



# Christchurch and East Dorset Submission Core Strategy Housing Trajectory



Prepared by Christchurch Borough Council and  
East Dorset District Council

**March 2013**

## 1 Introduction

1.1 The Christchurch and East Dorset Pre-Submission Core Strategy sets a single housing delivery target of 8,200 dwellings for the 15 year period 2013 to 2028. The commitment to a single target shows a strong partnership approach, as recommended by the Localism Act duty to co-operate. As there is a single target it is necessary to provide a single housing trajectory combining delivery over the two authority areas.

1.2 It is anticipated that information to continuously monitor the supply of housing will be amalgamated, so that there will be one annual Strategic Housing Land Availability Assessment and one Annual Monitoring Report. However, at present the authorities have prepared separate Assessments and Reports and it is therefore necessary to pull the data together to explain the housing trajectory for the Core Strategy.

### East Dorset Housing Delivery

1.3 The supply of housing will come from a range of sites within the existing urban areas, and those within the New Neighbourhoods set out in the Core Strategy.

1.4 From the data set out in the 2012 Annual Monitoring Report, the number of dwellings that can be provided on deliverable sites (**excluding New Neighbourhoods**) for the 5 year period from April 2012 is **211**. This incorporates data from the latest Strategic Housing Land Availability Assessment.

1.5 Based on discussions with the prospective developers of the East Dorset New Neighbourhoods, as at March 2013, it is assumed that a number of the sites will have achieved planning permission, either in outline or full, shortly after the Adoption of the Core Strategy, by early 2014. Several developers have stated that they will submit planning applications for their New Neighbourhood sites prior to a Core Strategy Public Examination. It is unlikely that any of the sites will commence development until the middle of 2014 at the earliest, and this will depend on the adoption date of the Core Strategy. As a consequence, it is predicted that development will occur at several of the New Neighbourhoods within the first five years of the plan, as set out within Table 1.

Site Address	Number of units per annum	Predicted Commencement	Length of build project	Delivery 2013 to 2018
Cuthbury Allotments (excluding St Margaret's Close) WMC3	50 units per annum	2014/15	4 years	220
North Wimborne WMC5	50 – 100 units per annum (depending on market circumstances)	2014/15	6 – 12 years	375
Corfe Mullen (north of Wimborne Road excluding the School site) CM1	50 units per annum	2015/16	3 years	150
Holmwood House FWP3	50 units per annum	2014/15	3 years	150
Coppins FWP4	45 units (maximum)	2014/15	1 year	45
<b>Total</b>				<b>940</b>

Table 1

1.6 It is predicted that the remaining New Neighbourhood allocations are unlikely to gain planning permission and/or commence development within the first three years following the adoption of the Core Strategy. Based on this, it can be assumed that the rate of development from these remaining sites can be evenly distributed across the remaining 12 years of the Plan period (from 2016) to give a supply rate of **130** units per annum (1,305 remaining units in the New Neighbourhoods divided by 12).

1.7 Table 3 sets out the predicted annual delivery of housing within East Dorset sourced from the Strategic Housing Land Availability Assessment and New Neighbourhoods.

## Christchurch Borough Housing Delivery

1.8 Table 2 sets out the predicted housing delivery for Christchurch over the Core Strategy period. The prediction of housing completions has been informed by evidence in the Strategic Housing Land Availability Assessment 2012 update, Stage 2 Masterplan Report information on phasing of the urban extension, residential monitoring information and discussion with development services and policy colleagues.

1.9 Taking into account early completions records and discussion with building control colleagues it is not expected that there will be a large rise in the number of completions in the first two years of the plan period. Thus the first year (2013/14) shows a small increase in the number of completions. From 2014/15 there is a rise in the predicted number of completions factoring in the start of delivery of housing on the urban extension and other sites. The completions rise to a peak in 2018/19 and 2019/20 and fall slightly until 2022/2023 taking into account the phasing plan for the urban extension in the Stage 2 Masterplan Report. The final five years 2023/24 – 2027/28 show a further fall in the number of completions following the completion of the urban extension.

Year	Predicted net annual additions	Comments
2013/14	100	
2014/15	180	Urban extension delivery starts at 50 a year and other larger sites in 5 Year Supply completed.
2015/16	240	
2016/17	287	Urban extension delivery increases to 100 a year and other larger sites in 5 Year Supply completed.
2017/18	280	Urban extension delivery maintained at 100 a year.
2018/19	360	Urban extension delivery increased to 150 a year.
2019/20	360	
2020/21	250	Urban extension delivery decreases to 100 a year.
2021/22	250	
2022/23	200	Urban extension delivery decreases to 50 a year.
2023/24	150	Decrease in completions as urban extension completed.

Year	Predicted net annual additions	Comments
2024/25	150	
2025/26	150	
2026/27	150	
2027/28	150	

Table 2

## 2 Predicted Housing Delivery for Christchurch and East Dorset Compared to the Annual Core Strategy Target

2.1 Paragraph 47 of the National Planning Policy Framework requires that local authorities should identify a ‘*supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%....*’

2.2 The Councils believe that they have delivered the necessary housing to meet historic targets, so should only apply a 5% buffer. Both Councils delivered more housing than needed to meet the housing requirement in the last Structure Plan, which covered the period 1994 to 2011. In Christchurch this amounted to a 25% over provision where the requirement was for 2,000 net dwellings and delivery amounted to 2,552. In East Dorset over provision was in the order of 18%, with the requirement of 3,800 net dwellings being exceeded by 684 dwellings. Total over provision for the combined Core Strategy area therefore amounted to 1,236 dwellings (21%) over the seventeen years to 2011.

2.3 Table 3 and Chart 1 bring together the predicted housing delivery identified in the Core Strategy and measure this against the proposed housing target. They show that in the first five years of the plan period there is a surplus provision of 232 dwellings over the Core Strategy target, including a 5% buffer. Over the full 15 years the prediction is that the target will be exceeded.

Year	Christchurch	East Dorset			Combined East and CBC Commitments	Annual Core Strategy Target (+5% NPPF buffer for the first five years)	Annual Surplus/Deficit	Cumulative Surplus/Deficit
		SHLAA	New Neighbourhoods	Total				
2013/14	100	211	0	211	311	601	-290	-290
2014/15	180	211	195	406	586	601	-15	-305
2015/16	240	211	230	441	681	601	80	-225
2016/17	287	211	360	571	858	601	257	32
2017/18	280	211	310	521	801	601	200	232
2018/19	360	166	130	296	656	519	137	369
2019/20	360	166	130	296	656	519	137	506
2020/21	250	166	130	296	546	519	27	533
2021/22	250	166	130	296	546	519	27	560
2022/23	200	166	130	296	496	519	-23	537
2023/24	150	166	130	296	446	519	-73	464
2024/25	150	166	130	296	446	519	-73	391
2025/26	150	166	130	296	446	519	-73	318
2026/27	150	166	130	296	446	519	-73	245
2027/28	150	166	130	296	446	519	-73	172
<b>Totals</b>	<b>3,257</b>	<b>2,715</b>	<b>2,395</b>	<b>5,110</b>	<b>8,367</b>	<b>8,195</b>	<b>172</b>	

Table 3

# Housing Trajectory 2013 to 2028

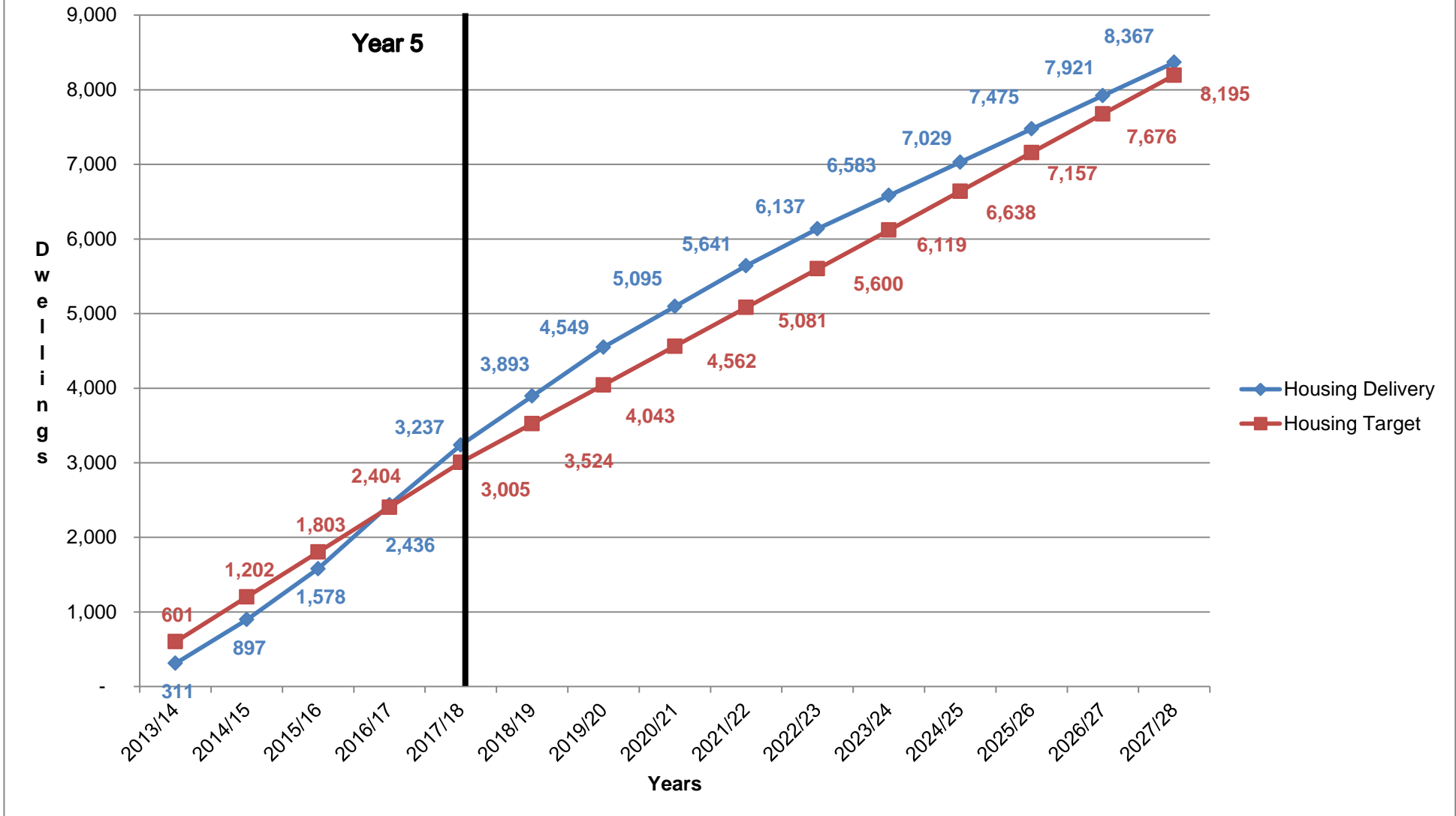


Chart 1

# Annual Housing Delivery Compared to Target 2013 to 2028

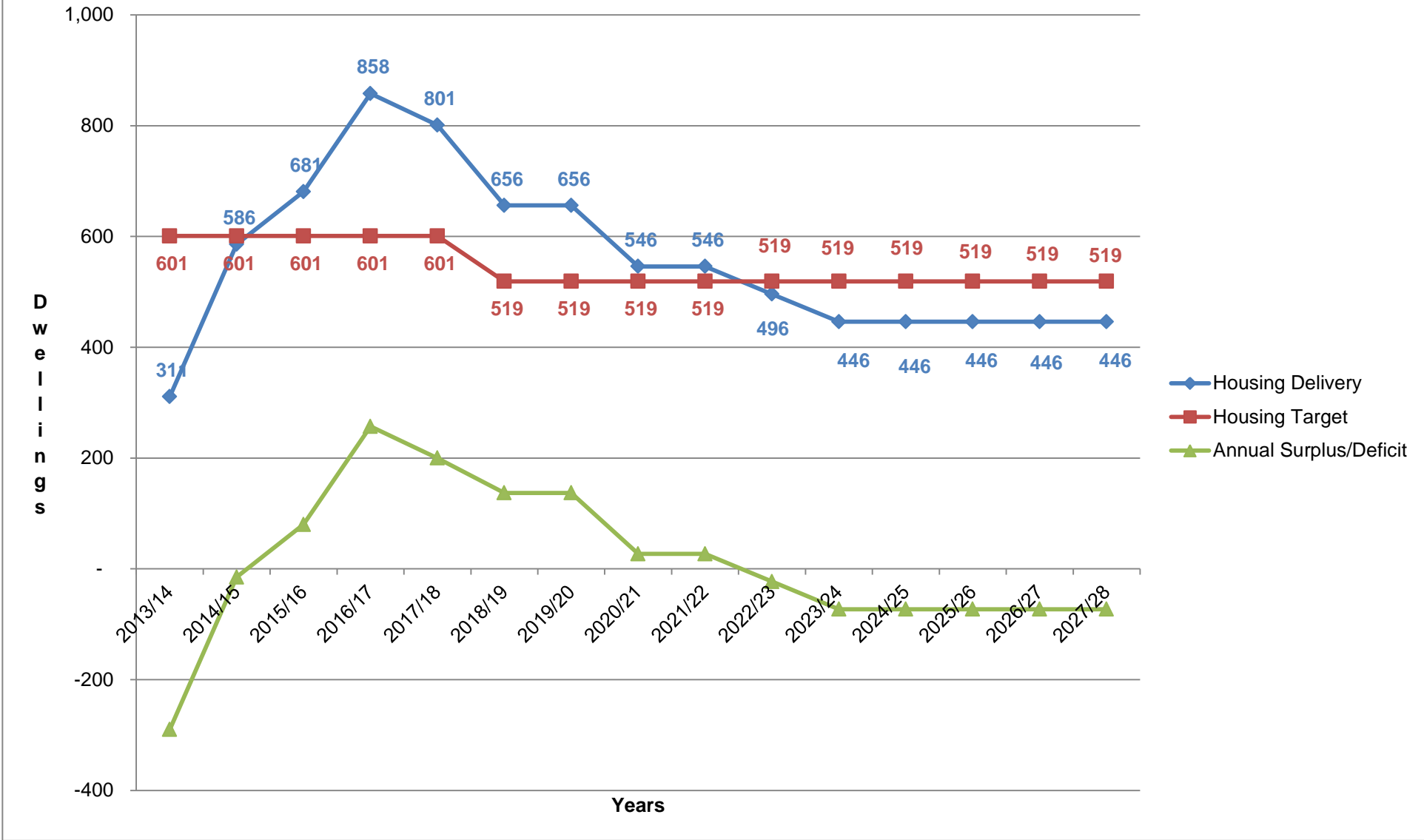


Chart 2