

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2012

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Planning Policy

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PART 1: ASSESSMENT OF HOUSING POTENTIAL

Status of this document

A Strategic Housing Land Availability Assessment (SHLAA) is a technical study which assesses the theoretical potential of sites in the Borough to accommodate future housing development. All local planning authorities are required to conduct a SHLAA under national policy. The assessment will be used to help inform future local planning policy but does not in itself constitute planning policy, nor does it indicate where applications for new housing will be granted by the Council. Any mapped boundaries provided in association with this report are for the purposes of the SHLAA only and have no other planning status.

The role of the SHLAA is to identify land and any potential constraints, but not to make judgments about whether that land should be allocated for development. Consultation with the local community has taken place as part of the preparation of the Core Strategy and further consultation will be undertaken to inform the Site Specific Allocations DPD. Anyone wishing to make representations about the suitability, or otherwise, of sites for development is encouraged to do so as part of that process.

For more information on the status of sites identified in this assessment, see section 2.

SHLAA is therefore a technical assessment that does not allocate land for development but merely makes judgements on whether land might be developed.

Executive Summary

This Strategic Housing Land Availability Assessment sets out the Borough's housing land supply for the period 01 April 2012 to 31 March 2027. It updates the previous SHLAA for the period 2011-2026 which was published in February 2012 and has been prepared in line with the National Planning Policy Framework April (NPPF) 2012 and the extant Strategic Housing Land Availability Assessments Practice Guidance (Communities and Local Government, 2007). The assessment of sites has considered all sources of housing potential (see the full list at appendix A) and has included an exhaustive street-by-street assessment of all sites which could theoretically yield new dwellings. No site size threshold was applied.

This report needs to be read in conjunction with the East Dorset SHLAA 2012. Housing land potential has been assessed for the plan area as a whole in line with the housing projection set out in Policy KS3 of the Core Strategy

Key findings

- The assessment identified sufficient land to deliver 3,186 units in Christchurch. One additional site within the Christchurch green belt was included, south of Burton, identified for residential development in Policy CN2 and CN3 of the Pre Submission Core Strategy. The East Dorset SHLAA has identified sufficient land to deliver 5,437 units within the East Dorset district.
- Policy KS3 of the Christchurch and East Dorset Pre Submission Schedule of Proposed Changes (November 2012) sets out a requirement for about 8,200 homes to be provided in Christchurch and East Dorset between 2013 – 2028.
- The NPPF states that all local authorities are required to identify a five year housing land supply with an additional buffer of 5% (moved from later in the plan period). The SHLAA assessments for Christchurch and East Dorset have identified a 5 year supply of 2,985 units (887 units in Christchurch and 2,098 units in East Dorset). This meets the requirements of the NPPF as it provides for the 5 year requirement of 3,005 which incorporates a 5% buffer.
- The assessment identified 5,638 units (2,299 units in Christchurch and 3,339 units in East Dorset) to meet the long term requirement for housing for the 6 – 15 year period 2017 – 2027. This equates to a surplus of 448 units when compared with the longer term requirement.

This assessment will primarily inform the emerging Christchurch and East Dorset Core Strategy which will set out the councils' vision, strategic objectives and core policies for the period 2013 - 2028. Consultation on the Schedule of Proposed Changes to Core Strategy Pre Submission document took place on 5 November 2012 – 21 December 2012, with submission planned for March 2013.

1. Introduction & background

All planning authorities in England are required by national policy to conduct a SHLAA to identify land which may have the potential to accommodate future housing. The National Planning Policy Framework (NPPF) April 2012 states that local planning authorities should undertake both a Strategic Housing Market Area Assessment to assess local housing need and demand (para 159), and a prepare a SHLAA to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period (para 159).

This is the fourth SHLAA to be produced for Christchurch Borough. It has been prepared in line with the National Planning Policy Framework 2012 and the extant Strategic Housing Land Availability Assessments Practice Guidance (Communities and Local Government, 2007) and has taken account of advice published by the Planning Advisory Service (Strategic Housing Land Availability Assessment and Development Plan Document Preparation, 2008). The Council published a comprehensive SHLAA 2011 review which included a Call for Sites. The 2012 SHLAA review builds on this study, revisiting site conclusions in the light of new information.

The NPPF sets out the approach for planning for housing. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. This states that local authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional 5% buffer to be moved forward from later in the plan period. The NPPF also states that authorities should identify specific developable sites or broad locations for growth for years 6 – 10 and where possible for years 11 – 15 (paragraph 47).

The SHLAA forms part of the robust evidence base which will inform the emerging Local Development Framework (see <http://www.dorsetforyou.com/ldf/christchurch> for more information) and will aid in the determination of planning applications.

The NPPF incorporated previous amendments made in May 2010 to national policy in the former PPS 3 which changed the definition of brownfield land to exclude residential gardens as well as removing the national indicative minimum housing density. These changes have not had any major implications for the SHLAA. The SHLAA identifies potential for housing from a variety of types of site and the NPPF encourages the efficient use of land. Some development in garden areas may be an appropriate means of achieving new housing development. The assessment has taken into account existing and emerging design policy and evidence in the Christchurch Borough Wide Character Assessment. It is considered that this strong policy base is sufficient to enable local discretion to resist inappropriate development in back gardens. Likewise the density assumptions for the SHLAA have been retained as the approach taken in the original SHLAA 2008 is still considered appropriate.

This assessment will primarily inform the emerging Christchurch and East Dorset Core Strategy which will set out the councils' vision, strategic objectives and core policies for the period 2013 - 2028. Consultation on the Schedule of Proposed Changes to Core Strategy Pre Submission document took place on 5 November 2012 – 21 December 2012, with submission scheduled for March 2013.

The SHLAA Practice Guidance recommends that assessments be undertaken within sub-regional Housing Market Areas following agreed methodologies. Christchurch forms part of the South East Dorset Housing Market Area, along with East Dorset, Bournemouth, Poole, North Dorset and Purbeck. A joint methodology has been developed for this area and included at Appendix A.

2. Aims and Limitations

This study has two main aims:

- ❖ The provision of evidence of a robust continually maintained, deliverable 5 year supply of housing land;
- ❖ A demonstration of a potential housing land supply for 15 years and beyond.

As a minimum, the Practice Guidance details the core outputs of the assessment as:

- ❖ A list of sites, cross-referenced to maps showing locations and boundaries of specific sites and showing broad locations, where necessary;
- ❖ Assessment of the deliverability/developability of each identified site to determine when an identified site is realistically expected to be developed;
- ❖ The potential quantity of housing that could be developed on each site or within each identified broad location;
- ❖ Constraints on the delivery of identified sites; and
- ❖ Recommendations on how these constraints could be overcome and by when.

The Practice Guidance requires that the SHLAA “*identify as many sites with housing potential in and around as many settlements as possible in the study area*” (paragraph 7). Due to the lack of large developable sites in Christchurch and a high rate of windfall development (discussed more in section 3) it has been necessary to conduct a complete and exhaustive street-by-street survey of all urban areas.

2.1 Managing Delivery

This assessment informs housing planning policy within the Borough. It will be used principally to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the council’s housing trajectory, illustrating the council’s delivery of housing compared to the strategic housing requirement as set out in the existing Structure Plan of development plan, as well as the emerging requirement as set out in the council’s Core Strategy.

The assessment will also be used to support the determination of planning applications within the borough by providing the information required to manage delivery of housing through the demonstration of a five year supply of land for housing development, as required by the NPPF.

2.2 Continuing Plan Preparation

While this assessment provides evidence that will be used in the production of the Core Strategy and future Site Allocations Development Plan Document, it does not recommend the allocation of any specific land within the borough. It will however, be used as part of the evidence to inform the allocation of such land.

2.3 Status of Sites Identified in the Assessment

The assessment itself does not constitute or create policy; rather it is a technical document that will inform the development of planning objectives and policies and the implementation of such policies through relevant planning decisions. Not all of the sites submitted to the council in the production of this assessment were found to be suitable sites for development.

This assessment provides a robust indication of the land that is deliverable and developable within the borough. However, it is not a tool to be used for the determination of individual planning applications as detailed matters will require more information than has been used to inform the assessment (e.g. full tree surveys). Consequently, all planning applications, whether on land identified in this assessment or not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported here.

Some sites within the existing Green Belt and therefore outside of the defined development boundaries in the borough have been assessed by this study. This does not, however, provide any indication that the council intends to change the Green Belt boundaries in these locations or that these sites will come forward as a result of any future change in policy, although there is an intention in the Core Strategy to change the Green Belt boundary for two sites for strategic release of land to provide new housing. This study has made an assessment of the suitability of the sites not identified for strategic release, should the policy that currently protects them change. The decision-making process for any change of Green Belt policy will be made by the Core Strategy and Site Specific Allocations Development Plan Documents. The SHLAA should not be used as evidence that any particular Green Belt site might be released in future, as it does not make the decisions about release of land. These decisions will be made through the formal planning process and subject to public consultation.

2.4 Rural Affordable Housing Sites

A site for 100% affordable rural housing was put forward by landowners as part of the 2011 call for sites. The existing Local Plan does not provide for 'rural exceptions' affordable housing. However draft policies in the Christchurch and East Dorset Core Strategy include an affordable housing rural and urban exceptions policy. Any change in local policy will be reflected in future reviews of the SHLAA.

2.5 The NPPF Sequential Test for residential development

Sites identified in the SHLAA must be considered by applicants wishing to demonstrate that no 'reasonably available alternatives' exist upon which new housing could be built instead of in the flood plain. To this end, all sites identified within the first five year supply have been assessed as suitable, available and achievable and therefore 'deliverable' in line with the NPPF and are not at significant risk of flooding (unless they have an existing consent for development). Applicants must assess the deliverability of all sites in the five year supply prior to submitting an application for development in Flood Zones 2 or 3.

3. Methodology

The methodology follows closely that of the National Practice Guidance and has been used across the Bournemouth & Poole Housing Market Area. This sets out a ten stage process as shown in Figure 1. The methodology is set out in Appendix A, and is available online at www.dorsetforyou.com.

The Practice Guidance states that where a local planning authority follows the prescribed standard methodology, such as is the case with this assessment, it will not be necessary to justify the methodology, including at independent examination.

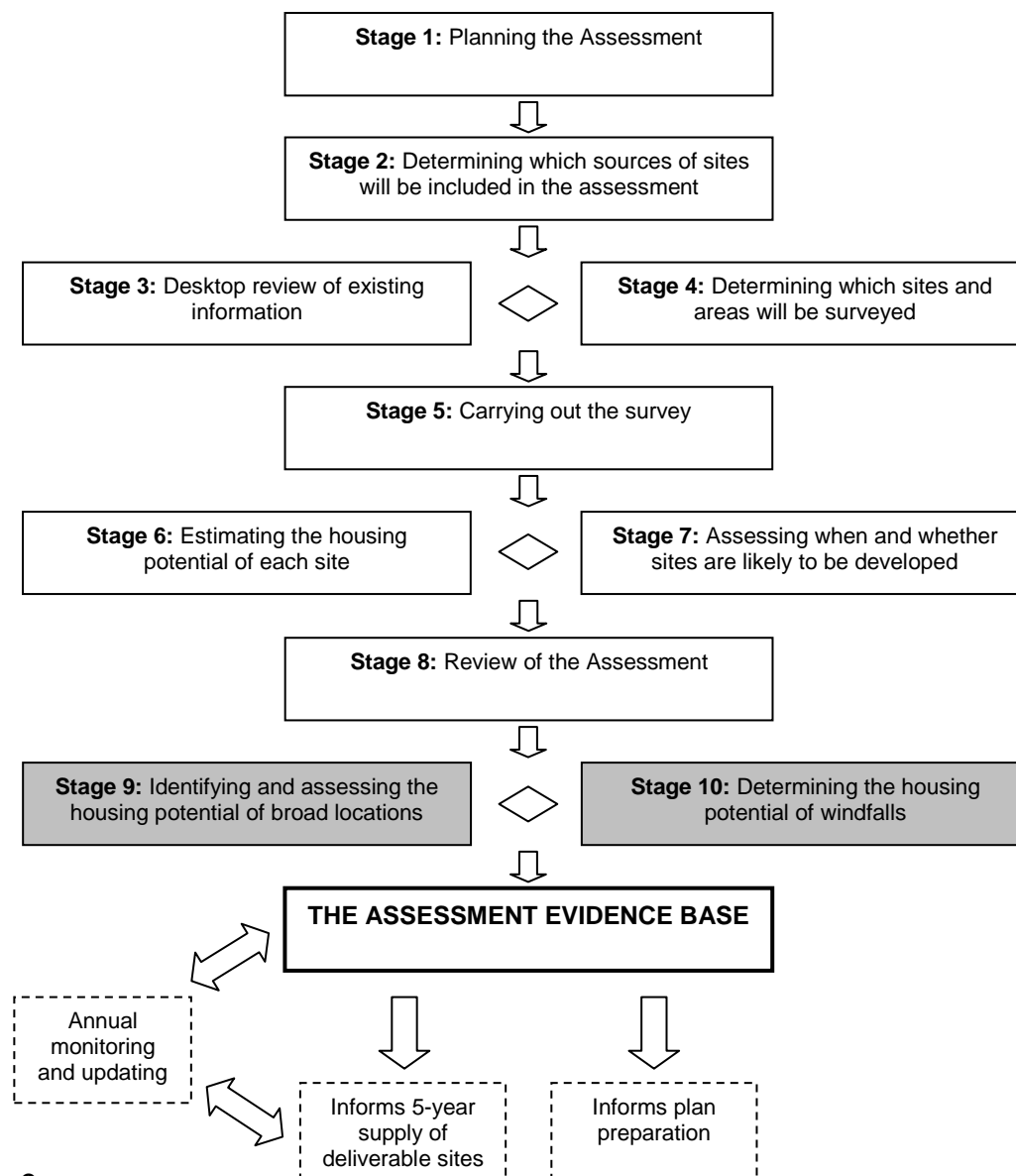
3.1 Partnership Approach and Consultation

The Practice Guidance strongly recommends that assessments are not prepared in isolation from key stakeholders. As such, a number of key stakeholders, including house builders, social landlords, property agents and community groups, were invited to form a Stakeholder Panel, in an advisory role, to help guide the assessment within the sub-region. Prior to the production of the 2008 assessment, eight panel meetings were held. The panel's views were considered in full and incorporated into the 2008 assessment.

The role of the panel was to aid in the shaping of the method to be used across the Housing Market Area through their expertise and views. This methodology was endorsed by the panel members and local authority representatives and put out for wider consultation in December 2007. Comments received on the joint methodology were considered and the final methodology for the Bournemouth and Poole Housing Market Area was produced in February 2008.

The current Panel is made up of the following organisations giving a representative selection of interested groups:

Figure 1 The SHLAA Process



❖ The Home Builders Federation Ltd	<i>Volume housebuilders represented by May Palmer</i>
❖ Pennyfarthing Developments	<i>Small house builder</i>
❖ Harry J Palmer	<i>Small house builder</i>
❖ Goadsby	<i>Estate agent</i>
❖ Dorset Association of Town & Parish Councils	<i>Community body</i>
❖ Terence O'Rourke	<i>Planning consultant</i>
❖ Spectrum Housing Group	<i>Registered provider</i>
❖ Environment Agency	<i>Environmental body</i>
❖ Dorset Community Action	<i>Community body</i>
❖ Campaign to Protect Rural England	<i>Environmental lobby group</i>

Sites identified as part of the assessment were considered for their suitability for housing by planning officers from planning policy and development control. In addition, for the 2008 SHLAA a representative sample of sites from across the Housing Market Area was passed through the stakeholder panel for their input on the availability, achievability and suitability of each. The input from the panel was then used to aid in assessing the remainder of the sites that were identified as part of the assessment.

For the SHLAA 2011 update, a copy of the report and schedules of sites were circulated to the SHLAA panel for comments.

3.2 Submission of sites – 2011 SHLAA Review

At the start of the 2011 SHLAA review period, landowners, agents and other stakeholders were requested to submit sites for consideration by the assessment. Guidelines on how to submit sites were available from the council's web site and at the civic offices. The assessment, the methodology and the request for sites were advertised in the local press including the Blackmore Vale Magazine, the Dorset Echo and the Bournemouth Echo. This request resulted in 3 new

Christchurch sites being put forward by landowners or agents/developers for consideration in 2011. A total of 8 sites were re-submitted – these are sites which have already been assessed by SHLAA 2009. One site was submitted as part of the Core Strategy Options for Consultation. The sites are listed in the table below.

Table 1: Submitted sites: SHLAA 2011

SHLAA 2011 Submitted Sites		
SHAA Ref No.	Address	Site Potential assessed in SHLAA 2012
8/01/0342 New in 2011	Land south of Burton, west of Salisbury Road, east of 56-60 Martins Hill Lane	45
8/01/0341 New in 2011	Land off Vicarage Way, Burton	0
8/11/0565 New in 2011	Land adj to Phase 8 of Hoburne Farm development	100
8/11/0194 Re-submitted in 2011	Former Car Park adj Grange Road Depot, Grange Road	14
8/08/0073 Re-submitted in 2011	55 Bridge Street	0
8/04/0034 Re-submitted in 2011	Land east of Marsh Lane	0
8/07/0423 Re-submitted in 2011	Southern part of Water Works Site	0
8/07/0263 Re-submitted in 2011	Eastern part of Water Works site	0
8/07/0035 Re-submitted in 2011	Central Part of Water Works site, off Knapp Mill Road	4
8/06/0064 Re-Submitted in 2011	1 Heath Road, Walkford	0
8/01/0335 Submitted as part of Core Strategy Options Consultation	Land south of Burton, west of Salisbury Road	0

3.3 Geographic Extent (Green Belt sites)

The Assessment has considered potential sites within and on the edge of the following settlements:

- ❖ Christchurch urban area (including Highcliffe)
- ❖ Burton

**note, the village of Hurn is entirely within the Green Belt and 400m within the heathland and represents an unsustainable location for future housing development*

The national Practice Guidance requires that sites adjoining existing settlement boundaries are assessed for potential, even if they are currently designated Green Belt. For Christchurch, all undeveloped land outside of existing settlements is designated as Green Belt. Policy KS 2 of the Christchurch & East Dorset Core Strategy Pre Submission sets out Green Belt policy and proposes limited changes to the Green Belt boundary to enable some new housing and employment to meet local needs. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate.

3.4 Flood Risk

The SHLAA seeks to locate development within Flood Zone 1 in accordance with national policy and the Christchurch Strategic Flood Risk Assessment Stage 2 Report 2009. The majority of sites identified for housing potential fall within zone 1. Sites that are entirely within flood zones 2 or 3a, have been excluded from the SHLAA where it is considered that there is no safe access or egress. There are some sites included within the 6 – 15 year supply which are partially affected by flood risk. Development on these sites will be subject to sequential and exception tests set out in the NPPF and should only come forward after the supply of sites within zone 1 have been exhausted and when it is possible to overcome the flood risk issues.

3.5 Urban extension

The former draft South West RSS required Christchurch Borough Council to provide for an urban extension of at least 600 dwellings ‘to the north of Christchurch’. Evidence gathered for the Christchurch and East Dorset Core Strategy indicates that development should take place on land south of the railway line, north of the A35. This land has accordingly been assessed by the SHLAA. Master-planning work at the urban extension began in early 2010 and has informed the 2012 SHLAA review. An estimate of 950 units on this site has been included, based on Stage 2 Masterplanning work undertaken by Broadway Malyan. It is estimated that development will start to take place on this site in 2014/15, so there is some potential included in the first five year supply.

3.6 Sites not assessed due to overriding constraints

Table 2 lists the overriding constraints that have excluded sites from the study.

Table 2: Overriding constraints

Sites to be excluded from Assessment	Justification
Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments and sites within 400m of protected heathland.	National Policy advises against development that would have an adverse impact on national and internationally important nature conservation interests.
Site is located wholly outside or is unrelated to the existing urban areas of Christchurch and Burton	Further policies, and where appropriate, settlement boundaries will be developed through the Local Development Framework process. Outside these settlements Local Development Frameworks will not contain specific allocations for housing and therefore the Strategic Housing Land Availability Assessment process is not applicable.

3.7 Deliverability, developability and the timing of development

The Practice Guidance requires that only those sites which are assessed as ‘suitable’, ‘available’ and ‘achievable’ be included in the five year supply; these are described as ‘deliverable’ in line with the NPPF. These sites should also be considered as ‘suitable available alternative sites’ to development in the flood plain in line with the NPPF. Where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future, the site is assessed as being ‘developable’ and is included within the 6-15 year period. If the requirements cannot reasonably be met in the 6-15 year period, the site has been excluded.

The assessment matrix devised as part of the Dorset SHLAA methodology (Appendix A) sets out a range of criteria under the headings ‘suitability’, ‘availability’ and ‘achievable’ against which each site was assessed to determine its deliverability. This ensured a consistent approach across the County. The matrix provides a list of the various constraints considered throughout the site assessments.

An assessment of the deliverability of larger sites in Christchurch is provided in Appendix E.

3.8 Assessment of constraints to development

The sites have been assessed against a number of constraints. These include policy, designations, tree cover, flood risk, legal issues, ownership constraints, infrastructure requirements and constraints evident from the site survey – topography, contamination, environmental conditions, site access, townscape/character constraints and infrastructure requirements. If it was considered that a particular constraint on development could not realistically be overcome, the site has not been included for potential housing delivery in the Borough at this time. Each site entered onto the SHLAA database has undergone an assessment against the full range of constraints to determine whether it is suitable, available and achievable. Site surveys were used to confirm whether many constraints were present or not.

3.9 A range of housing potential

It is not always possible to predict the type of residential development that will take place on a site, as there are often possible alternatives. The type of development will relate strongly to market conditions which can change within the time frame of the assessment. This can have a significant impact on the number of dwellings identified, for example, a site could be suitable for either large detached dwellings, or a block of flats. To consider this properly the original 2008 SHLAA assessment identified where a range of opportunity is available; this approach generated three options:

Option 1: The SHLAA option (figures as reported for the 2008 SHLAA)

Range of densities, mix of houses and flats. Assumes design can overcome some character concerns. Permitted by current policy in most cases.

Option 2: Lowest potential option

Lower density, mainly houses. Stricter protection of existing character. Permitted by current policy in all cases.

Option 3: Higher density option and wider redevelopment

Generally higher densities, greater proportion of flats. Assumes design can overcome most character concerns. Would require break from current policy in many cases. Greater number of other uses identified for redevelopment.

The original 2008 SHLAA Assessment concluded that the approach taken in Option 1 was the most appropriate. This approach has been retained in the 2009, 2011 and 2012 SHLAA assessments.

Analysis of past development trends

3.10 Windfall development

Christchurch Borough is highly constrained by international ecological designations such as the Town Common / St. Catherine's Hill Special Protection Area, Green Belt, extensive flood plain and natural features such as the rivers, coast and harbour. As such, current development is entirely concentrated on existing urban areas. An analysis of windfall rates (i.e. housing development on sites not allocated in the Local Plan) over the past five years shows that between 85.9% and 100% of development has been delivered on windfall sites (see table 3 below). There are only a few allocated sites in the Borough; at 1st April 2012 three Local Plan housing allocations remained undeveloped, but these are all constrained by high flood risk issues so have not been identified for housing potential in the SHLAA (source: Residential Land Monitoring 2012).

Table 3: Development on windfall sites and previously developed land

Completion year	On allocated sites (net units)	Windfall (net units)	Total completions (units)	Windfall (%)	On previously developed land (%)
2006-07	18	110	128	85.9%	92.2%
2007-08	0	190	190	100.0%	96.3%
2008-09	0	101	101	100.0%	93.1%
2009-10	3	99	102	97.0%	94.1%
2010-11	7	96	103	93.2%	93.1%
2011-12	0	62	62	100.0%	86.2%
Six year average 2006-12	4.7	109.7	114.3	96.0%	92.5%

(source: annual completions data and Annual Monitoring Reports)

The national Practice Guidance does not allow local authorities to include a windfall allowance in their SHLAA unless their assessment shows that, following a detailed and thorough search for sites, insufficient specific sites can be identified. In such cases, identification of 'broad locations' or inclusion of a windfall allowance may be justified. The NPPF now permits the inclusion of a windfall allowance in the five year supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply, but that this should not include residential gardens (para. 48).

The approach taken in Christchurch has been to exhaustively search the urban area for potential windfall sites, through both a detailed desktop mapping exercise and a street-by-street survey. The vast majority of included sites have been identified in this manner and constitute the bulk of the 15 year supply. In some instances, it has not been possible to distinguish which site is more developable, or is any more likely to be developed than similar neighbouring sites,

such as for large homogenous housing areas where any of a number of gardens could theoretically be developed. In these instances, a housing potential has been attributed which could realistically be delivered within 15 years (see section 3.22 for more information). In view of the thorough approach taken to identifying sites within the SHLAA, it would not be possible to justify a windfall allowance as every possible site within the urban area has already been assessed for potential.

In Christchurch there is evidence, set out in Annual Monitoring Reports, that the majority of residential development in the Borough has taken place on small-scale infill sites and the redevelopment of existing residential properties, which would be classified as residential gardens in the NPPF. However, this form of development has not had a detrimental impact on the character of the area and if development were not to continue to be permitted in such a way, then significant areas of the Green Belt would be at risk of development to meet the acknowledged housing need in the area. Christchurch has significant areas of European protected lowland heathland in close proximity to the main urban areas and due to guidance from Natural England regarding the implications of the Habitat Regulations, no additional residential development is permitted within 400m of these areas. The Council's existing and proposed development management policies seek to ensure that developments should harmonise with the townscape and character of the area in which they are set, which will ensure that the character of the area is not adversely affected. Therefore the Council consider that the inclusion of garden land in the SHLAA is justified, due to the particular circumstances in Christchurch.

3.11 Previously developed land (greenfield / brownfield)

Table 3 above demonstrates that over the period 2006-2012, 92.5% of housing development has been on previously developed (brownfield) land. All greenfield development during this period has taken place on a single site, the Hoburne development in West Highcliffe.

3.12 Subdivisions (past and projected)

Table 4 below shows that the number of units delivered through subdivisions (the division of a house into multiple smaller dwellings) over the last five years has been very low for Christchurch, with a six year average of only units per annum (or 4.9% of total completions). This represents a decrease on the five year average from the 2009 SHLAA of 8.8 units per annum and 6.9%.

Table 4: Past subdivisions 2006 - 2012

Completion year	Subdivision completions* (net units)	As % of total completions for the year
2006-07	3	2.3%
2007-08	17	8.9%
2008-09	9	8.9%
2009-10	2	2.0%
2010-11	1	1.0%
2011-12	4	6.5%
Six year average 2006-2012	6	4.9%

*includes some developments classified as 'extensions', which have resulted in a net gain in units(source DCC monitoring)

The category 'Subdivision, redevelopment or intensification of existing housing (SRI)' defined in the methodology and used in this study would normally include subdivisions. So as not to overplay the contribution that they should make towards future housing supply, units through subdivisions have been separated out from the SRI category to allow for independent consideration through the assessment. Rather than include all subdivisions in the final potential figure, it was considered better to project a realistic annual rate over the ten to fifteen year supply (the Practice Guidance does not permit them to be included in the first five years). Site surveys have identified sufficient specific and suitable sites upon which to deliver the projected numbers of subdivisions.

Table 4 above justifies an annual projected rate of 6 units per year delivered through subdivisions, as an average over the past 6 years. The figures reported in section 5 assume that, because vacant and derelict land within the urban area is already scarce and is decreasing over time, that rate of subdivisions can be expected to increase marginally over that period. The assessment has therefore assumed that for each year covered by the assessment, 1 additional unit per year will be delivered through subdivision. This results in the figures in table 5 and the final projected supply of 189 units.

Table 5: Projected subdivisions for 15 year supply

Year	Projected units through subdivision
2012-13	Not permitted in first five year supply
2013-14	
2014-15	
2015-16	
2016-17	
2017-18	14
2018-19	15
2019-20	16
2020-21	17
2021-22	18
2022-23	19
2023-24	21
2024-25	22
2025-26	23
2026-27	24
Total	189

Expired national guidance on urban capacity studies recommended that only properties of 7 habitable rooms or more are suitable for subdivision. This assumption has been carried through the SHLAA. Past local trends also indicate that in general, bungalows are not subdivided. Therefore the assessment has not identified any bungalows as suitable for subdivision.

3.13 Housing development – by site type

As part of this assessment, all housing completions over the past 5 years were analysed and categorised by development type, as defined by DCC monitoring (see table 6 below). This exercise gives an indication of the different type of housing site developed in the past and is a useful comparator for the types of site identified by the SHLAA for development over the next 15 years. The market conditions have changed since the economic downturn which started in 2008, hence the number of completions has fallen. Policy changes made through the emerging Local Plan will be factored into future reviews of the SHLAA.

Table 6: Past housing completions by development type (net)

Completion year	No. of DEVELOPMENTS of this type							UNITS delivered through this type (net)						
	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	TOTAL	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	TOTAL
Infill	3	4	5	2	8	2	24	4	6	5	3	16	5	39
Redevelopment*	10	8	19	15	22	9	83	99	155	58	75	60	35	482
Conversion	4	2	5	2	3	4	20	7	2	6	2	12	2	31
Undeveloped urban	2	0	1	0	0	0	3	5	0	6	0	0	0	11
Greenfield	1	1	3	1	1	1	8	10	7	5	6	4	10	42
Extension	1	3	3	3	2	1	13	1	15	6	8	5	1	36
Backland	2	4	2	5	3	5	21	2	5	15	8	6	9	45
TOTAL	23	22	38	28	39	22	172	128	190	101	102	103	62	686

* these figures do not distinguish between redevelopment of housing or redevelopment of other uses

(source: Dorset County large sites completions and Christchurch Borough small sites completions data)

The vast majority – approximately 72% - of housing built during the period 2006 – 2011 was delivered through the redevelopment of existing housing or other uses (i.e demolition and complete replacement with new housing). Another significant source is infill and backland, which together have accounted for 11.2% of all development over the last 5 years. Many areas of the borough consist of low to medium density housing, some of which enjoy large back gardens or generously wide plots. Housing can continue to be delivered through this source, if other planning considerations deem this an appropriate location for housing. However the council will need to consider the impact of intensification on character, local amenities and infrastructure.

3.14 Housing development – by dwelling type

Figures for gross completions over the last 6 years (as reported in the 2011 Christchurch Annual Monitoring Report and updated by DCC Monitoring Information in 2012) show that up to 2008/9 more flats than houses or bungalows were built each year (see table 6 below) However for the past 4 years, more houses have been built than flats. The majority of flats built were 1 or 2 bedroom, whereas the majority of houses/bungalows built were 3 bedroom, followed by 4 bedroom.

Table 7: Completions by dwelling type (gross)

Houses and Bungalows	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
1 bed	1	6	0	0	0	4
2 bed	17	14	9	21	33	14
3 bed	28	28	15	37	35	16
4+ bed	19	19	30	21	21	20
Total house and bungalow completions	65	67	54	79	89	54
% of total completions	41.4%	29.7%	43.9%	61.7%	67.4%	62.1%
1 bed	49	85	32	12	37	15
2 bed	35	76	36	25	6	17
3 bed	3	4	1	12	0	1
4+ bed	5	0	0	0	0	0
Total flats completions	92	165	69	49	43	33
% of total completions	58.6%	75.3%	56.1%	38.3%	32.6%	37.9
Total Completions (Gross)	157	219	123	128	132	87

Trends across the south east Dorset conurbation have shown a steady increase in the number of houses being replaced with higher density flats, although in Christchurch the rate of these types of development is still relatively low. In the past 3 years the county trend has slowed due to the economic downturn and its consequent effect on the development industry. For the past 3 years there were more houses built in Christchurch than flats, which is a reversal of previous trends. As many ageing buildings still exist within the borough, new housing development through this land source can be expected to continue at a steady rate, although perhaps lower lower than the county average.

See more on the mix of housing types in section 3.17.

Local constraints and assumptions

3.15 Character

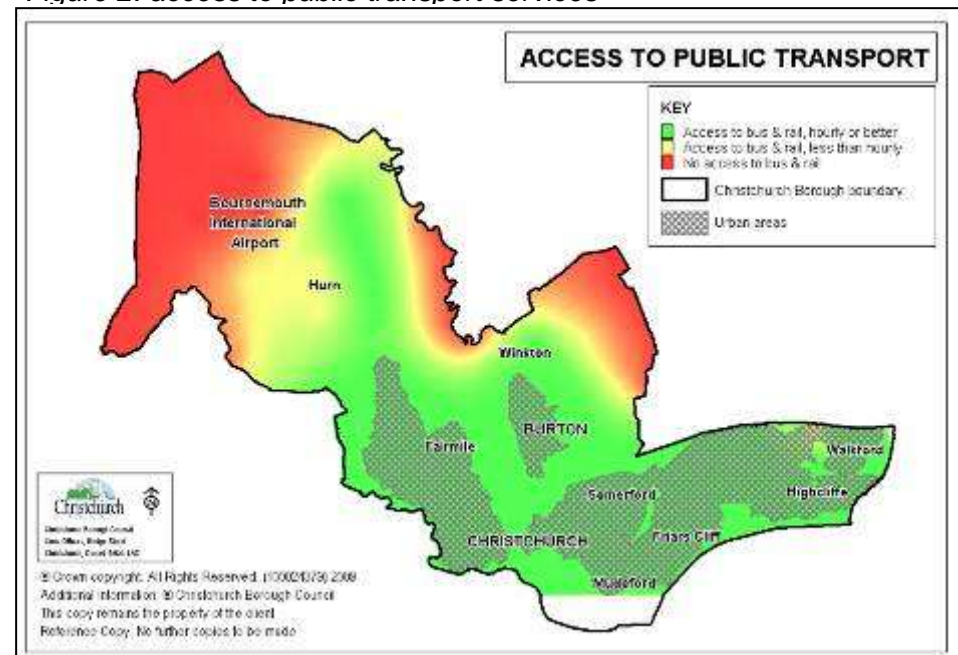
Although not an overriding constraint to development, character is nonetheless a highly instrumental factor determining the acceptability of new housing and a material consideration when determining planning applications. In recognition of the Borough's varied and valued character, the council adopted the Borough-wide Character Assessment as supplementary planning guidance in November 2003. Rather than simply providing basic statements about important features of local character, the Character Assessment identifies which elements of built form and townscape - such as mature trees and gardens, plot widths, building scales and uses - are most sensitive to various forms of development. It is this sensitivity analysis which has been used to inform the SHLAA.

Where defining elements of character would be sensitive to development such as infill or redevelopment at higher density, this assessment has assumed that character could potentially be a significant constraint. This approach was adopted for SHLAA 2008 and retained in subsequent updates.

3.16 Accessibility

To inform the 'suitability' element of the assessment in terms of access to higher public services, public transport and local facilities, Dorset County Council conducted an assessment of sites using Accession™ accessibility software. The results illustrate the accessibility of areas across the Borough in terms of a range of indicators (access to public transport, access to higher level services by public transport, and access to local services by foot).

Figure 2: access to public transport services



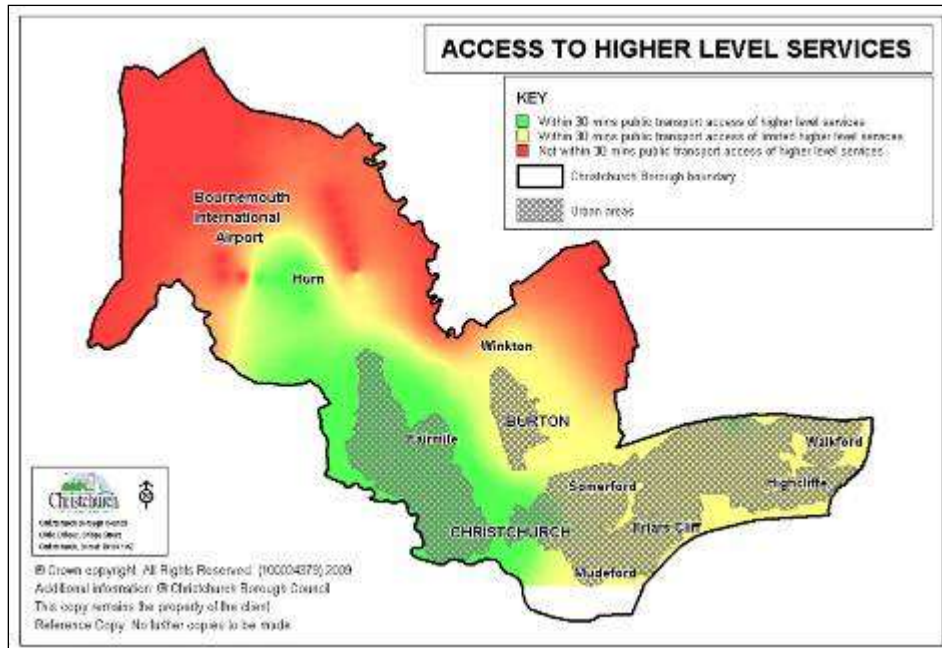
ACCESSIBILITY CRITERIA

Access to bus & rail, hourly or better: sites within the green shaded areas are within 400m of an existing bus stop or 800m of a railway station, with hourly or more frequent services.

Access to bus & rail, less than hourly: sites within the yellow shaded areas are within 400m of an existing bus stop or 800m of a railway station, with less than hourly services.

No access to bus & rail: sites within the red shaded areas are more than 400m of an existing bus stop and 800m of a railway station.

Figure 3: access to higher level services by public transport



ACCESSIBILITY CRITERIA

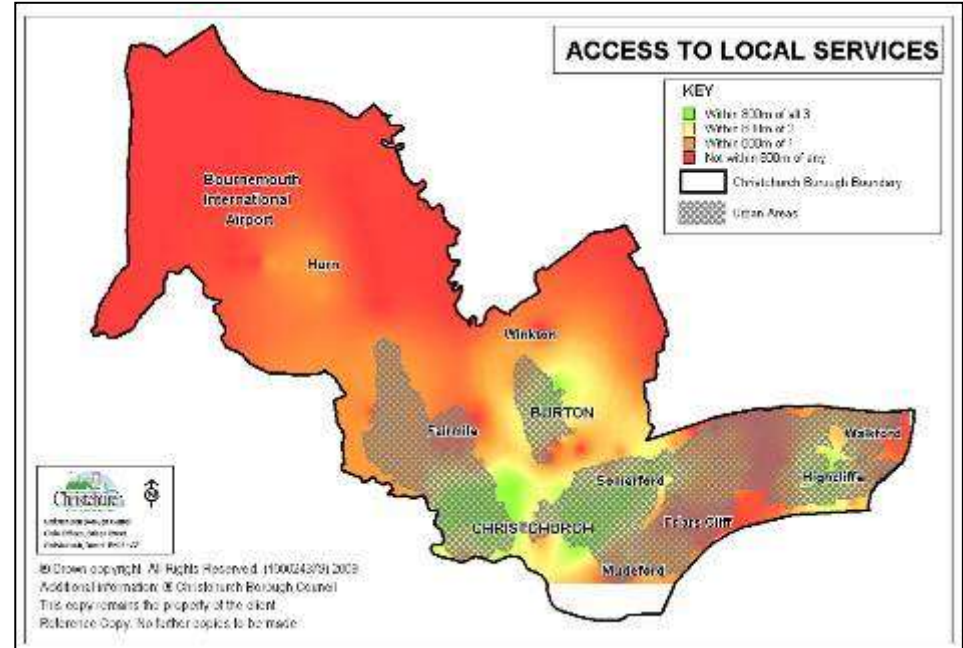
‘Higher level services’ are defined as: hospital, secondary school, areas of employment and a major retail centre

Within 30 mins public transport access of higher level services: sites within the green shaded areas are within 30 minutes public transport time of **ALL** of the higher level services.

Within 30 mins public transport access of limited higher level services: sites within the yellow shaded areas are within 30 minutes public transport time of **TWO** of the higher level services.

Not within 30 mins public transport access of higher level services: sites within the red shaded areas are further than 30 minutes public transport time from all of the higher level services.

Figure 4: access to local services by foot



ACCESSIBILITY CRITERIA

‘Local services’ are defined as: convenience store, primary school and GP surgery

Within 800m of all 3: sites within the green shaded areas are within 800m walking distance of **ALL** local services.

Within 800m of 2: sites within the orange shaded areas are within 800m of 2 of the 3 local services.

Within 800m of 1: sites within the yellow shaded areas are within 800m walking distance of 1 of the 3 local services.

Not within 800m of any: sites within the red shaded areas are further than 800m walking distance from all the 3 local services.

Figure 2 shows that sites anywhere within the Christchurch and Burton urban areas have access to hourly bus and rail services. Western Hurn, Bournemouth Airport and land to the northeast of Burton have limited or no access.

Figure 3 shows that access to higher level services (defined as a hospital, secondary school, area of employment and major retail centre) is generally good across the urban areas, although better in the west of the Borough due to the location of Bournemouth and Christchurch hospitals.

Figure 4 shows that access to local services by foot varies significantly across the urban area. Only parts of Christchurch town centre enjoy access to all 3 identified local services. Accessibility in this regard is influenced mainly by proximity to primary and local shopping areas.

3.17 Mix of housing types

Through a process of site-specific survey and analysis of constraints, the housing potential of sites identified by this assessment depends largely on the nature of the site, the surrounding form of development and anticipated future trends. Where different types of dwelling may be equally appropriate for a site (semi-detached housing or flats for example) then wider, non site-specific factors have been considered. These include:

Housing need

The Strategic Housing Market Assessment Update (2011) confirms that there is still a high level of housing need in Christchurch. In terms of size of housing required, the Report concluded that around 55% of market housing should be larger – i.e. 3 and 4 bedrooms whilst 60-70% of housing in the affordable sector should be smaller i.e. 1 and 2 bedroom with the main focus being on 2 bedroom accommodation.

Development along transport corridors

More intensive forms of development such as high density flats are generally considered more sustainable where they are located along or within easy reach of prime transport corridors. Local Transport Plan policy (LTP3) and Policy KS9 of the Christchurch & East Dorset Core Strategy Pre Submission states that prime transport corridors should provide the focus for development and supported by transport improvements that will benefit existing and future communities. In recognition of this, zones within 400m (straight-line distance) of the main routes into and across the borough were mapped on the council's GIS and used to inform decisions about the most appropriate form of housing on sites within the zone. The Prime Transport Corridors are the A35, A337 (Lymington Road), B3073 (Bargates/Fairmile), Christchurch High Street and the B3347 (Stony Lane).

3.18 Redevelopment of existing employment uses

All existing employment sites in the borough, (allocated and unallocated), excluding Bournemouth Airport, have been included in this assessment. The Bournemouth, Dorset and Poole Workspace Study (2012) projects requirements for the Bournemouth and Poole Housing strategic housing market area, which has informed the Core Strategy employment land target. Most employment sites, especially those in sustainable locations with high quality uses and

high market demand, have therefore been assessed as having no housing potential. However, some limited opportunities for redevelopment do exist on sites where there is a lack of market demand or on less sustainably located sites.

A pragmatic approach to the redevelopment of small non-residential uses was adopted during the assessment of sites. It has generally been assumed that newer premises in sustainable locations that form part of well-established business parks, attractive to the market will continue in their present use through the next 15 years, while older, smaller, less well-established or less visible uses may be suitable for conversion to residential. Some sites have been considered suitable for 'upgrading', and are expected to retain their existing employment use.

3.19 Redevelopment of residential garages / parking

The assessment identified a large number of residential garage sites across several areas of the Borough, in particular within Burton and Winkton, Highcliffe, West Highcliffe, Mundeford and Friars Cliff, and Purewell and Stanpit wards. A general lack of off- and on-street parking in these areas, combined with complex multiple ownerships and a general expectation that most property owners would wish to retain their associated garage, has ruled out the vast majority of these sites for redevelopment as housing. General assumptions that have guided the assessment are:

- there is a need to retain at least 50% of garage/parking, unless there is clearly plenty of spare capacity elsewhere in the near vicinity
- redevelopment of no more than 3 garages (i.e. in 3 separate ownerships) per one dwelling gained, is considered economically viable

3.20 Backland development (back gardens)

Dorset County Council Monitoring information has shown that "backland development", although highly unpopular (it is often referred to as 'garden grabbing'), has provided at least 42 new dwellings between 2006 - 2012 equivalent to 6.1% of the total supply for that period (see table 6). The definition of the "Backland" category in the DCC monitoring database is "A form of infill, to the rear of housing or other types of area". Some back gardens will be able to accommodate additional development whilst retaining adequate garden and amenity space for existing and new dwellings. Planning considerations will vary from site to site and existing and emerging design policy and evidence should assist in protecting the inappropriate development of garden areas. The Borough-wide Character Assessment (2003) identifies several character areas where large back gardens, wide plots or mature trees are important features which may be sensitive to loss through infill and other forms of intensification.

Backland sites are also often constrained by multiple ownerships, especially in the case of groups of contiguous back gardens. Some examples of complex land assembly involving many different landowners do exist. Notably the development of what is now Robin Gardens (17 dwellings) in Portfield Ward - estimated to have originally been in 18 different ownerships – was assembled and developed following an application in 2002. Also Driftwood Park (14 dwellings) in Jumpers Ward was refused but allowed on appeal in 2003 on land in an estimated 20 separate ownerships. A more recent example, also in Jumpers Ward, is the new development of Canberra Close (8 dwellings) granted in 2007, which was originally in about 10 ownerships.

An analysis of completions on large sites (more than 5 dwellings) since 2003 revealed that examples of complex land assembly and backland development similar to those described above have been limited to wards in the west of Christchurch (Jumpers, Portfield and the western part of Town Centre ward). Examples of single gardens or pairs of gardens being redeveloped for housing are common to all low to medium density housing areas however. The assessment of sites has therefore taken into account back garden redevelopments within the same neighbourhood or character area, as well as the unique site characteristics.

3.21 Public open space

No sites designated or used regularly as public open space have been included in the assessment unless they are understood to be significantly underused, surplus to requirement, or plans for their redevelopment have been considered. The SHLAA Practice Guidance does recommend that open space is included in the assessment. However, the recently completed Open Space, Sport and Recreation Study for Christchurch and East Dorset (2007) provides both an assessment of current and future local need for open space, and an informed evidence base on which to judge the redevelopment potential of specific sites.

Where the 2007 Open Space study identified a shortfall in a particular type of site, then in general these have either been excluded from the SHLAA or assessed but found to have no potential. Several small areas of amenity green space have been included in the assessment. These sites often serve to provide relief from built up areas and improve general liveability as well as offering actual recreational value. These factors have been taken into account throughout the assessment.

3.22 Homogenous residential areas

Wherever possible, individual sites have been specifically identified by the assessment. However, in residential areas of homogenous housing types where any number of adjacent properties and plots may be of the same size, shape, orientation and age it is not always possible to distinguish which property among them stands a greater likelihood of being redeveloped in the future than any other. In the few instances where it has not been possible to identify specific properties, a boundary has been drawn around the many similar ones and a realistic assessment of housing potential made.

It is important to note that these sites do not constitute 'broad locations' as defined in the Practice Guidance; they are an attempt to identify in as much site specific detail as possible where future windfall applications can realistically be expected.

3.23 Implementation rate – existing planning permissions

Recent trends set out in table 8 indicate that a consistently very high proportion of all planning consents for new dwellings in the borough are eventually developed, (in some cases, initial consents are superseded by replacements) For this reason, no discounting rate for implementation has been applied to existing permissions. However, through the assessment of sites a very small number of existing consents were excluded due to known constraints to those particular developments. Completion rates have fallen due to the effects of the recession. However the information for applications granted in 2009/10 is quite

positive, bearing in mind the economic context, with 55% completed, and 10% under construction. It is not possible to have a final figure for that year, as a permission granted in March 2009 still has until March 2012 to be started. It will take at least another year until the full picture for 2009/10 permissions to be known. (Source: DCC Monitoring)

Table 8: Implementation of planning consents

Year consent granted	Completion rate
2003-04	95.8%
2004-05	97.6%
2005-06	94.3%
2006-07	100%
2007-08	70.3%
2008-09	90.7%
2009-10	55.0% so far
Six year average 2003-09	90.8%

(figures provided by Dorset County Council. Figures show the % of sites which have since been developed since gaining consent in the years shown)

3.24 Economic viability

The economic viability of development on sites included in the study is one of the most difficult constraints to assess. The Dorset methodology requires each authority to consider viability and the database provides for assessment comments, but no common assumptions or yardsticks for viability have been agreed. There are many complex influencing factors such as land costs, residual values, geographic location, planning contributions, multiple ownerships and market forces; these have been considered during the assessment wherever appropriate. However, a more thorough framework for viability assessment will be developed for subsequent reviews of the assessment, informed by work undertaken by Whiteleaf for the Urban Extension and as part of the CIL viability study.

3.25 Vacant properties

The council's Vacant Properties Register was consulted as a source of potential supply. Only 187 properties vacant for longer than 6 months appear on the register for 2011 representing just 0.80% of the borough's total housing stock. In 2009 (figures for 2011 not available) an additional 233 properties had been vacant for less than 6 months but many of these were expected to be short term 'transactional vacancies' (actively marketed or being prepared for occupation), and are necessary for the process of house sales and purchases. Data collected by the Department for Communities and Local Government suggests that nationally, more than half of all empty homes are transactional vacancies. All properties on the Council's register were considered for assessment and any redevelopment or intensification potential included within the relevant category.

4. Strategic Housing Requirement

4.1 Bournemouth, Dorset and Poole Structure Plan requirement

The current Bournemouth, Dorset and Poole Structure Plan (adopted in 2000) identifies a total housing requirement for Christchurch of 2,000 dwellings (net) for the period 1994 to 2011. This represents an annual average of 118 units (net) over that period. Records of annual net housing completions show that there have been a total of 2552 completions from 1994 – 2011. Therefore the Structure Plan requirement for 2,000 housing units from 1994 - 2011 has already been exceeded.

4.2 Former Draft RSS (Proposed Changes) requirement

The *Proposed Changes to the Draft South West Regional Spatial Strategy* (July 2008) proposed 3450 dwellings for Christchurch for 2006 – 2026, or an annual requirement of 173dpa (dwellings per annum). However the Government is in the process of abolishing the Regional Spatial Strategies as part of a Localism Bill which received royal assent in November 2011. The SHLAA now looks to the provisions of national policy and policies in the emerging Core Strategy for guidance.

4.3 National Planning Policy Framework (2012)

The NPPF advises that LPA's should have a clear understanding of housing requirements in their area and prepare a Strategic Housing Market Assessment. To boost the supply of housing, local planning authorities should ensure that their Local Plan meets the full requirements for market and affordable housing in their housing market area. Local Plans should aim to meet objectively assessed development requirements unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

4.4 Updated Strategic Housing Market Assessment 2011 and further evidence provided by Dorset Council

An important part of the SHMA process is to establish likely overall requirements for additional housing of all tenures in an area. The updated Strategic Housing Market Assessment 2011 considers likely future housing requirements on the basis of projected demographic change and household formation. Further evidence has been prepared by Dorset County Council for Bournemouth, Dorset and Poole which provides population and household projections derived from new 2011 census data. Based on this most recent evidence there is a need for 7500 new market and affordable homes in Christchurch and East Dorset between 2013 and 2018.

4.5 Updated Strategic Housing Requirement

The SHMA and Dorset County Council data have informed a single housing projection for the plan area which includes Christchurch Borough and East Dorset district. In order to provide additional flexibility and to give a tolerance for potential non delivery of some proposals, the joint housing target has been set at 8,200 dwellings. This provides flexibility of approximately 10% over and above the baseline figure and also allows for possible future changes in statistical data which affect household projections.

In establishing a housing target for Christchurch the assessment of housing need must be balanced against the level of housing that can be delivered sustainably

The Christchurch and East Dorset Core Strategy Pre Submission Schedule of Proposed Changes November 2012 sets out in its key strategy the broad location and scale of housing to be delivered. Policy KS3 identifies that about 8,200 new homes will be provided in Christchurch and East Dorset between 2013 and 2028. This equates to 547 units a year. It is proposed to assess the SHLAA results against this proposed housing delivery target. Therefore based on this policy:-

- The total 15 year requirement for Christchurch and East Dorset for 2012 – 2027 is $547 \times 15 = 8,200$ units
- Incorporating a 5% buffer for the 5 Year supply as required by NPPF:-
 - 5% of 8,200 = 410 to be delivered in the first 5 years = 82 a year
 - $8,200 - 410 = 7,790$. 7,790 divided by 15 = 519 a year annual requirement.
 - The first five years requirement = $519 + 82 = 601$ annual requirement x 5 years = 3,005
 - The five year requirement incorporating a 5% buffer = $3,005 - 601$ a year
- The 6 – 15 year requirement = $519 \times 10 = 5,190 - 519$ a year

In summary:-

- **The total 15 year requirement for Christchurch and East Dorset for 2012 – 2017 is 8,200 or 547 units a year**
- **The five year requirement incorporating a 5% buffer is 3,200 or 601 units a year**
- **The remaining 6 – 15 year requirement is 5,190 or 519 a year**

Comparison of these figures with identified land supply is provided in table 11 in section 5.

5. Results of the Assessment: Christchurch

In total 1034 sites in Christchurch have been assessed within this Study. This includes 3 submitted through the SHLAA 2011 consultation, 8 re-submitted sites through the 2011 consultation, 1 submitted through consultation to the Core Strategy Options for Consultation and 1022 identified by planning officers.

Table 9: Breakdown of all sites assessed

		Source of Data		Settlement		
		Submitted through consultation	Identified by officers	Within existing urban areas	Green Belt - on edge of urban area	Green Belt - Countryside
Category	Total Sites	Sites	Sites	Sites	Sites	Sites
Subdivision of existing housing, redevelopment of existing housing or intensification	709	0	709	701	8	0
Flats over shops	32	0	32	32	0	0
Previously developed vacant / derelict land and buildings (non housing)	6	0	6	5	1	0
Redevelopment or conversion of other uses	160	1	159	153	7	0
Redevelopment of car parks	27	1	26	25	2	0
Review of existing housing allocations in plans	2	0	2	2	0	0
Review of other allocations in plans	0	0	0	0	0	0
Vacant land not previously developed	35	8	27	25	6	4
Existing planning permissions	63	n/a	n/a	63	0	0
Rural Exception Sites	n/a	n/a	n/a	n/a	n/a	n/a
Total	1034	10	961	1006	24	4

Table 10: Identified supply of dwellings in Christchurch (included sites)

Category	TOTAL		Deliverable 2012 - 2017		Developable 2017 - 2028		Excluded
	Dwellings	Sites	(Years 1 - 5)		(Years 6 -15)		Sites
			Dwellings	Sites	Dwellings	Sites	
Redevelopment of existing housing or intensification	576	252	62	22	514	197	456
Subdivisions (projected)	189				189		
Flats over shops	36	10	0	0	36	10	22
Previously developed / vacant / derelict land and buildings (non housing)	11	2	0	0	11	2	4
Redevelopment or conversion of other uses	755	50	130	6	625	44	110
Redevelopment of car parks	36	4	14	1	22	3	23
Review of existing housing allocations in plans	0	0	0	0	0	0	2
Review of other allocations in plans	0	0	0	0	0	0	0
Vacant land not previously developed	1122	7	270	2	852	6	29
Existing planning permissions	461	63	411	62	50	2	0
Rural Exception Sites	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total	3186	388	887	93	2299	264	646

5.1 15 year housing land supply

To meet the full fifteen year requirement based on the proposed housing delivery strategy in Policy KS3 of the Christchurch & East Dorset Core Strategy Pre Submission, the assessments for Christchurch and East Dorset needed to identify 'developable' land for about 8,200 dwellings over the period 2012 - 2027. The SHLAA has identified land for 3,186 dwellings in Christchurch and 5,437 dwellings in East Dorset, totalling 8,623 dwellings which represents a 15.8 year supply (at an average of 547 dpa). The supply of deliverable sites in Christchurch for the 2012 base year is summarised in Table 10.

5.2 Capacity on Deliverable Sites (5 year supply)

To meet the five year requirement plus a buffer of 5% as required by NPPF based on the proposed housing delivery strategy in Policy KS3 of the Christchurch & East Dorset Core Strategy Pre Submission Proposed Changes November 2012, the assessment needed to identify 'deliverable' sites (suitable, available and achievable) to accommodate 3,005 dwellings in Christchurch and East Dorset over the period 2012 - 2017. The SHLAA has identified land for 887 dwellings in Christchurch and 2,098 in East Dorset, totalling 2,985 dwellings which meets the requirement plus a buffer of 5%. The five year supply of deliverable sites in Christchurch for the 2012 base year is detailed in Appendix B and summarised in Table 10. The fact that a site is not included in the five year supply does not preclude it from gaining planning permission especially where it accords with other policies in the development plan.

5.3 Capacity on Developable Sites (6 to 15 year supply)

To meet the six to fifteen year requirement based on the proposed housing delivery strategy in Policy KS3 of the Christchurch & East Dorset Core Strategy Pre Submission, taking into account the 5% buffer to be moved to the 5 year supply category, the assessment needed to identify 'developable' land for a minimum of 5,190 dwellings in Christchurch and East Dorset over the period 2017 - 2027. The SHLAA has identified land for 2,299 dwellings in Christchurch and 3,339 in East Dorset totalling 5,638 dwellings during this period. This exceeds the longer term supply requirements.

The six to fifteen year supply of deliverable sites in Christchurch for the 2012 base year is detailed in Appendix C and summarised in Table 10.

This report does not distinguish between the six to ten (2016-21) and eleven to fifteen year (2021-2026) supply periods. The assessment results do not indicate any significant difference in the availability of sites or the likelihood of their development between the two five year periods. A steady rate of windfall development in the borough is expected between 2017 and 2027, and the urban extension is likely to be delivered at a fairly constant yearly rate.

5.4 Excluded Sites

Inevitably some of the sites identified as part of the study have been judged to be undevelopable due to constraints and have therefore been excluded from the land supply. Appendix D provides details of the 646 sites assessed as having no housing potential and the main reasons for their exclusion.

5.5 Phasing and delivery of the urban extension

The 950 units identified for the urban extension have been included in both the one to five and the six to fifteen year supply. Recent masterplanning work concludes that development is anticipated to commence in 2014 and be completed by the end of the fifteen year supply period in 2024.

6. Conclusions

This assessment has employed a rigorous and thorough search for sites which may afford housing potential during the period 2012 - 2027. Given the constrained nature of the borough and an historic reliance on high rates of windfall development, no size threshold was applied in the identification process. In this respect the assessment is considered to have identified all deliverable and developable land which could potentially provide housing to meet the fifteen year supply.

Judgements have been made based on an analysis of past trends, appreciation of current market conditions and planning context (as at 1st April 2012) and the unique characteristics and constraints of each site assessed. The assessment of housing potential has been pragmatic throughout, and in many cases conservative. The figures reported here are therefore considered to give a realistic assessment of housing potential.

Table 11: Strategic housing requirement against identified land supply

	Annual rate	2013-2028	2012 – 2017 5 year plus 5% buffer	2017 – 2027 6 – 15 year	Total 15 Year
Core Strategy Proposed Housing Delivery Strategy: Christchurch and East Dorset	547	8,200	3,005	5,190	8,200
Compared with SHLAA 2012 supply for Christchurch and East Dorset					
SHLAA 2012 Supply: Christchurch			887	2,299	3,186
SHLAA 2012 Supply: East Dorset			2,098	3,339	5,437
Total CED SHLAA 2012 Supply			2,985	5,638	8,623
Shortfall / Surplus			-20	+448	+423

6.1 Key findings

To meet the full fifteen year requirement based on the proposed housing delivery strategy target in Policy KS3 of the Christchurch & East Dorset Core Strategy Pre Submission, the assessment needed to identify 'developable' land for a minimum of 8200 dwellings in Christchurch and East Dorset over the period 2012 - 2027. The SHLAA has identified land for 8,623 dwellings in Christchurch and East Dorset, which represents a 15.7 year supply (at an average of 547 dpa). The supply of deliverable sites in Christchurch for the 2012 base year is summarised in Table 10.

- The assessment identified sufficient land to deliver a 15.7 year supply of housing in Christchurch and East Dorset. In Christchurch this is mainly the within existing settlement boundaries and the urban extension south of the railway line to the north of Christchurch based on the proposed housing delivery strategy target in Policy KS3 of the Christchurch & East Dorset Core Strategy. In Christchurch, one site within the Green Belt was included at Burton, identified for residential development in Policy CN2 of the Core Strategy Pre Submission Schedule of Proposed Changes.
- In terms of the proposed housing delivery strategy in Policy KS3 of the Core Strategy Pre Submission, the assessment identified sufficient land within Christchurch and East Dorset to meet the 5 year supply plus a 5 % buffer as required by the NPPF.
- The assessment identified more than sufficient sites to meet the long term requirement for housing for the period 2017 – 2027 – a surplus of 448 units over the requirement of the proposed housing delivery strategy in Policy KS3 of the Core Strategy.

In Christchurch the three most significant sources of land identified are:

- 'vacant land not previously developed' – which includes the urban extension – accounts for the greatest proportion of overall supply at 35.2%.
- 'redevelopment and intensification of existing housing' (including subdivisions) category is the second largest, accounting for 24% of the total 15 year supply. Excluding the urban extensions and green belt sites however (total of 995 units), this category accounts for 35% of the remaining potential within the existing urban areas.
- the third largest predicted source is 'redevelopment or conversion of other uses' which provides 23.7% of the overall supply.

Later plan-making stages will select the most sustainable and locations for the allocation of deliverable housing land in terms of factors such as accessibility, viability and land availability. Policies within the Core Strategy and future work in the Site Specific Allocations DPD should provide for at least the amount of land identified in this assessment. In light of increasing constraints such as flood risk and scarcity of large developable sites, greater flexibility regarding the location of future development will exist if policies aim to deliver slightly higher densities than have been achieved in the recent past and give consideration to wider redevelopment of other uses for housing.

7. Future Updating

The requirement in the NPPF to maintain a five year supply of deliverable housing sites will be reported through the Christchurch Annual Monitoring Report. This will contain a list of all sites that form part of the five year supply and will be updated each year. The update of the five year supply will take into account any changes to this list of sites. This may include;

- ❖ discounting for completions that have occurred over the previous year,
- ❖ new planning permissions that have been granted,
- ❖ new sites that have been identified as part of the planning process, and
- ❖ sites that have been removed from the five year supply process.

In addition, specific assessments of constraints to housing development identified through this study will be produced as separate documents as necessary. Any further sites submitted to the Council will be considered as part of the Strategic Housing Land Availability Assessment process and will be assessed as to their deliverability using the method detailed in the Bournemouth and Poole Housing Market Area Methodology. If the supply of identified deliverable sites is significantly reduced for whatever reason, it may be necessary to undertake a further full assessment to update the supply of housing land.