

Core Strategy Area Profile

Options for Consideration
Consultation

4th October – 24th December 2010

Portfield and Jumpers

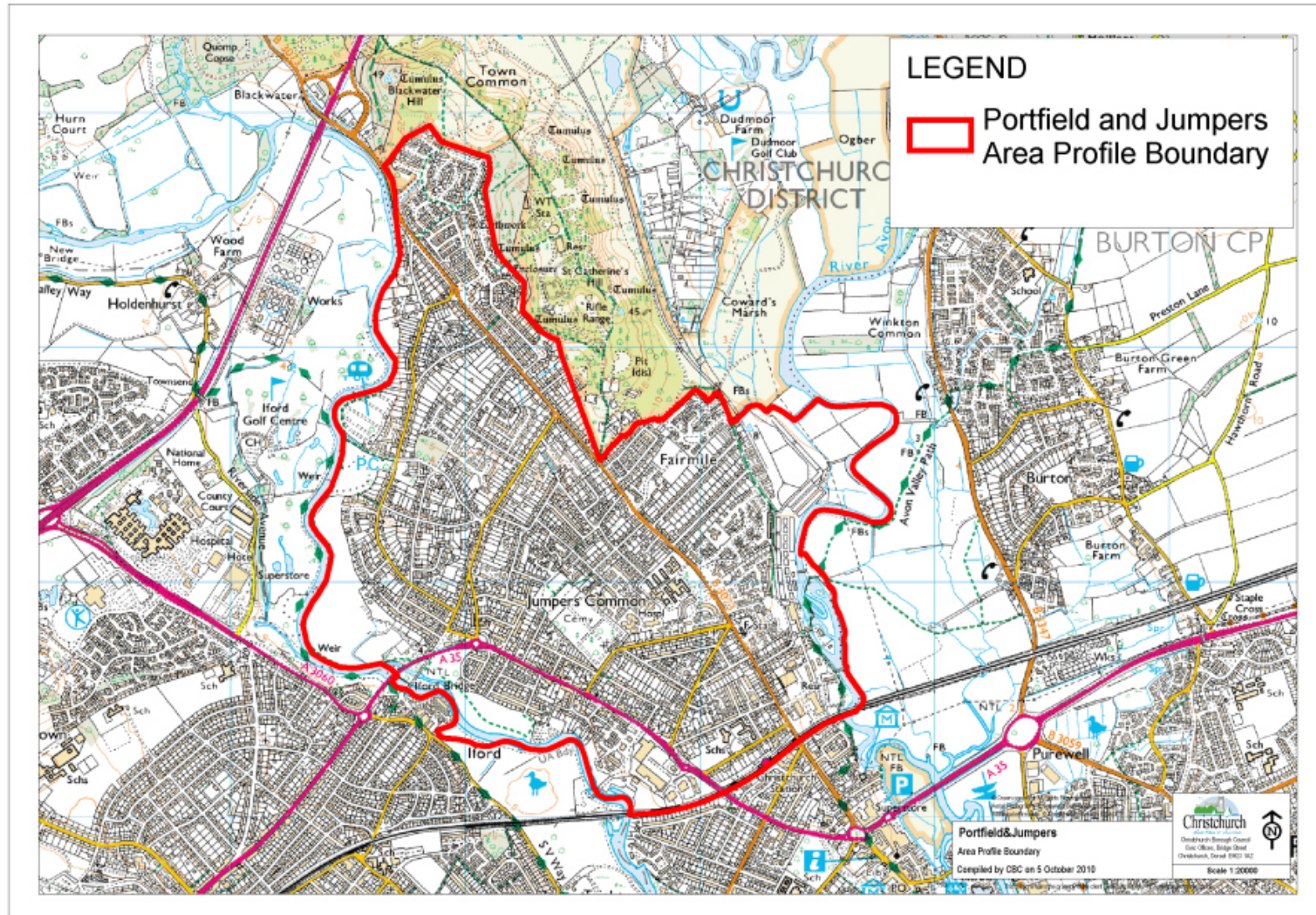


Prepared by Christchurch Borough Council and
East Dorset District Council as part of the Local Development
Framework

October 2010

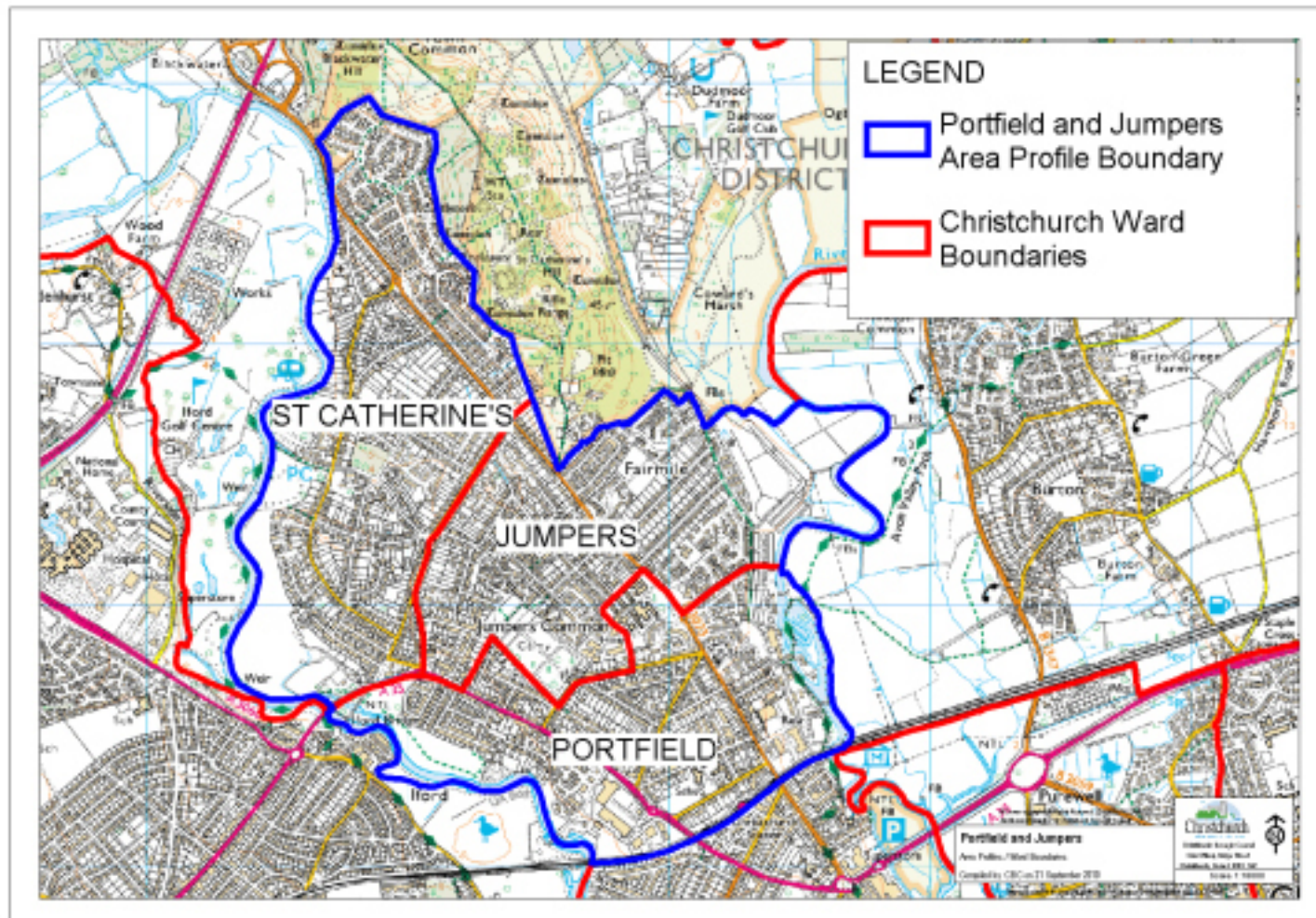
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1 Area Overview



Picture 1.1 Portfield and Jumpers Area Profile Boundary

1.1 This area is made up of the Jumpers and Portfield wards and the urban part of the St Catherine's and Hurn ward referred to as "St Catherines" in the map below and tables throughout this profile



Picture 1.2 Ward boundaries within the Portfield and Jumpers area

Portfield and Jumpers Area Profile

1.2 The area is separated from Christchurch Town Centre by the railway line in the south east. The built-up area is enclosed by St Catherine's Hill to the north east and the Avon Valley to the east and to the west the area is bordered by the River Stour. The main A35 Barrack Road runs through the area connecting Bournemouth to Christchurch Town Centre. Fairmile Road (B3073) runs north-south linking the town centre to the A338, Hurn and the Airport. The predominant land use is residential but there is a shopping area along Barrack Road, a retail park at Barrack Road (Bailey Bridge) and shopping parades in Jumpers and along Fairmile. There is also an isolated employment use behind Bailey Bridge Retail Park and an industrial area at Avon Trading park on Fairmile.

Baseline Data

	Portfield	Jumpers	St Catherines**	Jumpers and Portfield	Christchurch Borough
Area	118 ha	121 ha	144 ha	383 ha	5170 ha
Population Growth					
1971	3300*	3960*	2064	9324	31400
1981	3320*	4660*	2464	10444	37700
1991	3360*	4830*	2432	10622	40330
2001	4040	3900	2784	10724	44800
Ward population estimated mid 2008	4130	4070	3024	11224	45824
0 – 15 years	890 (22%)	770 (19%)	416 (14%)	2076 (18%)	7223 (16%)
16 – 59(F) 16 - 64(M)	2360 (57%)	2160 (53%)	1488 (49%)	6008 (54%)	22969 (50%)
60(F) /65(M) +	880 (21%)	1130 (28%)	1120 (37%)	3130 (28%)	15632 (34%)

<p>Deprivation Data: Index of Deprivation 2007</p>	<p>Portfield and Jumpers area has 6 super output areas (SOAs) within its boundary – River Way (2), Canberra Road (3), Jumpers Common (4), Barracks (5), Portfield (7) and Fairmile North (9).</p> <p>River Way is the least deprived SOA in the Borough and Fairmile North, Portfield and Canberra Road are in the bottom half of the least deprived of the 30 SOA's.</p> <p>Jumpers Common has a higher deprivation score and is ranked 7th most deprived in the Borough and Barracks is ranked 12th.</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

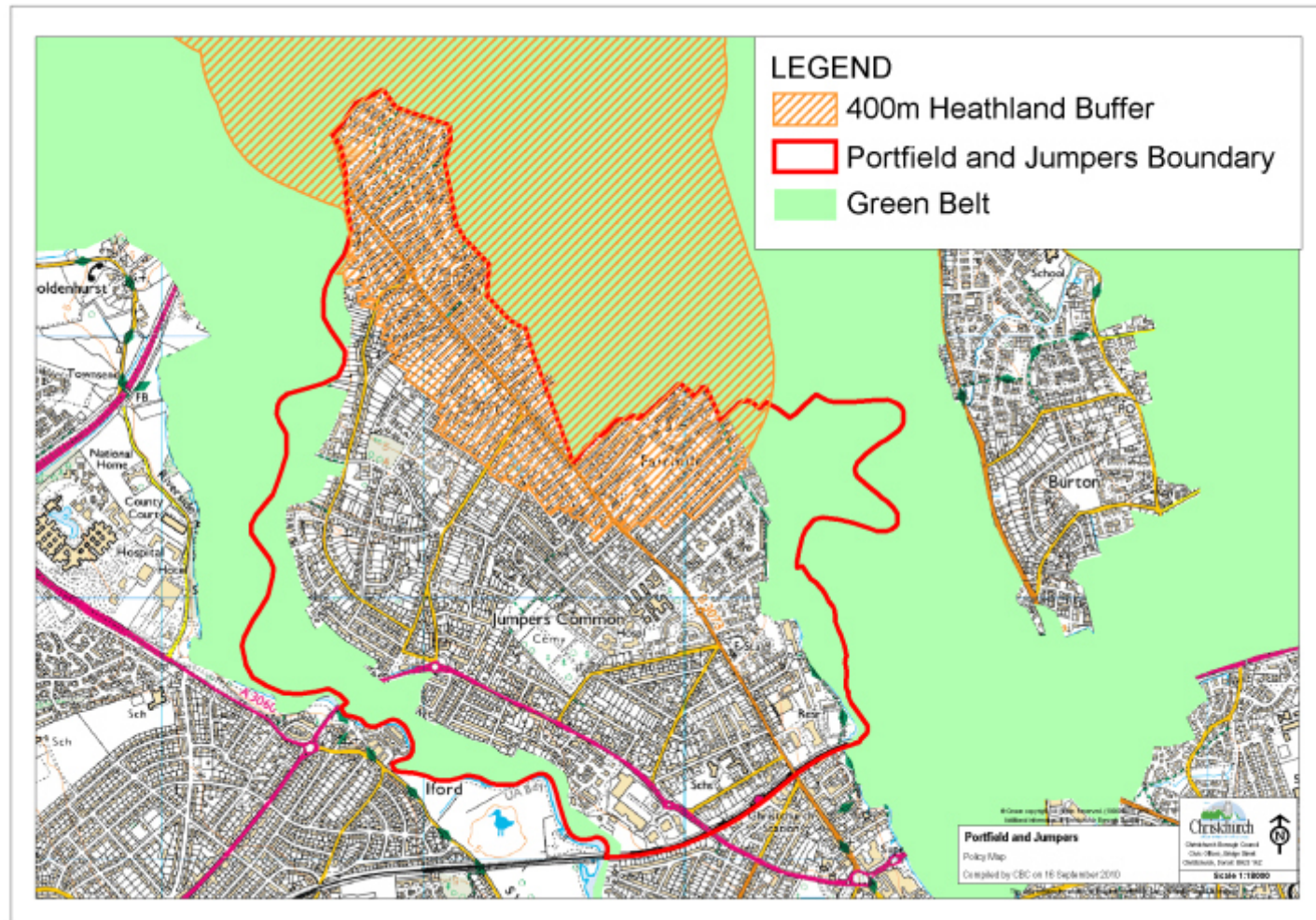
1.3 * Prior to the 1999 ward boundary changes in Christchurch, Jumpers and Portfield wards had different boundaries to the current wards, so the best comparison is between 2001 and 2008 figures.

1.4 ** Estimate for St Catherines part of St Catherines and Hurn ward is that this area contains 80% of population of the whole ward, based on a GIS exercise using 2001 data for output areas.

- It is difficult to comment on individual areas' population growth since 1971 as the ward boundary changes in 1999 were so significant. However, when looking at the area as a whole, the population has increased significantly in the Jumpers and Portfield area from 1971 to 2008 with a population increase of 1900.
- The age profile varies across the area.
- Portfield ward has the youngest profile with 22% under 16's compared with only 14% in St Catherine's.
- St Catherine's has the oldest profile with 37% over retirement age compared with 21% in Portfield.
- Although below the Borough average of 34%, Jumpers and Portfield still has a significant proportion of people over retirement age at 28%
- The area varies in its measure of deprivation, from River Way which has the least deprivation of the Borough to Jumpers Common which is the 7th most deprived in the Borough.

2 Planning Context

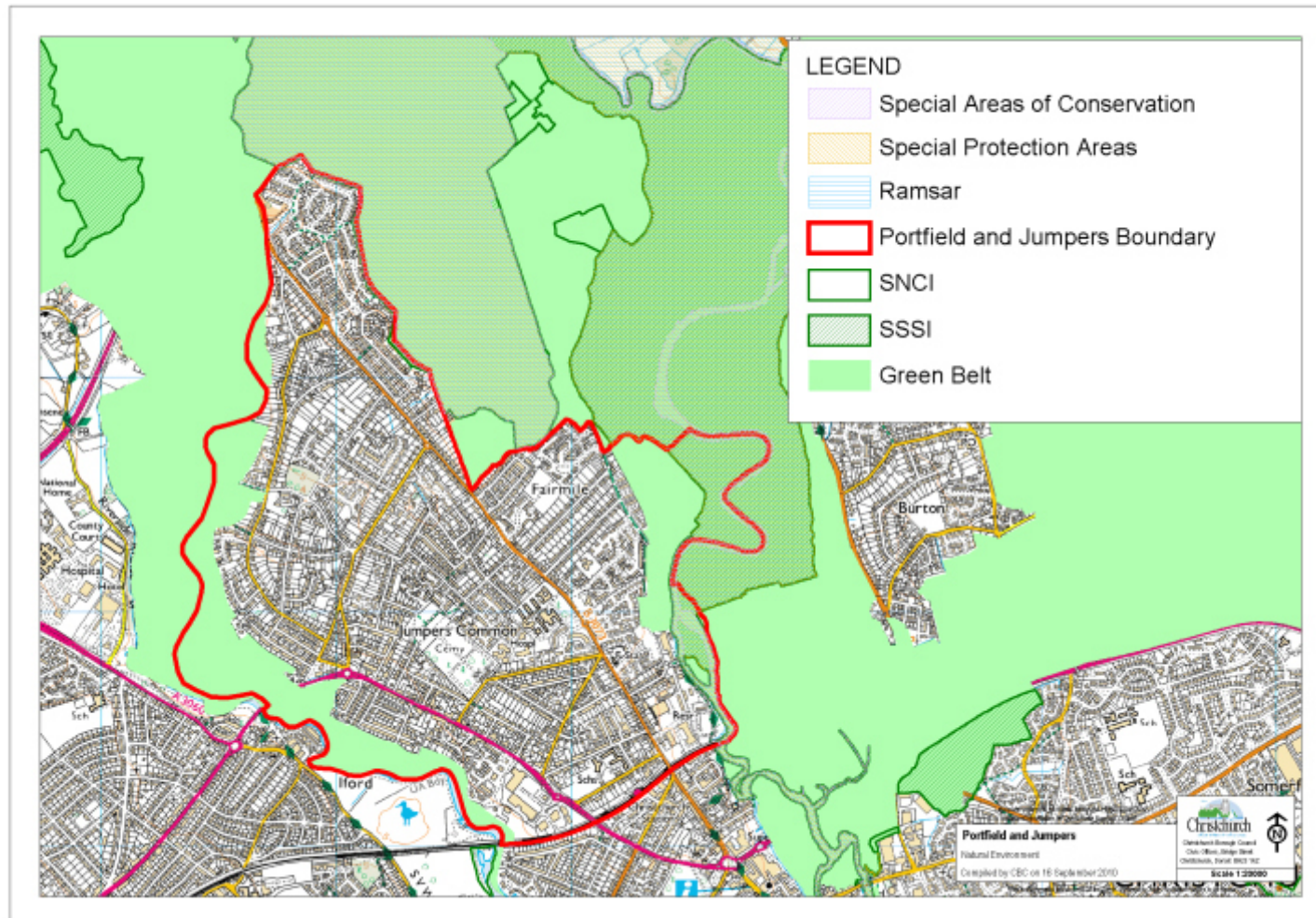
2.1 The built up area is surrounded by a tight Green Belt to the north, east and west. This area is not subject to any significant site specific Local Plan policies other than a Conservation Area at Christchurch Hospital, shown in a later Built Conservation Map. However the open area within the boundary to the north, east and west is subject to various policy designations – Green Belt, open space protection, floodplain and the River Avon Site of Special Scientific Interest (SSSI), Ramsar and Special Protection Area (SPA) shown in a later Conservation Map above paragraph 2.3.



Picture 2.1 400m buffer zone from protected Dorset heathland sites.

2.2 Part of the residential area in St Catherines and Fairmile is within the 400m consultation zone for Dorset Heathlands SPA and Dorset Heaths Special Area of Conservation (SAC), Town Common SSSI and Dorset Heathlands Ramsar site. Advice from Natural England is that no conventional residential development should normally be allowed within 400 m of these sites and those beyond 400m but within 5km should provide adequate mitigation for their impacts.

Natural Environment



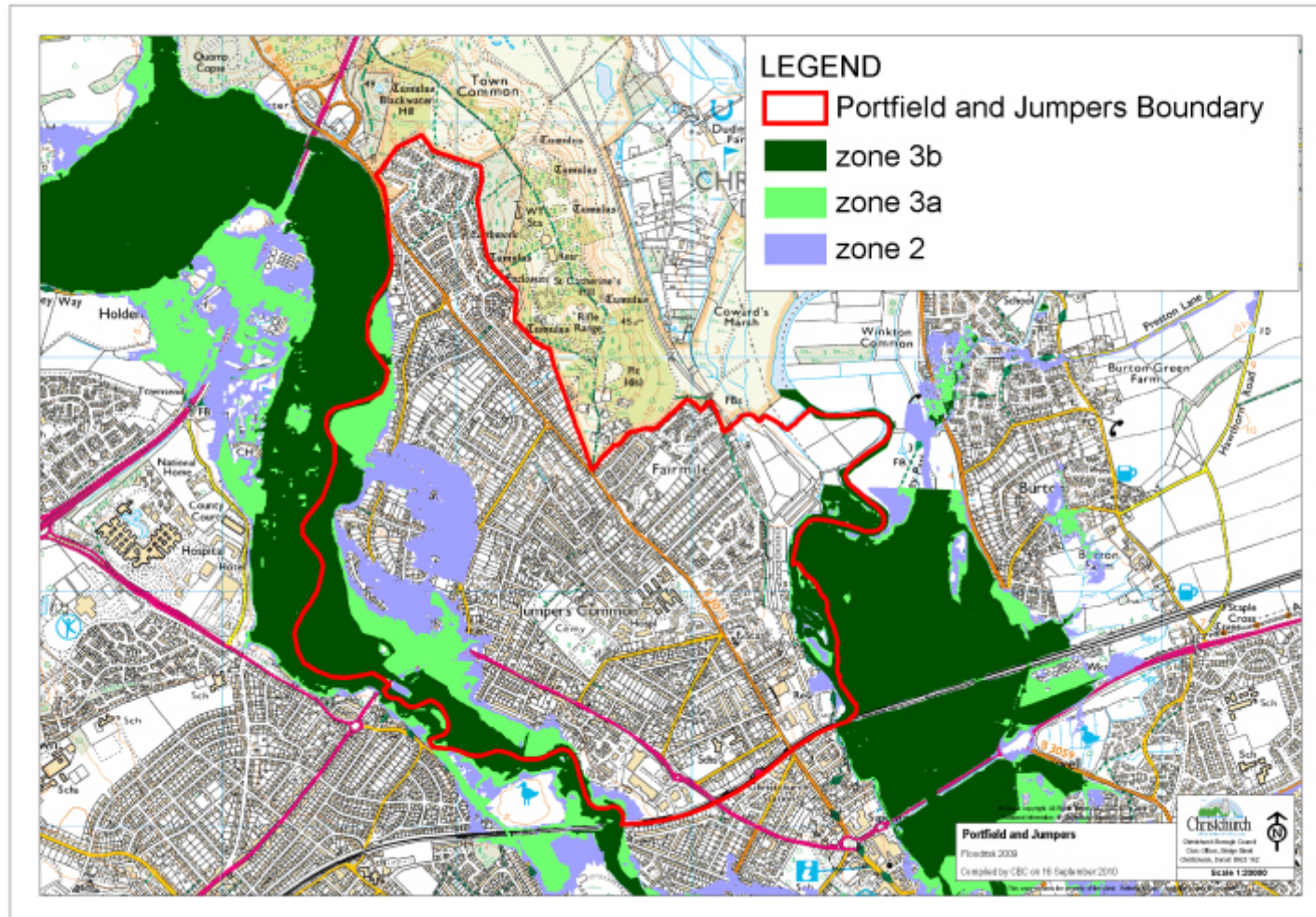
Picture 2.2 Natural environment designations

2.3 The built up area is surrounded by Green Belt to the north, east and west. Within the area profile boundary and outside but to the east and north is the River Avon SSSI, Ramsar and SPA. There are also two Sites of Nature Conservation Interest (SNCl)s around the Dudmoor Farm Lane area. Just outside the boundary to the north is the Dorset Heathlands SPA and Dorset Heaths SAC, Town Common SSSI and Dorset Heathlands Ramsar site.

Flooding

2.4 National Planning Policy Statement 25 'Development and Flood Risk' (PPS25) requires local planning authorities to prepare a Strategic Flood Risk Assessment (SFRA) in consultation with the Environment Agency to refine information on areas at risk of flooding, taking into account all sources of flooding and the impacts of climate change.

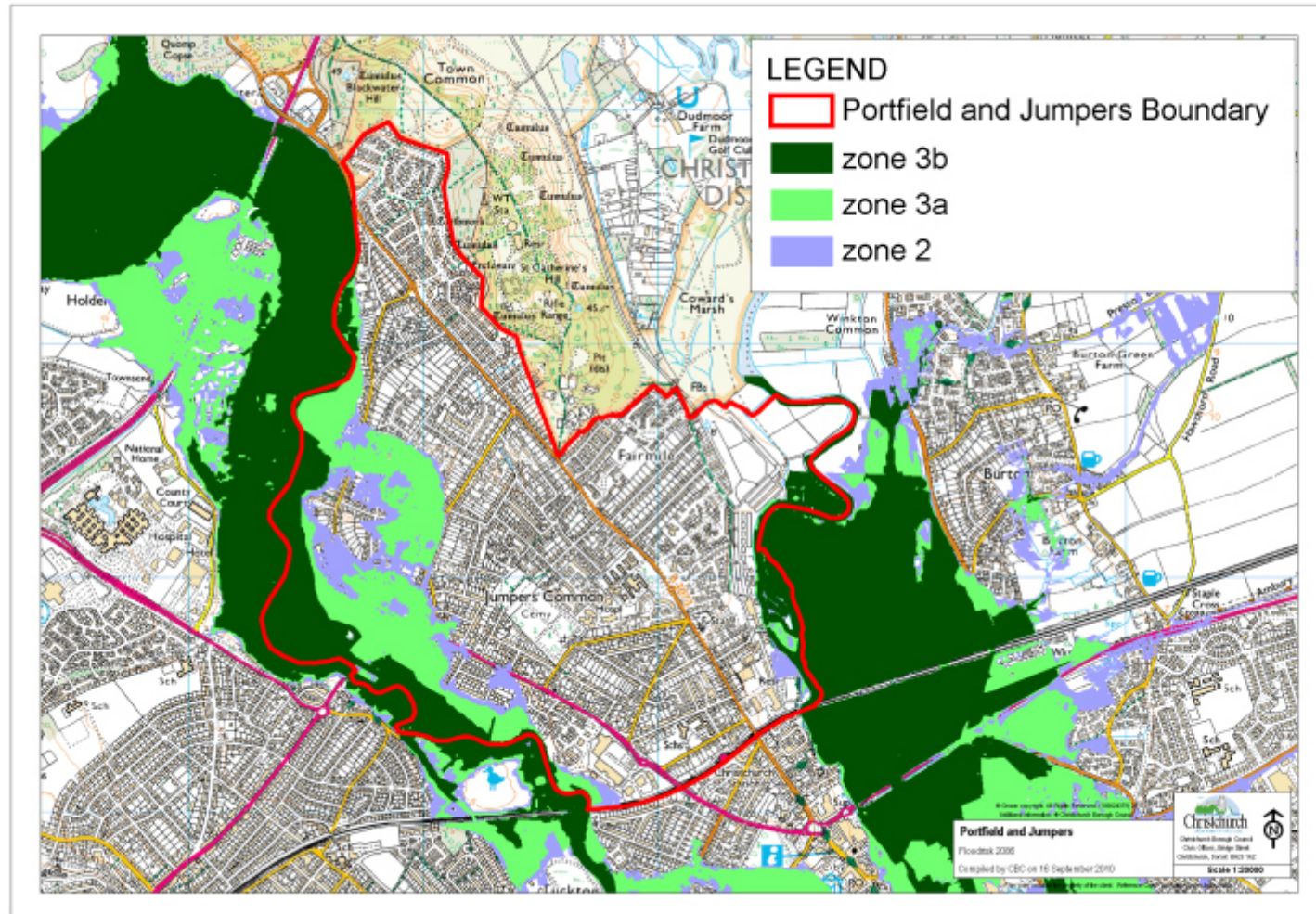
2.5 The Level 2 SFRA for Christchurch has been produced in consultation with the Environment Agency. A map for current flood risk at 2009 in the Portfield and Jumpers area is set out below



Picture 2.3 Strategic Flood Risk Assessment 2009

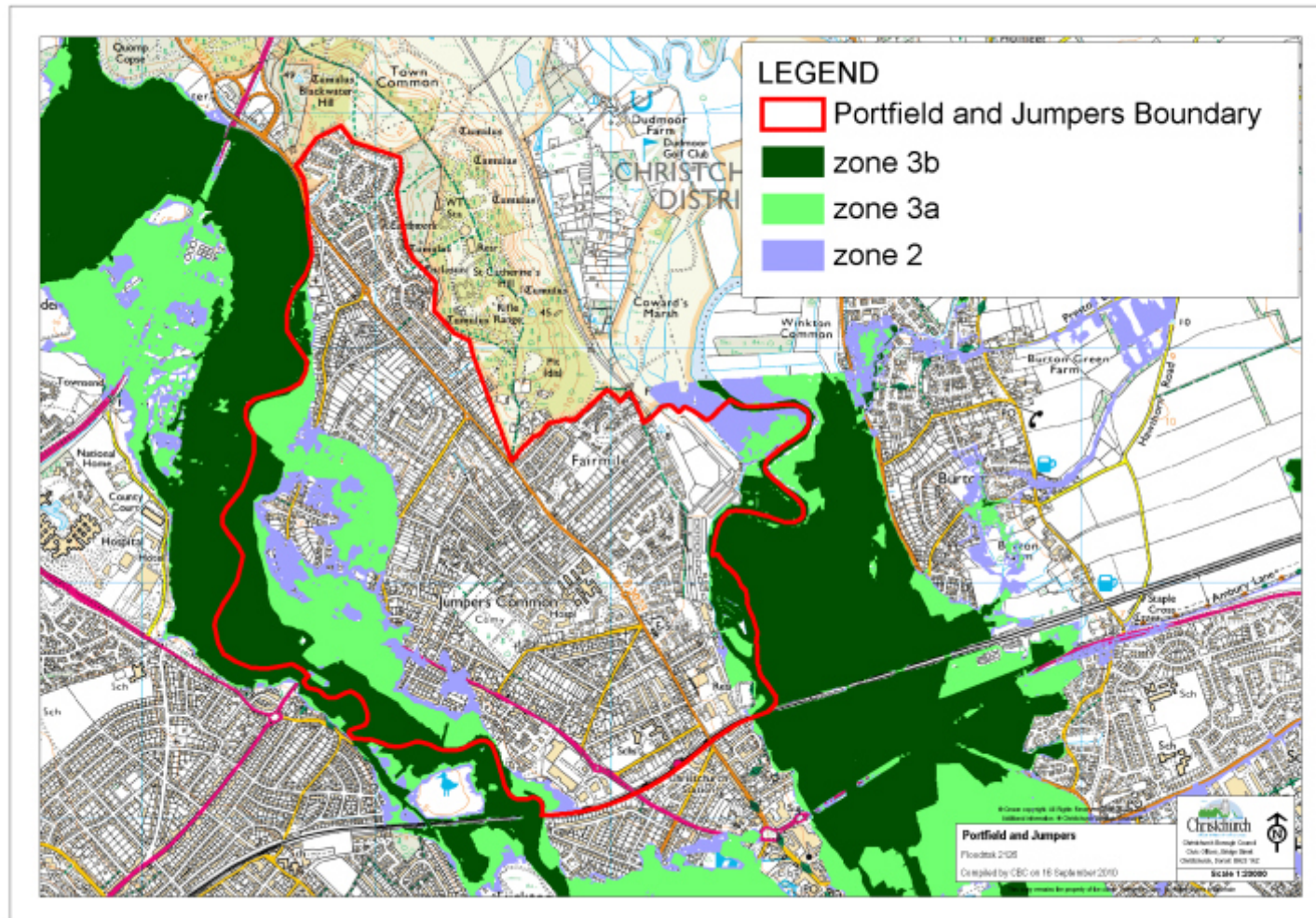
2.6 The SFRA also projects flood risk forward into the future, taking account of predicted sea level rise and increased annual rainfall as a result of climate change. The impact of climate change on the risk of fluvial and tidal flooding has been assessed for 60 years (minimum design life of non-residential development) i.e. in year 2086 and 100 years (minimum design life of residential development) i.e. year 2126.

- 2.7 Two sets of future flood mapping are provided showing how it may be theoretically assumed to be in the years 2086 and 2126.
- 2.8 The map below is for planning purposes and shows how floodrisk affects commercial development over its design life (60 years)



Picture 2.4 Strategic Flood Risk Assessment 2086

2.9 The map below is for planning purposes and shows how floodrisk affects residential development over its design life (100 years).



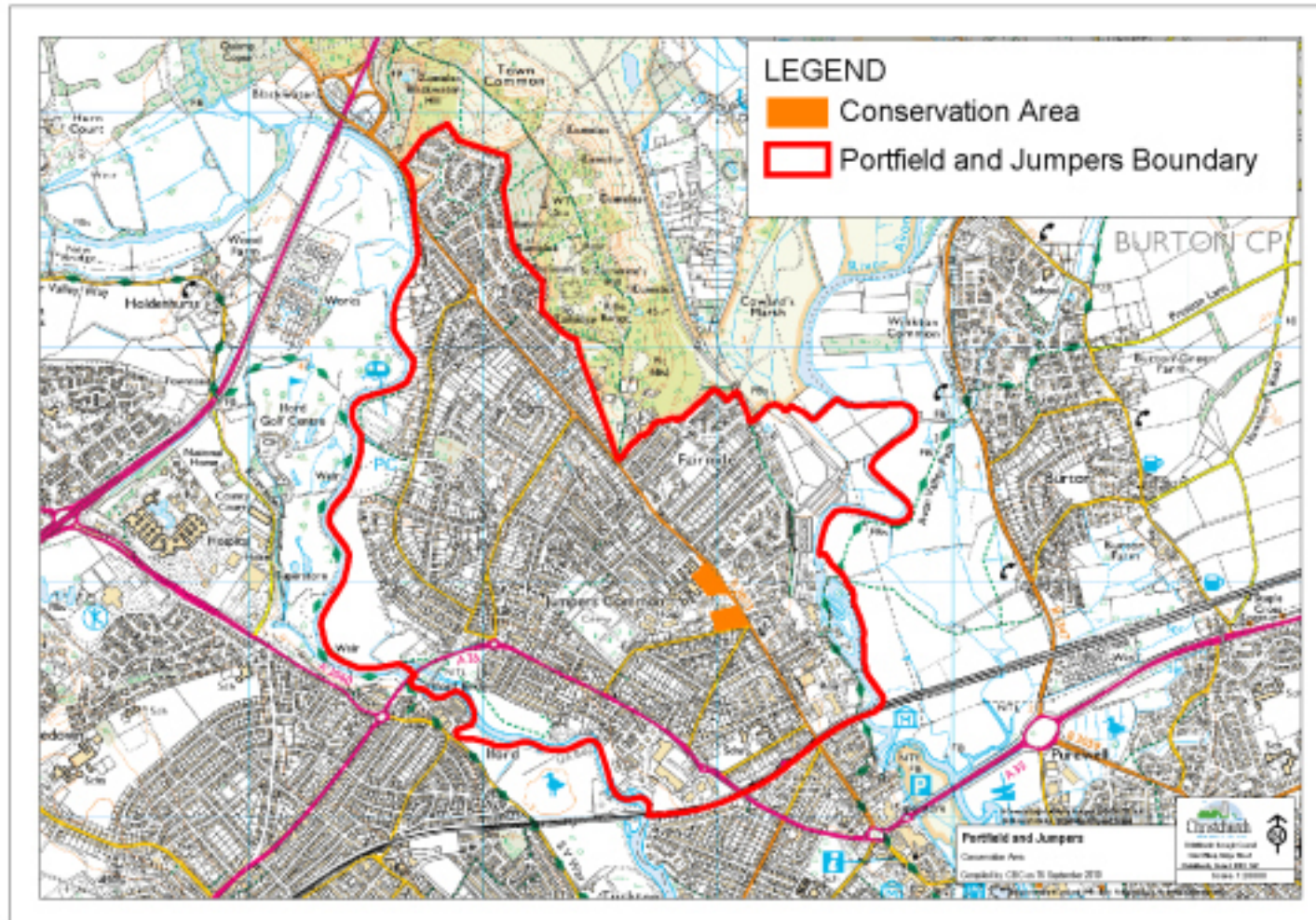
Picture 2.5 Strategic Flood Risk Assessment 2186

2.10 The Christchurch SFRA Level 2 Report concludes that West Christchurch is at risk of flooding from the River Stour. The banks of the River Stour are classified as Flood Zone 3b – functional floodplain – 1 in 20 year flood probability 0.5%. This only affects the undeveloped areas so the designation does not impact on residential or commercial development. Limited areas of adjacent land are classified as Flood Zone 3a – high risk 1 in 100 year probability (0.1%). The Maps show that there are large areas of western Jumpers classified as lying within flood zone 2 – medium risk 1 in 1000 year probability (0.01%) The 2086 and 2126 maps show that an increasing part of this area of western Jumpers moves from zone 2 to 3a over the years.

2.11 This shows that the potential for redevelopment in parts of west Jumpers is constrained by the flood risk issue. The SFRA Level 2 report concludes that

- Large areas of West Christchurch are at risk of flooding, but flood depths and velocities vary across the area and so development should be directed to areas of lowest risk (in the east).
- Fluvial defences lower the risk of flooding to the west of the area – west of Jumpers Common. Any sites behind a defence that is being considered for residential development will require a breach and overtopping assessment to allow any development to be designed appropriately.

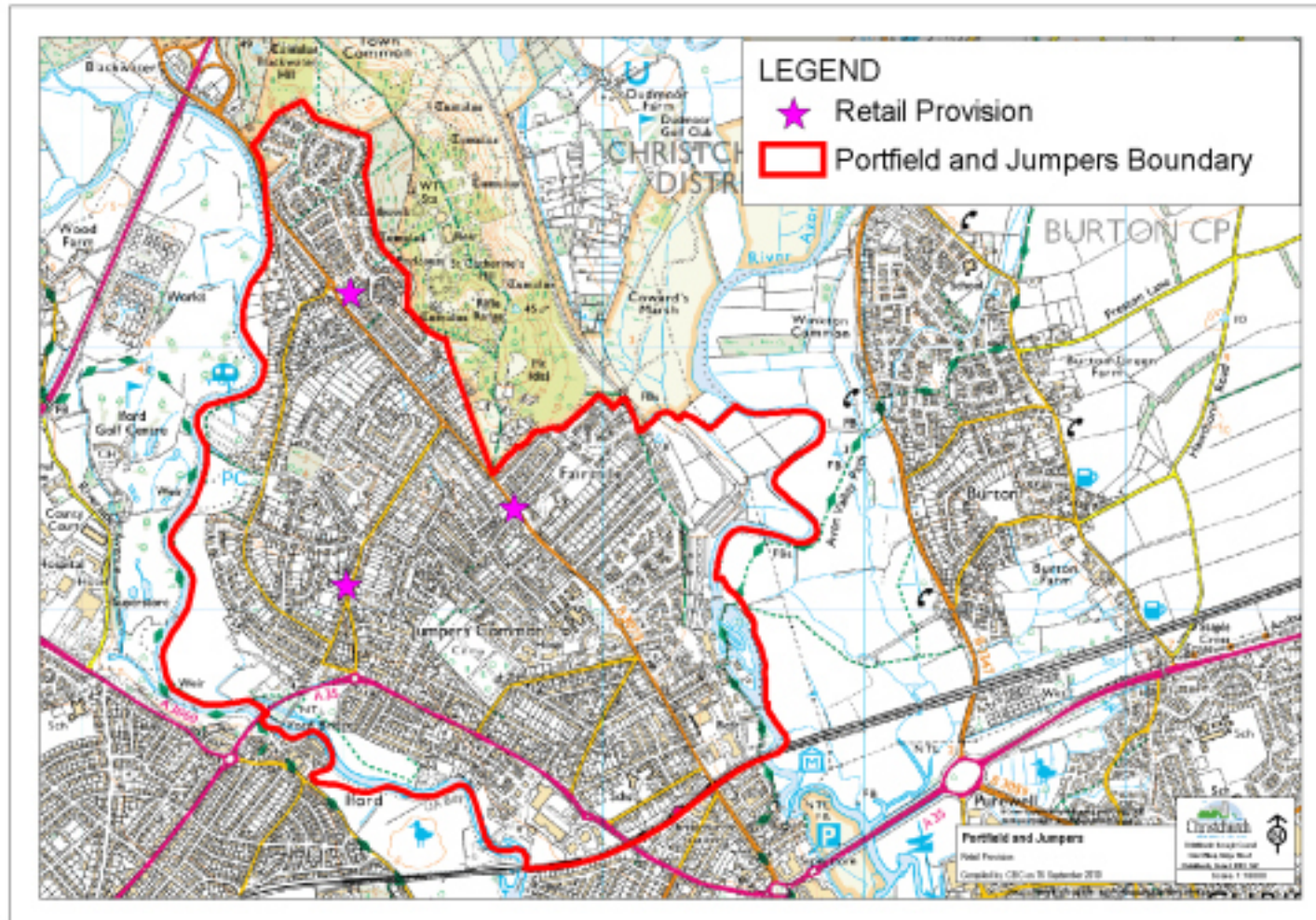
Historic Built Environment



Picture 2.6 Historic Conservation Map

2.12 The area contains a few listed buildings and one Conservation Area at Christchurch Hospital. The Borough of Christchurch Character Assessment 2003 identifies the northern part of Jumpers and St Catherine's area as a Special Character Area. The defining features of this character area are lower density detached housing set back from the road with street trees and mature gardens.

3 Existing Community Facilities

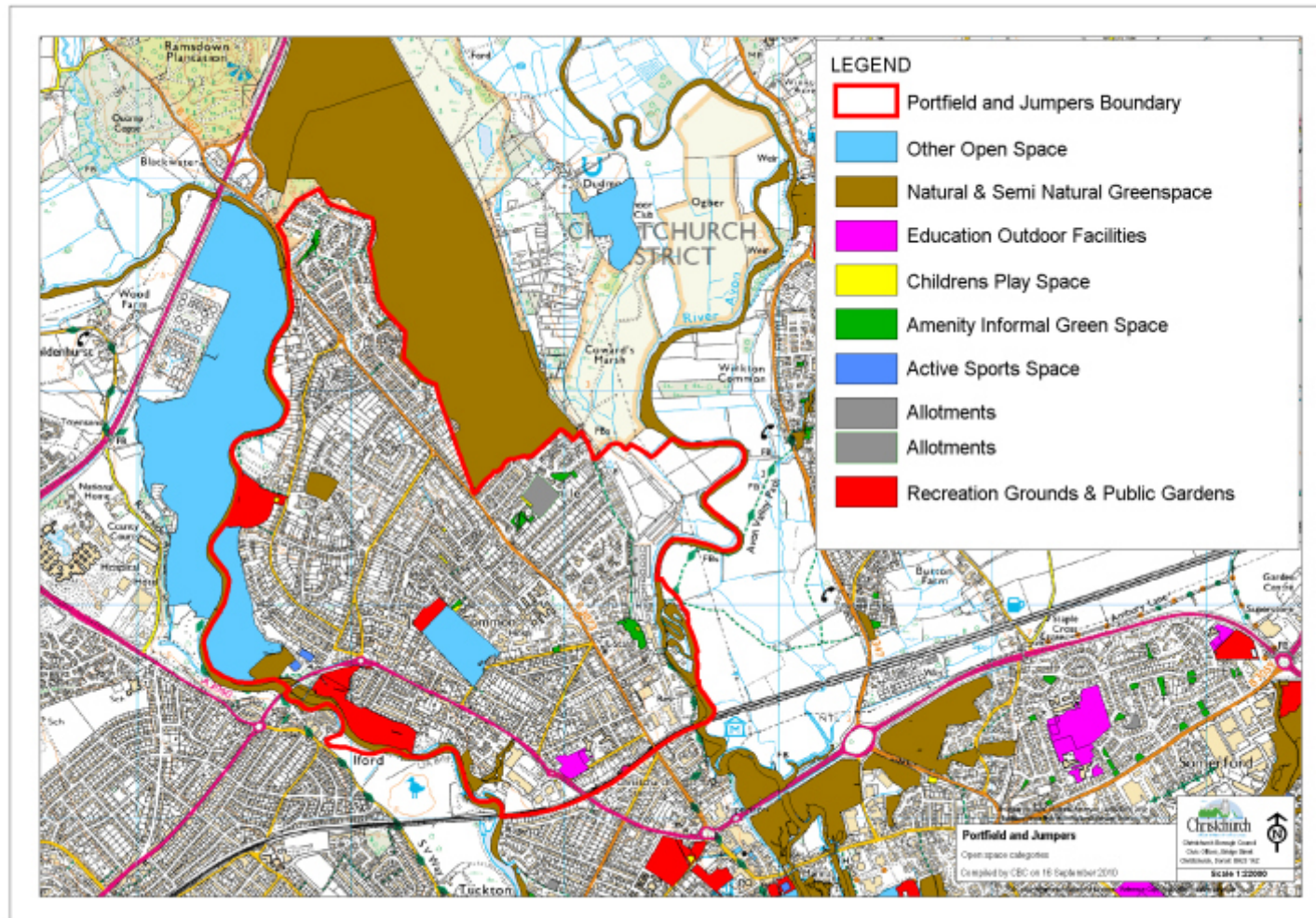


Picture 3.1 Retail areas in Portfield and Jumpers

3.1 There is 1 secondary shopping core at Barrack Road:-

- **107 – 215 Barrack Road** a variety of uses including car rental, fireplace shop, takeaways, One Stop convenience store, offices, motorcycle shop, bathroom centre showroom, towbar fitting and trailer hire, secondhand music shop, bookmakers, cycle shop, fitted bedroom shop, lighting showroom, cycle accessories shop, clothes shop, motorcycle shop, plumbing showroom.
 - **148 – 256 Barrack Road**– includes gas appliance shop, hairdressers, motor servicing showroom, van / car sales, furniture shop, window showroom, car sales, greengrocers, bridal shop, barbers, sandwich shop, bed showroom.
- 3.2** Along Barrack Road, close to the junction with The Grove, there is a Tesco Express and garage.
- 3.3** There are 4 local shopping areas:-
- 32 – 60 The Grove. A parade of 12 shops interspersed with housing – a gift shop, business centre, Chinese take-away, stationery shop, chemist, general store, house clearance shop, motorcycle shop, financial services, two hairdressers and a glass/windows shop.
 - Fairmile Parade, Fairmile Road. A parade of 3 shop units – a fish and chip shop, office supplies shop and general store.
 - St Catherine's Parade, Fairmile Road. A parade of 10 shops – Chinese take-away, Post office and newsagents, hairdressers, coffee shop, toy shop, florist, off licence, diving equipment/firearms dealer, estate agents and insurance/financial advisors.
 - 1-15 Marlow Drive. A parade of 8 shops – convenience store, garden supplies shop, themed products shop, hairdressers, bakers, butchers/greengrocers, vets and launderette.
- 3.4** There is also a retail park in Barrack Road
- Bailey Bridge Retail Park, containing 8 retail units:- Sainsbury Homebase, Petsmart, Comet, Bensons/Rosebys/Harveys, Maplin, Carpet Right and Halfords. There is one vacant unit (929m²) which has permission for a deep discount foodstore.
- 3.5** The Joint Retail Study 2008 recommends elevating the status of the Barrack Road local centre to a District centre. This is because it has a relatively high proportion of commercial units, including a Tesco Express store, such that it could be considered to perform the role of a District Centre. PPS 4 defines the primary role of District Centres to provide convenience shopping, services but with some comparison shopping serving a relatively localised catchment area or shopping of a specialist nature. The Study does not identify Barrack Road or any other shopping area in the Jumpers & Portfield area as having capacity for future retail growth. The impact of significant future retail development within this area needs to be treated with caution, having regard to the impact on the vitality and viability of the Town Centre shopping area

Sports and Recreation



Picture 3.2 Categories of Open Space in Portfield and Jumpers area: Planning Policy Guidance Note 17 Open Space, Sport and Recreation Study Final Report 2007 (Produced by Inspace)

3.6 The Christchurch Open Space and Recreation Assessment (2007) includes a survey of all open spaces in the Borough which are accessible to the public and which provide opportunities for meaningful recreation activity. It provides useful evidence on sport and recreational needs in 4 “local needs areas” across the Borough. Portfield and Jumpers falls within the Christchurch West Local Needs Area.

3.7 To the north east are areas of heath and conifer forest along St Catherines Hill and Hurn Forest., to the east the Avon floodplain and to the west the River Stour.

3.8 On the edge of the built up area alongside the River Stour are the River Way recreation Ground, Old Iford Sports Ground and Bernards Mead Recreation Ground. Within the built up area Jumpers Cemetery, Jumpers Common Recreation Ground, Rutland Road Allotments and school playing fields at Clarendon Road form the main areas of open space.

3.9 Although the area is well served by natural and semi natural open greenspace, most of the areas are on the boundaries, and are linear sites bordering the two rivers.

Provision Against Access Standards

3.10 The PPG17 Report outlines access standards for different types of open space which indicate the maximum distance that people should be from these facilities. These are set out in Section 5.0 of the Christchurch West LNA Report. The accompanying catchment maps show whether local access standards are met. The following results are relevant to the Jumpers and Portfield area.

- Access standards not met for recreation grounds in centre, north and east of area.
- Amenity green space access standards not met – large gaps in north west.
- Active sports space access standards not met – large gaps in north and centre of area.
- Access standards not met for allotments – large gaps in north and west of area.

Quantitative provision of open space

3.11 The PPG17 Report outlines the quantity standards for open space within the Borough which indicate how many hectares per 1,000 population of each category of open space should be provided as a minimum. These are set out in Section 5.1 of the Christchurch West LNA Report. The following results are relevant to the Jumpers and Portfield area.

- The area is under supplied with amenity green space, active sports space, children and young people’s space and allotments.

Suggested priorities for open space

- Within the housing estates to the north of the railway line there is little incidental amenity space and just a few play areas. A priority is to improve access from the central section to the areas of natural green space and recreation grounds perhaps by planting along key streets leading there with cycle provision.

- A play area should be considered to serve the northern area.
- Christchurch junior school may hold possibilities for greater community use and would help with filling the gap for active sports space.

Health

3.12 The following sets out the existing provision.

Hospitals

- Royal Bmth and Christchurch Hospitals NHS Foundation Trust: ChristchurchHospital, Fairmile Road
- Fairmile House (Acute Mental Illness), Tasman Close, Jumpers - Ground Floor: Older Person's Mental Health, First Floor: Adult Mental Health

GP Surgery

- The Grove Practice, 83 The Grove

Pharmacy

- The Grove Pharmacy. 48 The Grove

Dentist

3.13 None, but dentists in Stour Road and Bargates just outside the area.

Education

- Primary Schools
- Christchurch Infant School, Addiscombe Road.
- Christchurch Junior School, Clarendon Road
- Secondary School
- None but area within catchment for Twynham School

Libraries

- None

General Community Facilities

Community Halls

- Portfield Hall, Portfield Road
- St Catherine's Hill Community Hall, Marlow Drive
- Christchurch Scouts Centre, Beauchamp Place, Off Reid Street

Post Office

- Town Common Post Office and News, 3 St Catherine's Parade, Fairmile Road

Public Houses

- Stourvale, 259 Barrack Road
- The Fairmile Hotel, Fairmile Road

Garage/ Petrol Station

- Tesco Express, 271 Barrack Road

Strategic Issues

- There are no dentists within the area. The nearest dentist provision is located along Bargates, Stour Road and Barrack Road (over the railway bridge outside the Profile Area). There are several dentists in this location so residents within Portfield and Jumpers have a choice of practices within a reasonable distance. However it is appreciated that residents to the north of this area in Jumpers and St Catherine's have a longer distance to travel.
- Doctors provision appears to be adequate with surgeries serving the northern part of the area at The Grove. There are doctors surgeries outside the area in Barrack Road and Stour Road which can be accessed by residents in the Portfield area. However residents in the St Catherine's Hill area have further to travel to access doctors facilities. Similar issues arise for pharmacy provision where there is access to a pharmacy at The Grove, outside the area at Twynham Avenue and in the town centre at Boots, but less local provision for residents to the north of the area.
- Christchurch Hospital is located in Fairmile Road. In December 2009 there was a public consultation exercise on proposed changes which include the relocation of certain wards and services currently at Christchurch Hospital to Royal Bournemouth Hospital. The outcome of this could have implications for the site, although its use of a hospital will continue.
- There is good access to primary schools within the area although residents to the north of the area have further to travel, in particular from the St Catherine's Hill area. The whole of Jumpers and Portfield area falls within the catchment for Twynham School at Stour Road and there is a school bus service for Jumpers and Fairmile residents. Twynham School is a popular school with a high demand for places which is increased by families moving into the catchment area from neighbouring Bournemouth to secure a place at the school. The implications of future residential development

within the area on the capacity of Twynham School need careful consideration and the Council needs to work closely with Dorset CC Education Department on this issue.

- The area appears to be well served by community halls, with provision spread across the area, including the St Catherines Hill estate area, which lacks access to other community facilities.
- In the absence of evidence it is difficult to identify future requirements for community facilities provision. The multi-use of existing facilities should be investigated as a first priority and the loss of existing facilities should be resisted. The PPG17 Survey suggests that Christchurch Junior School may hold possibilities for greater community use.
- If new facilities are required in the future either to serve new development or to meet existing needs, it is recommended that the Council works with partners and providers of services to achieve this.

Issues from the Community Strategy

Christchurch Community Partnership is in the process of producing a sustainable community strategy (SCS) for the Borough. A series of vision seminars with service providers and local residents have been held in 2009/10 to inform the production of a common vision for the SCS and Christchurch and East Dorset Core Strategy. Issues raised in these seminars that are relevant to the Grange area are:-

- A children's centre to serve families in the west of Christchurch will be opening in Summer 2010, to support the Somerford Children's Centre. A former solicitor's building next to M&S in the High Street, Christchurch has been acquired for this purpose.

More generally, but relevant to the Portfield and Jumpers area are the following issues raised at the Visioning Day on 14th October 2009 to inform the Core Strategy and Sustainable Community Strategy that are priorities for the period covered by the Core Strategy to 2026.

- Provision of affordable housing
- Improving public transport and reducing traffic congestion.
- The reduction of flood risk and increasing flood protection

Issues from Christchurch Place Survey 2008

The Christchurch Place Survey 2008 was a postal survey of residents and the analysis was broken down into 7 neighbourhood areas. Main issues relating to the Portfield and Jumpers area are set out below.

- Residents identified the top three priorities for improvement in Portfield and Jumpers as reducing traffic congestion (66%), provision of activities for teenagers (49%) and providing affordable and decent housing (37%)
- A significantly high proportion (66%) of Portfield and Jumpers residents feel that traffic congestion should be reduced. This comes a close second to the area which had the highest proportion of residents agreeing with this issue – the town centre with 67%.

- Portfield and Jumpers has the third highest proportion of residents that perceive teenagers hanging around in the street is a problem, at 31% compared with a Borough average of 28%.
- Portfield and Jumpers area is ranked in the mid range of proportions of those who feel that public transport needs improvement (31%) compared with a Borough average of 33%.

4 Housing

4.1 The number of households estimated in the Portfield and Jumpers area is 4732, comprising 1,781 in Portfield ward, 1646 in Jumpers ward and 1305 in the built up part of St Catherines ward.

4.2 The type of housing varies across the area. The northern part of Jumpers/St Catherines, around The Grove, is characterised by low density housing large plots, often less than 10 dwellings per ha with mature gardens. The area around Canberra Road has some remaining larger plots but the housing plots are less generous than the area towards The Grove and the density is 15 dwellings per ha. The original development pattern has been filled with a number of modern cul-de-sac developments contained within amalgamated rear gardens. The Portfield area and area around Barrack Road is a varied mix of old and new housing around a tight network of streets, generally smaller blocks of housing within small garden plots with a density of up to 30 dwellings per ha. The Fairmile area, to the east of Fairmile Road is a series of different aged estate developments, including 1970's and 80's higher density cul-de-sac developments. Plot sizes are modest and the density is around 15 dwellings per ha. The St Catherine's Hill Hillside Drive estate is a distinct predominantly bungalow development on the lower slopes of St Catherine's Hill, an open plan estate with modest plot sizes and a density of 15 dwellings per ha.

Tenure by Ward

Tenure	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Owner Occupied (No mortgage)	584	32.8	749	45.5	697	53.4	2030	43	10660	49.6
Owner Occupied (with mortgage)	797	44.8	656	39.9	480	36.8	1934	41	6844	31.8

Social rented	243	13.6	227	13.8	89	6.8	559	12	2616	12.2
Private rented	157	8.8	13	0.8	39	3.0	209	4	1380	6.4
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.1

4.3 The tenure profile varies across the area. Portfield and Jumpers have a higher proportion of social rented housing than St Catherines and higher than the Borough average. Portfield has a higher proportion of private rented at 8.8% of households whereas Jumpers has the lowest proportion of private rented at only 0.4%. The tenure profile in St Catherines is weighted heavily towards owner occupation, with just over 90% of households falling within this category, compared with 85% in Jumpers and 77.6% in Portfield.

Dwelling Type

Type of Housing	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Detached house	450	25.3	421	25.6	402	30.8	1273	27.0	4157	19.3
Semi detached house	463	26.0	349	21.2	48	3.7	860	18.1	3260	15.2
Terraced house	163	9.1	233	14.1	55	4.2	451	9.5	3753	17.5
Detached bungalow	132	7.4	334	20.3	655	50.2	1121	23.7	4980	23.2
Semi or terraced bungalow	34	1.9	194	11.8	43	3.3	271	5.7	880	4.1

Portfield and Jumpers Area Profile

Flat	540	30.3	115	7.0	102	7.8	757	16.0	4471	20.8
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.2

4.4 The type of dwellings varies across the area. St Catherine's has a high proportion of detached houses (30.8%) and detached bungalows (50.2%). Jumpers also has a high proportion (25.6%) detached houses and 20.3% detached bungalows. This contrasts with Portfield which has a very low proportion of detached bungalows (7.4%) and a higher proportion of flats (30.3%) than the rest of the area (around 7%).

Household Type

Household Type	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Single pensioners	307	17.2	265	16.1	274	21.0	846	17.9	4585	21.3
2 or more pensioners	195	10.9	243	14.8	326	25.0	764	16.2	4299	20.0
Single non-pensioners	249	14.0	176	10.7	37	2.9	462	9.7	2352	10.9
2 or more adults – no children	574	32.2	698	42.4	474	36.3	1746	37.0	6485	30.2
Lone parent	82	4.6	11	0.7	13	1.0	106	2.2	677	3.1
2 adults + 1 child	173	9.7	98	6.0	96	7.4	367	7.8	1347	6.3

2+ adults and 2+ children	200	11.2	154	9.3	85	6.5	439	9.2	1755	8.2
Total	1562	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.3

4.5 Portfield and Jumpers have a similar proportion of households with pensioners at around 42%. St Catherine’s has an even higher proportion of nearly 49% of households containing pensioners. Portfield has a relatively high proportion of lone parents (4.6%) compared with the Borough average of 3.1%. Portfield has significantly more families with children (25.5%) compared with 16% in Jumpers and nearly 15% in St Catherines. Jumpers has the highest proportion in the Borough of households with 2 or more adults and no children (42.4%) compared with a Borough average of 30.2%.

Household Size

Household Size	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
One person	556	31.2	441	26.8	312	23.9	1309	27.7	6987	32.3
Two person	628	35.3	699	42.5	642	49.2	1969	41.6	9190	42.7
Three people	298	16.7	217	13.2	198	15.2	713	15.1	2297	10.7
Four or more people	299	16.8	288	17.5	153	11.7	740	15.6	3076	14.3
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.4

4.6 Jumpers and Portfield have a higher proportion of households with 4 or more people (17.5%) and 16.8% compared with St Catherines at 11.4%. Otherwise the area is fairly typical of the Borough average as regards size profile.

Overcrowding / Under Occupation

Occupation level	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Overcrowded	0	0	11	0.7	0	0	11	0.2	162	0.8
OK	1256	70.5	990	60.2	671	51.4	2917	61.7	13326	62.0
Underoccupied	526	29.5	644	39.1	634	48.6	1804	38.1	8011	37.3
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.5

4.7 The definition of overcrowding 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. Overcrowding is relatively uncommon in Christchurch and Portfield and St Catherines have no households which are overcrowded while Jumpers has a low rate of 0.8%. Under-occupation is much more common, and St Catherines has a higher proportion of under-occupied households – 48.6% compared with a Borough average of 37.3%. Portfield has less under-occupied households – 29.5%.

No. of cars per household	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
None	364	20.4	274	16.6	159	12.2	797	16.8	3665	17.0
One	858	48.2	773	47.0	544	41.7	2175	46.0	10747	50.0
Two	455	25.5	482	29.3	460	35.2	1397	29.5	5773	26.9

Three or more	104	5.9	117	7.1	142	10.9	363	7.7	1315	6.1
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.6

4.8 Car ownership varies across the area and Portfield has a higher proportion of households with no cars (20.4%) compared with Jumpers 16.6% and St Catherine's 12.2%. St Catherine's has a higher rate of households with two and three or more cars than the Borough average.

Household type	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
In unsuitable housing	68	3.8	73	4.5	82	6.3	223	4.7	996	4.6
Not in unsuitable housing	1713	96.2	1572	95.5	1223	93.7	4508	95.3	20504	95.4
Total	1781	100.0	1646	100.0	1305	100.0	4731	100.0	21500	100.0

Table 4.7

4.9 Housing can be unsuitable because of its size, type, location, condition or cost. Surprisingly St Catherines has a higher proportion of households in unsuitable housing (6.3%) compared with the other areas and the Borough average of 4.6%.

Housing Need (Current Need)

Household type	Portfield		Jumpers		St Catherines		Portfield & Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
In need	0	0	13	0.8	0	0	13	0.7	299	1.4

Not in need	1781	100	1633	99.2	1305	100.0	4719	99.7	21201	98.6
Total	1781	100	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.8

Households in Future housing need (annual)

Household type	Portfield		Jumpers		St Catherines		Portfield & Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
In future need	13	0.7	8	0.5	21	1.6	42	0.9	348	1.6
Not in future need	1768	99.3	1638	99.5	1284	98.4	4690	99.1	21152	98.4
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.1	21500	100.0

Table 4.9

4.10 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. Current need is defined in the Christchurch Survey of Housing Need and Demand as “households whose current housing circumstances at a point in time fall below accepted minimum standards. This would include households living in overcrowded conditions, in unfit or seriously defective housing, families sharing, and homeless people living in temporary accommodation or sharing with others”. The Survey defines future need as falling within 2 categories – an estimate of the proportion of new household formed who will be unable to buy or rent in the market and an estimate of existing households who will fall into need over the next two years and then annualised.

Special Needs Households

Household type	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%

Special needs	437	24.5	432	26.2	364	27.9	1233	26.1	4893	23.2
Non special needs	1344	75.5	1214	73.8	941	72.1	3499	73.9	16517	76.8
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.10

4.11 The Housing Needs and Demand Survey (2008) contains information on special needs households, which contain people who have specific needs, such as those associated with a disability. Special needs households are more likely to contain older people and are 4 times more likely to live in unsuitable housing as non-special needs households. St Catherines has a higher level of households with special needs (27.9%) than Jumpers and Portfield, although all 3 areas have levels higher than the Borough average of 23.2%.

Older Person Households

Household type	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Older person only households	437	24.5	508	30.9	600	46.0	1610	34.0	8884	41.3
Non special needs	1344	75.5	1138	69.1	705	54.0	3122	66.0	12616	58.7
Total	1781	100.0	1646	100.0	1305	100.0	4732	100.0	21500	100.0

Table 4.11

4.12 There is a striking difference between St Catherine’s which has a high proportion of older persons only households (46%), above the Borough average of 41.3%, and Jumpers and Portfield which have a lower than average proportion of such households at nearly 31% and 24.5% respectively.

Key Workers

Household type	Portfield		Jumpers		St Catherines		Portfield and Jumpers Area		Christchurch	
	No.	%	No.	%	No.	%	No.	%	No.	%
Key worker households	176	9.9	171	10.4	168	12.9	515	10.9	1996	9.3
Non-key worker households	1605	90.1	1474	89.6	1137	87.1	4216	89.0	19504	90.7
Total	1781	100.0	1646	100.0	1305	100.0	4731	100.0	21500	100.0

Table 4.12

4.13 A national definition of key worker housing is “*people employed by the public sector in a frontline role delivering an essential public service in health, education or community safety in areas where there are serious recruitment/retention problems*”. St Catherines has a higher proportion of key worker housing at nearly 13% compared with a Borough average of 9.3%. Jumpers and Portfield have proportions just above the Borough average at 10.4% and 9.9%. Evidence from the Housing Needs and Demand Survey (2008) indicates that key workers appear to be in a better position than other households in respect of their ability to afford market housing.

Housing Requirements and Implementation

4.14 The 2009 SHLAA has provided a calculation of the expected number of units in likely to come forward from 2009 – 2024 within each Area Profile Area. A total of 439 units were identified for the Portfield and Jumpers area. This accounts for 18% of the total number of housing units in Christchurch identified within the SHLAA with potential to come forward from 2009 – 2024. The majority of the potential is in Portfield (281 units) with 116 units identified within Jumpers and only 42 at St Catherines.

4.15 The majority of the sites are small in size (1 – 4 units) although there are a few which are up to 10 units. The SHLAA identifies two sites which are of a relatively “large” size.

4.16 Poster Hoarding Site, Barrack Road with an estimated potential for 12 units. This site is part of a Local Plan allocation – Policy H7 for comprehensive redevelopment with the adjoining site of 9/9A Barrack Road.,

4.17 Former Avon View Nursing Home, Bronte Avenue – redevelopment of site with an estimated potential for 40 flats.

4.18 The SHLAA has assessed land to the east of Mash Lane, Fairmile, Bournemouth and West Hants Water Company, and concluded that it has long term potential but not required to meet current RSS housing requirements. The area is within Green Belt adjacent to the urban area at Fairmile and has an estimated potential for 200 units.

Strategic Issues

- The majority of potential for additional housing identified within the SHLAA is within the Portfield area but there is also potential at Jumpers. There is limited potential in the St Catherine's area. Part of the residential area at St Catherine's and Fairmile is within the 400m consultation zone for the Dorset Heathlands SPA / SAC, where Natural England have advised that no residential development should normally be allowed.
- Potential for future housing in the northern part of Jumpers and St Catherine's needs be sensitive to its designation as a Special Character Area in the Borough Character Assessment.
- The characteristics of housing and population vary considerably across the area.

5 Employment

5.1 The area contains an industrial area at Avon Trading Park, Fairmile and an isolated employment use behind Bailey Bridge Retail Park.

5.2 There are 170 firms in Portfield ward providing 2000 jobs and 110 in Jumpers ward providing 600 jobs (source ONS Annual Business Inquiry 2007) making a total of 2,600 jobs equating to about 14% of the Borough's workforce. It is not possible to estimate the number of firms in St Catherine's as the figure given for St Catherine's and Hurn ward includes Bournemouth Airport and no further breakdown is provided for the urban area of St Catherine's.

5.3 Avon Trading park contains a mixture of uses and retail warehouses. An area of vacant land of approx 0.32 ha fronting Fairmile Road adjoining the railway has been defended at appeal for B class use and is protected by Local Plan Policy EI 1, even though there is no allocation. This land forms a crucial part of the employment land supply for B1, B2 and B8 uses. The employment use behind Bailey Bridge Retail park is occupied by QinetiQ for Defence Research Agency purposes.

5.4 The Employment Land Review Stage 2 report does not identify specific sites within the Portfield and Jumpers area to meet the projected demand for employment land across the area for B1, B2 and B8 uses, although vacant land at Avon Trading Park has already been identified for these uses. It puts forward a proposed Employment Site hierarchy, which is included within the Core Strategy Preferred Options.

5.5 For the Avon Trading Park a more flexible approach to proposed employment uses is recommended, and provision of appropriate non B uses will be supported, providing the projected requirements for B1, B2 and B8 uses are met. However vacant land fronting Fairmile Road is identified for B1, B2 and B8 uses.

5.6 There is no awareness of any plans for the existing user at the QinetiQ site to the rear of Bailey Bridge Retail Park to move, but the site is protected for employment use by Local Plan Policy EI1

5.7 The unemployment rate in Portfield ward is the second highest amongst the wards of Christchurch at 2.8% compared to a Borough average of 2.4% (Source ONS April 2010 claimant count). St Catherine's & Hurn ward has the third highest rate at 2.6% whereas Jumpers ward has a lower rate at 2.1%.

Strategic Issues

- A range of types and sizes of commercial / industrial premises in various locations throughout the area contribute quite significantly towards the Borough's employment provision.
- Land at Avon Trading Park adjacent Fairmile Road forms an important part of the Borough's employment supply.

6 Transport

Roads

6.1 The area is physically sub-divided by busy main roads. Barrack Road – A35 – is the main route connecting Bournemouth to Christchurch. Fairmile Road B3073 connects the Borough to the A338 and the Airport. These routes act as main through routes for the borough and are heavily trafficked. The A35 is one of the major traffic congestion hotspots in the Borough, particularly along Barrack Road, its roundabout junction with Castle Lane East and around the town centre by pass area. Fairmile Road also has serious traffic congestion problems.

Public Transport

6.2 The 1A, operated by Transdev Yellow Buses runs along the whole length of Barrack Road. The route runs from Bournemouth via Boscombe and Christchurch town centre to Somerford, Sainsburys. It runs every 10 minutes

6.3 The 21, operated by Transdev Yellow Buses runs along River Way, The Grove and Fairmile Road. The route links Bournemouth, Boscombe bus station, Bournemouth Hospital, Christchurch Hospital, Christchurch High Street and Burton. It runs hourly

6.4 The X12, run by Wilts & Dorset, runs along The Grove and Fairmile Road. It links Bournemouth to Christchurch Railway Station, Christchurch Town Centre, Mudefore, Highcliffe, New Milton to Lymington. The service is every 30 minutes.

6.5 The C1 Christchurch Circular route, operated by Shamrock Buses runs along River Way, around the St Catherine's Hill estate and along Fairmile Road serving Christchurch Hospital to Christchurch town centre. Although it is a low frequency service – 3 services per day in each direction, they provide for local shopping and business trips.

6.6 A small part of the Portfield and Jumpers area – around Fairmile Road/Barrack Road is within 0.8m, therefore within walking distance, of Christchurch Railway Station. The line runs northwards towards Basingstoke/Reading, North eastwards to London Waterloo via Southampton and southwestwards towards Weymouth via Bournemouth, Poole and Wareham.

6.7 Portfield has a higher proportion of households with no cars (20.4%) compared with Jumpers (16.6%) and St Catherine's (12.2%). Portfield is well accessed by public transport as there are high frequency bus services along Barrack Road.

Transport infrastructure/public transport improvements

6.8 The 2009 Dorset Transport Plan sets out the following improvements which are relevant to the Portfield and Jumpers area

- A35 -'Total Route Management' - measures to improve traffic flow and safety which will include installation of traffic signals at Fountains Roundabout, congestion monitoring and VMS
- B3073 (Bargates, Stour Road, Fairmile Road)-installation of traffic signals with pedestrian facilities.
- Junction improvements to include priority for cyclists and bus users at A35/3060 Iford Junction

Strategic Issues

- The area is well served by public transport. A fair proportion of the area is within 400m of a bus route although it is appreciated that some services are less frequent than others. Services along Barrack Road are the most frequent. A small part of the area is within walking distance of Christchurch Railway Station.
- Traffic congestion along Barrack Road and Fairmile Road is a significant issue within this area.

7 Core Strategic Messages

- The area is diverse in its population and housing characteristics. There is a variety of type, size and style of housing to meet the needs of a range of residents at different life stages and to suit different economies. For example, Portfield provides small scale family housing for people starting out and a higher proportion of private rented housing, Jumpers has larger family housing, Fairmile contains a mixture of size of housing for a range of household sizes and St Catherine's is characterised by low density housing occupied by a larger proportion of older residents.
- The popularity of Twynham School has an impact on demand for housing within its catchment area and there is anecdotal evidence of an inflation of prices for family accommodation within this area.
- Provision of affordable housing is a significant issue for this area. Portfield and Jumpers residents identified this as one of their top three priorities for improvement in the Christchurch Place Survey 2008.
- There appears to be reasonably good access to community facilities across the area. However the St Catherine's Hill estate is less accessible to doctors, dentists, large scale shops and schools, although it has its own community centre and local shopping parade. This area has the highest proportion of elderly residents but also the highest proportion of car ownership. There is a low frequency bus service around the estate and Fairmile Road has a good level of bus service provision, with good links to the town centre.
- The Christchurch Open Space, Sport and Recreation Study highlights the lack of amenity space and play areas within the housing estates to the north of the railway line. A suggested priority is a play area to serve the northern area.
- Traffic congestion is a significant issue within the area particularly along Barrack Road and Fairmile Road. This was raised as a top priority issue by Portfield and Jumpers residents in the Christchurch Place Survey 2008. The spatial strategy will be identifying transport issues to tackle this issue together with promoting more sustainable modes of travel.