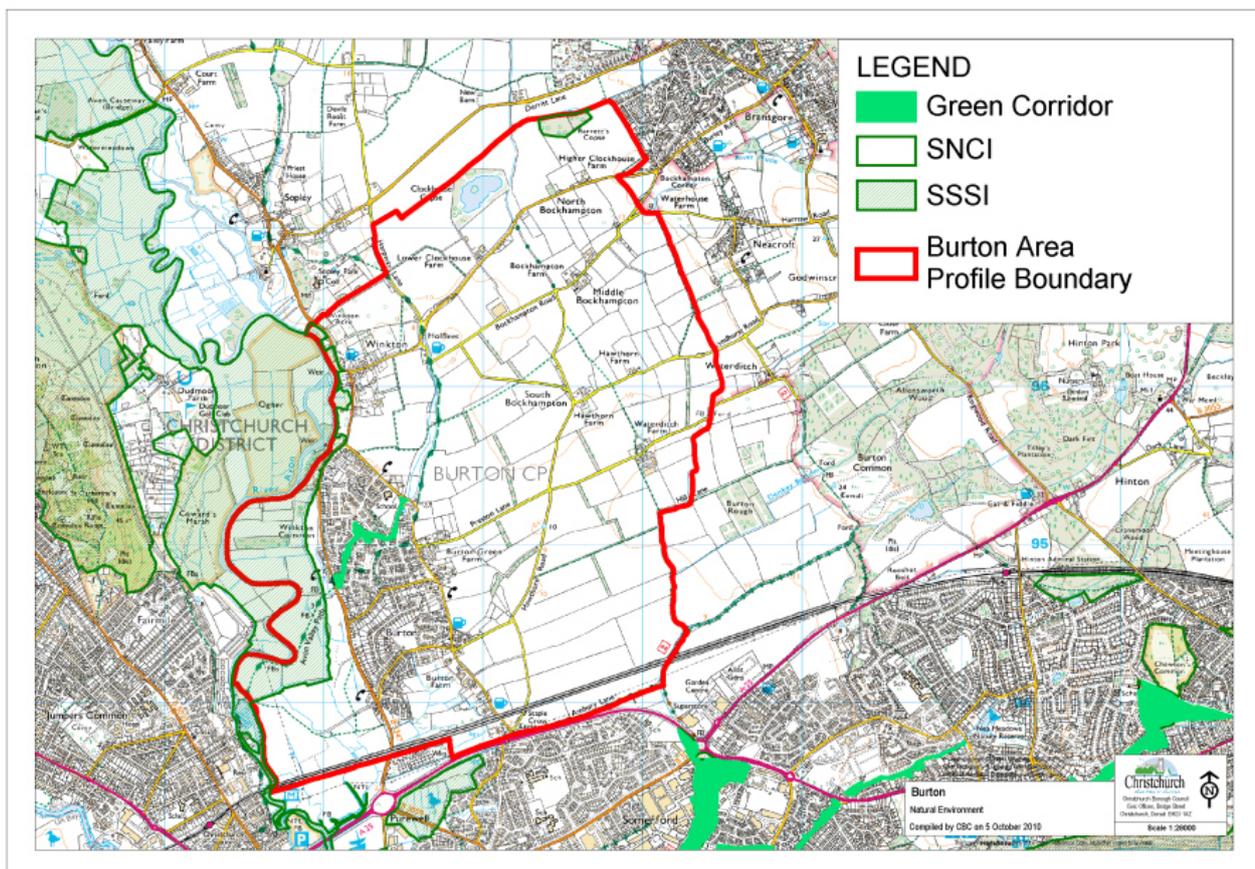
2.4 There are two important planning designations in Burton, one is a proposed open space site to the east of Burton which is covered by policy L11 in the Local Plan (which safeguards the site for public open space) and the other is a site which is earmarked as an Alternative Cemetery Site and is covered by policy CF7 (which allocates the site for future cemetery use) in the Local Plan.



Picture 2.1 Burton Planning Designations

Natural Environment

2.5 The Avon Valley runs to the west of Burton and is covered by a number of designations including Special Protection Area (SPA), RAMSAR and Site of Special Scientific Interest (SSSI). In the Local Plan SSSIs are covered by policy ENV11 which protects them from development that may have adverse impacts on them. Located in the north-eastern corner of Burton is Barrett’s Copse which is designated as a Site of Nature Conservation Interest (SNCI) which is covered by policy (ENV14) of the Local Plan. This policy aims to maintain and protect the SNCIs in the borough. Towards the northern end of the village there is a Green Corridor (ENV15) which runs across the village creating an east-west route. This Green Corridor is covered by policy ENV15 which ensures that these corridors are retained for wildlife movement and where appropriate public enjoyment.



Picture 2.2 Burton Natural Environment

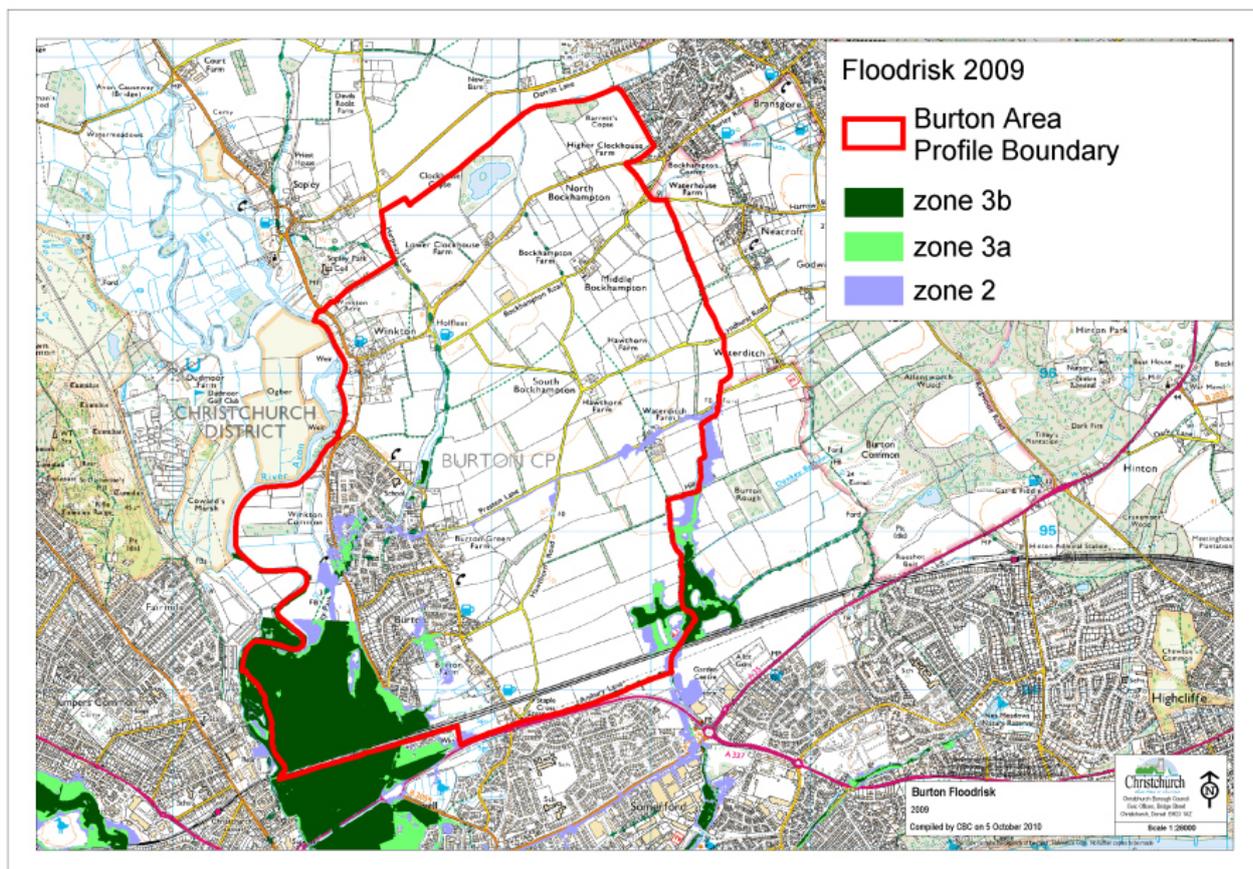
2.6 Burton village is sited on a gravel terrace between 0.8 and 1.5km from the meandering course of the river alongside the old road to Salisbury from Christchurch. Immediately west of the historic settlement area the land drops slightly to the immediate flood plain of the river, providing good meadowland that is crossed by many ditches, some fed by springs. To the east of the village the geological flood plain extends for over 2km providing fertile agricultural land that is predominantly arable. Beyond the flood plain rises the heathland of the New Forest.

2.7 Having developed out to the limits of the adjoining roadways the settlement is not seen with any major foreground setting. Staple Cross at the southern end of Salisbury Road is an extension of the Conservation Area on the southern side of the mainline railway. This is the entrance to the village off the A35. The presence of a farmstead and small scale paddocks identifies the edge / end of the settlement from the dual carriageway. Views from the open farmland to the east are available from the paths and lanes but the village is set within a low-lying flat landscape.

2.8 The village green provides a single memorable space within the pattern of development. A second open area exists at the southern end of the village. The stream located in the northern part of the village has been retained as an open feature through the housing.

Flooding

2.9 A level 2 Strategic Flood Risk Assessment (SFRA) has been undertaken for all populated areas at risk of flooding and locations being considered for future development. Area 7 of the SFRA covers Burton. The major implications for Burton coming out of the level 2 SFRA are that parts of Burton are at risk of flooding from the Clockhouse stream (north Burton) and the Burton Brook (south Burton). The area of undeveloped land to the south west and west of Burton is at risk of flooding from the River Avon. Model results identify locations along the Clockhouse stream and to the south and west of Burton to be within flood zone 3b (functional floodplain).



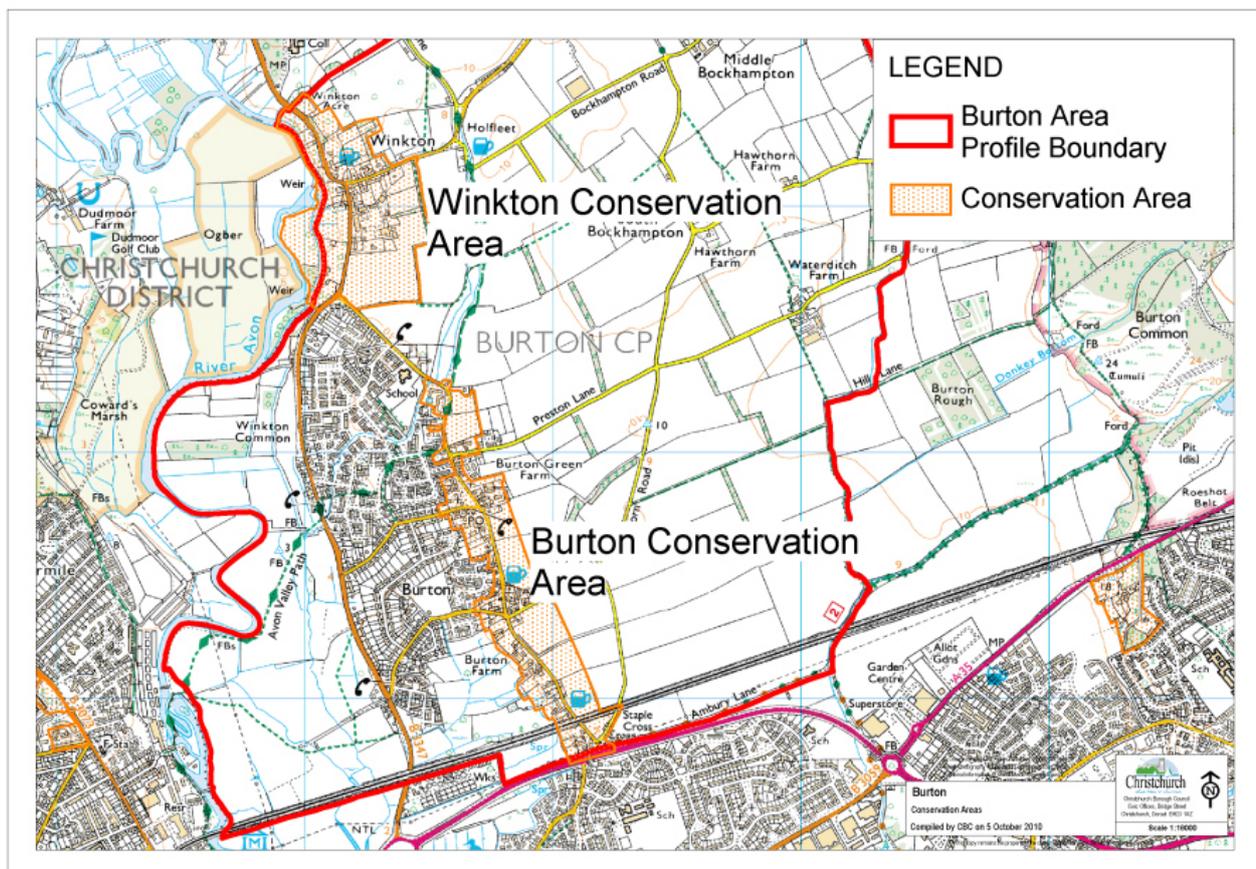
Picture 2.3 Burton Floodrisk 2009

2.10 Areas to the north-west of Burton along the River Avon (e.g. Winkton Common) are also at risk of flooding from the River Avon but the flood risk to these areas has not been modelled / mapped in this SFRA. In addition, there are small areas identified as both flood zone 3a (high probability) and flood zone 2 (medium probability) along both the Clockhouse stream and the Burton Brook.

2.11 Development potential in Burton is restricted by the areas of flood risk. Within areas covered by flood zone 3b only water compatible development and essential infrastructure (with an exception test) are appropriate and within zone 3a water compatible and less vulnerable uses are appropriate. Zone 3a can also accommodate some essential infrastructure and more vulnerable uses but only if they pass an exception test.

Historic Built Environment

2.12 Salisbury Road (Burton) Conservation Area was designated in January 1986 and subsequently amended in 1995. It is focused on Burton Village which grew up along Salisbury Road, being formerly the main road from Christchurch to Ringwood before the construction of Stony Lane. The area extends from Staple Cross in the south to Burton Hall in the north. The southern part of Salisbury Road is agricultural in character with farm buildings and cottages. The village is centred around the village green. In the main, development has taken place on the western side of Salisbury Road. To the east are views across open flat fields, or narrow lanes with limited development. Throughout the area are many Grade II Listed Buildings, the majority of which are 18th and early 19th Century. Burton Hall is a Grade II* Listed Building and a fine example of an 18th Century gentleman's residence. The area is characterised by red brick dwellings and attractive red brick walls, some of which are listed. There are also many mature trees and hedgerows. There is a pleasant, rural character to the area, with impressive views to the open countryside to the east.



Picture 2.4 Burton Conservation Areas

2.13 Winkton Conservation Area was designated in 1989. It is focused on Winkton Village, a small settlement located to the north of Burton, centred around the busy junction of the B3347 Salisbury Road with Burley Road. The area contains several Grade II listed and local interest buildings from the 18th and early 19th Centuries. The terraces of cottages, some of which are listed, along Salisbury Road and Burton Road are an important part of the area's unique character. To the south is Homefield School, a building of local interest set in spacious grounds. The areas to the north and south of the village are characterised by mature hedgerows and trees along Salisbury Road with views across open fields to the east. To the west are impressive views to the meandering River Avon, across the Avon Valley to St Catherine's Hill in the distance.

3 Existing Community Facilities

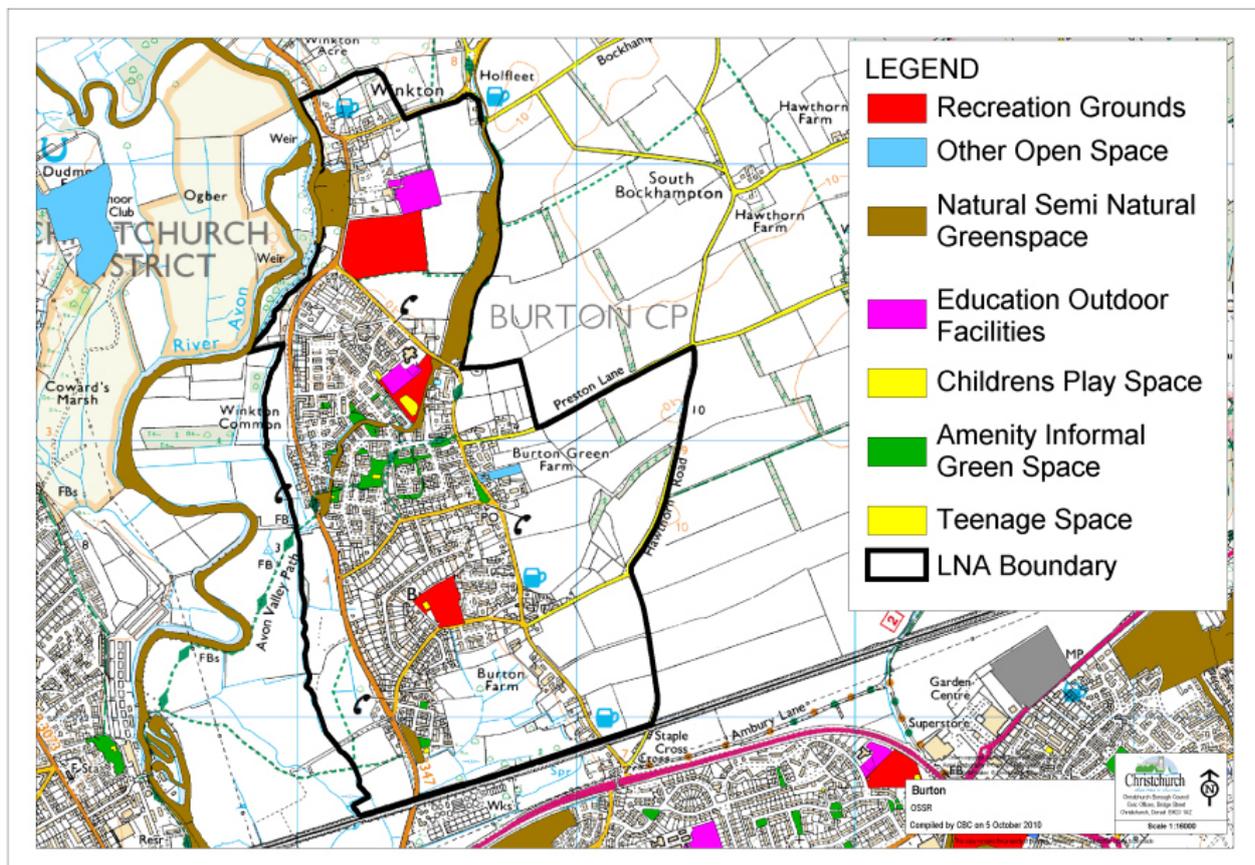
Retail Provision

3.1 Burton has two local shops, a post office/general store and a convenience store. In recent years a number of the shops in Burton's local shopping area, Avon View Parade have been converted in to houses, leaving only a general store in this parade. This indicates that there is little scope for additional retail provision in Burton. This could be due in part to the large supermarkets located within close proximity to the area which serve the needs of the Burton residents.

Sports and Recreation

3.2 Burton is located within Christchurch North Local Needs Area (LNA) in the Christchurch and East Dorset Open Space, Sports and Recreation Study. The study highlights that Christchurch North LNA is adequately provided for against proposed standards for recreation grounds and public gardens, natural and semi natural green space and amenity green space but falls short on active sports space, children and young people's space and allotments. The study suggests some priorities for open space in this LNA which include:

- Improvements in quality at both Martin's Hill Lane Recreation Ground and Winkton Field Football pitches.
- Play provision in Winkton.
- To investigate / encourage possibilities for enhanced community use at Burton Primary School.
- Improvements of footpaths and cycleways in the area.
- A number of amenity open space sites offer opportunity for improvement, including Avon View Parade and Burton Hall recreation ground.
- Look at how allotment sites can be brought into use to cater for growing demand.



Picture 3.1 Burton: Open Space, Sports and Recreation land

Health

3.3 There is a medical practice in Burton which serves the needs of the local communities. There is no dental provision in Burton and therefore residents must travel outside of Burton to gain access to a dentist.

Education

3.4 There is a primary school in Burton. For secondary schools children travel outside of Burton to nearby schools including the Grange Comprehensive School in Grange ward just south of Burton.

General Community Facilities

3.5 In Burton there are a number of residential care and nursing homes. There are several clubs and social activities within the village and a purpose built youth centre, as well as a daily bus service into Christchurch centre. There are three churches and four pubs in the parish. The mobile library visits Burton every two weeks. Burton currently has four play areas at Burnham Road, Campbell Road, Martins Hill Recreation Ground and Priory View. All four of these play areas have been designed for children aged 3+.

Winkton

3.6 The hamlet of Winkton has grown slightly over the years and has a population of around 180 people. It has a garage, two pubs and a daily bus service.

Issues from the Community Partnership

3.7 Health and Care Vision Seminar – February 2010

3.8 In Burton there are issues getting people of all ages to increase their participation in physical activities. This is being addressed by a project that is looking to provide a new activity centre. The project is Burton Community Build Project and is led by AFC Burton and Burton Scouts Troupe.

4 Housing

4.1 The original development of Burton grew up along the line of Salisbury Road as a small scale linear agricultural settlement. A small village green formed a focus in the middle of the village where the church fronted onto the lane. The older village buildings are a mix of farmhouses and smaller cottages and occasional larger houses. The overall pattern and layout of the development was very informal. A number of side streets connected the village to the wider open farmland laid out on either side of the settlement.

4.2 The village was expanded radically in the 1970's with housing areas located to the west of the older Salisbury Road development. The older area remains as the eastern road frontage to this development and is protected by Conservation Area status.

4.3 The Conservation Area within Burton is inherently sensitive to further new development. The modern expansion areas on the western side of the village have been efficiently developed with few under-utilised spaces. Infilling or other further intensification of the housing within Burton would continue to erode the basic village character of the settlement to the general detriment of the existing residential amenity.

4.4 The Christchurch Borough-wide Character Assessment divides Burton into three character areas: Salisbury Road Conservation Area; the expanded village area – south; and the expanded village area – north. The southern area of the village is characterised by large / medium sized plots with 10-15 units /ha while the northern area of the village has small plots with up to 30 units / ha.

4.5 As the table below highlights the majority of the dwellings in Burton are owner occupied (over 80%) and the percentage of social rented dwellings in Burton is lower than in Christchurch overall.

Tenure by Ward

Tenure of Housing	Burton and Winkton		Christchurch	
	No.	%	No.	%
Owner Occupied (no mortgage)	695	39.6	10,660	49.6
Owner Occupied (with mortgage)	750	42.7	6,844	31.8
Social rented	166	9.4	2,616	12.2

Private rented	145	8.2	1,380	6.4
Total	1,755	100	21,500	100

Table 4.1

4.6 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.7 The composition of housing in Burton is quite different to the rest of Christchurch which is due in part to the post war development, which comprises a large number of terraced houses. Nearly 40% of the dwellings in Burton are terraced houses which is much higher than in Christchurch overall where the percentage is under 20%. There are also very few flats in Burton when compared to the rest of the Borough

Dwelling Type

Type of Housing	Burton and Winkton		Christchurch	
	No.	%	No.	%
Detached House	256	14.6	4,157	19.3
Semi-detached house	296	16.9	3,260	15.2
Terraced House	663	37.8	3,753	17.5
Detached Bungalow	321	18.3	4,980	23.2
Semi or terraced bungalow	99	5.6	880	4.1
Flat	119	6.8	4,471	20.8
Total	1,755	100	21,500	100

Table 4.2

4.8 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.9 The percentage of families in Burton is higher than the Borough overall and there are fewer pensioners (especially single pensioners) when compared to Christchurch overall. The higher number of families is probably due in part to the concentration of terraced family housing in this area as shown in the table above.

Household Type

Type of Household	Burton and Winkton		Christchurch	
	No.	%	No.	%
Single pensioners	223	12.7	4,585	21.3
2 or more pensioners	333	19	4,299	20
Single non-pensioners	109	6.2	2,352	10.9

2 or more adults – no children	460	26.2	6,485	30.2
Lone Parent	111	6.3	677	3.1
2+ adults 1 child	247	14.1	1,347	6.3
2+ adults 2+ children	271	15.4	1,755	8.2
Total	1,755	100	21,500	100

Table 4.3

4.10 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.11 As the table below shows the percentage of households in Burton with three or more people is much higher than in Christchurch overall. This reflects the higher number of families living in Burton than in other areas of Christchurch which is due in part to the type of housing in Burton.

Household Size

	Household size in Burton		Christchurch	
	No.	%	No.	%
One Person	332	18.9	6,937	32.3
Two People	708	40.3	9,190	42.7
Three People	251	14.3	2,297	10.7
Four or More People	464	26.4	3,076	14.3
Total	1,755	100.0	21,500	100.0

Table 4.4

4.12 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.13 The definition of over crowding is obtained from the bedroom standard used by the General Household Survey. The bedroom standard is calculated on the age, sex and relationships of those inhabiting the dwelling. An under-occupied dwelling is one in which the household exceeds the bedroom standard by two or more bedrooms, i.e. a four bedroom dwelling occupied by a single person or a married couple would be considered to be under-occupied.

4.14 A slightly higher percentage of households in Burton are over crowded when compared to the rest of Christchurch, whereas a marginally higher proportion of households are classified as being OK than in the rest of the Borough overall. Just over 35% of households in Burton are under occupied. Overall the majority of dwellings in Burton are in the OK category.

Over crowding / under occupation in Burton

	Occupation Level in Burton		Christchurch	
	No.	%	No.	%
Over crowded	16	0.9	162	0.8

OK	1,115	63.5	13,326	62
Under occupied	624	35.5	8,011	37.3
Total	1,755	100.0	21,500	100.0

Table 4.5

4.15 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.16 As the table below highlights car ownership in Burton is higher than the rest of Christchurch overall. Less than 10% of households in Burton do not own a car compared to 17% in the rest of Christchurch. A slightly lower percentage of people in Burton have one car compared to Christchurch overall whereas people who have two or more cars is approximately 10% higher in Burton.

Car Ownership

Car Ownership in Burton			Christchurch	
	No.	%	No.	%
None	155	8.8	3,665	17.0
One	790	45.0	10,747	50.0
Two	642	36.6	5,773	26.9
Three or more	169	9.6	1,315	6.1
Total	1,755	100.0	21,500	100.0

Table 4.6

4.17 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.18 Housing can be unsuitable because of its size, type, location, condition or cost. Less than 5% of households in Burton are classified as being in unsuitable housing. This is the same percentage as Christchurch overall which highlights that the vast majority of people in Christchurch are in suitable housing.

Locations of Households in Unsuitable Housing

Unsuitable Housing in Burton			Christchurch	
	No.	%	No.	%
In unsuitable housing	81	4.6	996	4.6
Not in unsuitable housing	1,674	95.4	20,504	95.4
Total	1,755	100.0	21,500	100.0

Table 4.7

4.19 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.20 Housing need is defined as the number of households who lack their own housing or live in unsuitable housing or who cannot afford to meet their needs in the market. Less than 2% of households in Burton are in current housing need which reflects the overall situation in Christchurch quite closely.

Locations of Households currently in Housing Need

Current need in Burton			Christchurch	
	No.	%	No.	%
In Need	32	1.8	299	1.4
Not in Need	1,723	98.2	21,201	98.6
Total	1,755	100.0	21,500	100.0

Table 4.8

4.21 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.22 The future housing need in Burton is marginally higher than the current need with 43 people being in housing need in the future compared to only 32 in current need.

Locations of Households in Future Housing Need (annual)

Future need in Burton			Christchurch	
	No.	%	No.	%
In Need	43	2.4	348	1.6
Not in Need	1,712	97.6	21,152	98.4
Total	1,755	100.0	21,500	100.0

Table 4.9

4.23 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.24 Households with special needs are those where improvements are required to accommodation and services to allow those residents to remain in their own homes. A quarter of households in Burton are classified as being in the special needs category. This is slightly higher than the overall Christchurch figure of just over 23%.

Special Needs Households

Special Needs households in Burton			Christchurch	
	No.	%	No.	%
Special Needs	441	25.2	4,983	23.2
Non-special Needs	1,313	74.8	16,517	76.8
Total	1,755	100.0	21,500	100.0

Table 4.10

4.25 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.26 The number of older person households in Burton is about 10% lower than the rest of Christchurch. This is linked to the type of housing in the area which is more suited to younger people and families.

Older person Households

Older person only households in Burton			Christchurch	
	No.	%	No.	%
Older person only households	556	31.7	8,884	41.3
Other households	1,199	68.3	12,616	58.7
Total	1,755	100.0	21,500	100.0

Table 4.11

4.27 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.28 Key workers are defined in the research as being those employed in the following categories:

- Nurses and other NHS staff
- Prison / probation service
- Teacher
- Junior and retained fire fighter
- Police officer
- Social worker, education physiologist, therapists.

4.29 As the table below shows a higher percentage of key worker households are located in Burton when compared to Christchurch overall. Overall however, the majority of households in Christchurch as a whole are non-key worker households.

Key Worker Households

Key Worker households in Burton			Christchurch	
	No.	%	No.	%
Key Worker households	204	11.6	1,996	9.3
Non-key worker households	1,551	88.4	19,504	90.7
Total	1,755	100.0	21,500	100.0

Table 4.12

4.30 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.31 The rate of new household formation in Burton is higher than in Christchurch overall (5.3% and 3.1% respectively).

Rate of new household formation in Burton		Christchurch
Number of households intending to form in the next two years	186	1,312

Number of existing households	1,755	21,500
Annual rate of household formation	5.3%	3.1%

Table 4.13

4.32 Source: Christchurch HNDS Fordham Research 2007 (report published 2008)

4.33 The SHLAA recommends that 309 dwellings could be built in Burton over the plan period which equates to just over 10% of the overall housing requirement for the plan period.

Name	SHLAA net units	Proportion of overall housing requirements to 2026	Equivalent Regional Spatial Strategy net units
Burton and Winkton	309	10.8%	328

Table 4.14

4.34 Burton is a village which is surrounded by the Green Belt which restricts its outward development potential. However, as part of the regional spatial strategy an area of search for an urban extension for Christchurch has been identified. This area of search is located to the east of Burton and could potentially mean additional housing for the village. It is considered that locating development south of the railway line is a more sustainable location for development to take place than to the east of Burton. However, the expansion of Burton village cannot be ruled out completely. A masterplan is being produced by consultants to look at the potential options for development in the area of search.

5 Employment

5.1 There are no employment areas or future plans for any in Burton and Winkton.

6 Transport

6.1 The main roads in Burton are Stony Lane and Salisbury Road. Salisbury Road is part of the conservation area and used to be the main road from Christchurch to Ringwood. Stony Lane is now the main road linking the two areas and passes through Winkton and Sopley before reaching Ringwood. It is a fairly narrow and winding road.

6.2 There are two main issues associated with transport in Burton. The first being that the railway line and the A35 form a barrier to people living in Burton accessing the rest of Christchurch safely. The A35 is a very fast road and in some places it has a speed limit of 70mph making it a difficult and potentially unsafe road to cross. The presence of a railway line compounds the crossing problems from Burton into the rest of Christchurch. There is an existing pedestrian crossing from Burton into Christchurch at Staple Cross which is well used by people from Burton many of whom use it to access the Grange area and the facilities there. It is also well used by people from the Grange area crossing to access the primary school in Burton. There is potential to improve the crossing in this area in the future to make it more accessible for a wider range of users. There is also a railway bridge that passes across Stony Lane under which pedestrians and vehicles can pass, this route however leads to the stony lane roundabout which is very difficult to cross to access Christchurch and encourages people to drive into Christchurch rather than walk.

6.3 The second transport issue in Burton is the lack of frequent public transport servicing the area, which causes social isolation issues for people living in the area who cannot drive or do not have access to a car. As discussed earlier in this profile there are a large number of families with children who live in Burton and many of these young people have difficulty in accessing amenities in Christchurch and other areas (including Bournemouth and Poole). This can lead to isolation issues.

6.4 People living in Burton are fairly dependent on the private car to travel and access facilities. Levels of cycling in Burton and Winkton are relatively high while there are low levels of walking to work from the Burton area (due to road and rail line severance to access the main urban area of Christchurch and the employment areas).

6.5 As the proposed urban extension is located within close proximity to Burton there are transport implications of this. Any new development may have an adverse impact on traffic in Burton by increasing the amount of vehicles using the roads in the area and worsening congestion. Conversely however a new development located close to Burton could also help to facilitate the opening up links between Burton and the rest of the urban area which could help to alleviate isolation issues for people in Burton.

6.6 The A35 Route Management Study and the urban extension master planning will examine the potential of improving the junction at Staple Cross to enable site access to the urban extension.

7 Core Strategic Messages

- Burton has a younger age composition than the rest of Christchurch and therefore the needs of people living in this area may differ to that of other areas in the borough.
- Burton is separated from the main urban area by a railway line and a major road, which causes access issues. It is also not well served by public transport. The younger population in Burton are therefore quite car dependent and there are safety issues for people crossing the A35 to access the rest of Christchurch and the services there.
- It would be advantageous to retain Burton as a village and not to overdevelop and merge it with the rest of the Christchurch urban area as this may have a negative impact on the conservation area.
- The proposed urban extension is located within close proximity to Burton and therefore regard must be had for the existing residents when plans are progressed for the urban extension.
- The Strategic Housing Land Availability Assessment recommends that 309 dwellings could be built over the plan period to meet Housing need in Burton and Winkton.
- The Open Space Sports and Recreation study highlights that Christchurch North Local Needs Area is adequately provided for against proposed standards for recreation grounds and public gardens, natural and semi natural green space and amenity green space but falls short on active sports space, children and young people's space and allotments.