

Supporting evidence in respect of the  
forthcoming EiP in to the proposed joint Core  
Strategy of

# CHRISTCHURCH BOROUGH AND EAST DORSET DISTRICT

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## Report 1 - Overall Strategy

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Prepared for

JACKSON PLANNING

By



August 2013

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## Contents

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|            |   |
|------------|---|
| 2          | <b>Introduction</b>   |
| 3          | <b>Inspector's Matters and Issues 1.5</b>                         |
| 17         | <b>Inspector's Matters and Issues 1.8</b>                         |
| Appendix A | <b>Email questionnaire responses from local Estate Agents</b>     |
| Appendix B | <b>Analysis of Housing Land Supply in Christchurch Borough</b>    |
| Appendix C | <b>Analysis of Affordable Housing Land Supply in Christchurch</b> |
| Table 1    | <b>Comparison of Average Property Prices</b>                      |
| Table 2    | <b>Comparison of Estate Agents' Perception of Housing Supply</b>  |
| Table 3    | <b>Comparison of Estate Agents' Perception of Housing Demand</b>  |
| Figure 1   | <b>Plan of DTZ Housing Market Areas in the South West 2004</b>    |
| Figure 2   | <b>Christchurch Borough and East Dorset District Boundary Map</b> |

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## 1.0 Introduction

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- 1.1 Intelligent Land is instructed by Jackson Planning Limited on behalf of Meyrick Estate Management Limited to produce a brief and concise report to provide focused evidence to support Jackson Planning's statements to the 2013 Christchurch Borough Council / East Dorset District Council Core Strategy Examination in Public (EiP).
- 1.2 This report specifically focuses on the issues raised in "Matters and Issues 1 - Overall Strategy" issued by the EiP Planning Inspector on 31st July 2013.
- 1.3 This report provides supporting evidence to Jackson Planning Limited only to support the statement made on behalf of Meyrick Estate Management Limited.

## 2.0 Inspector's Matters and Issues 1

### ***"5. Should the housing provision:***

- ***provide a separate target for each Council area?"***
- 

2.1 The Christchurch and East Dorset Consolidated Submission Core Strategy - February 2013 replaces the previously distinct housing 'targets' for Christchurch (Policy KS3) and East Dorset (KS4) with a single Policy KS3 containing an amalgamated housing target for Christchurch and East Dorset citing the reason for the proposed change as "Advice from the Planning Inspectorate is that we should set one housing target for the whole plan area." This specific advice has not been published for consideration or review by 3rd parties. We are not aware of any other formal advice from the Planning Inspectorate or central government stating that housing 'targets' should be merged where joint Core Strategies are proposed.

2.2 The National Planning Policy Framework (NPPF) states in its 'Core Planning Principles' under the third bullet point on page 5 that (my emphasis):

- “• ***Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;***”

This guidance is not restrictive or prescriptive in any way in respect of 'areas'. It does not suggest that the 'area' referred to is the same as a local planning authority's area of jurisdiction, that two authorities working together constitute a single 'area', or that there may not be more than one 'area' per local planning authority.

2.3 The NPPF also states in the first bullet point under Section 6 'Delivering a Wide Choice of High Quality Homes' on page 12 that:

*“47. To boost significantly the supply of housing, local planning authorities should (my emphasis):*

- ***use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in this Framework, including identifying key sites which are critical to the delivery of the housing strategy over the plan period;”***

This paragraph introduces a link between a local planning authority’s objectively assessed housing need and ‘housing market area’ but does not offer further explanation or definition of what constitutes ‘the housing market area’.

2.4 The NPPF also states in ‘Plan Making’ under the heading ‘Using a Proportionate Evidence Base’ on pages 38 and 39 that (my emphasis):

*“159. Local planning authorities should have a clear understanding of housing needs in their area. They should:*

- ***prepare a Strategic Housing Market Assessment to assess their full housing needs, working with neighbouring authorities where housing market areas cross administrative boundaries. The Strategic Housing Market Assessment should identify the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period which:***
  - *meets household and population projections, taking account of migration and demographic change;*
  - *addresses the need for all types of housing, including affordable housing and the needs of different groups in the community (such as, but not limited to, families with children, older people, people with disabilities, service families and people wishing to build their own homes); and*

- *caters for housing demand and the scale of housing supply necessary to meet this demand;*
- *prepare a Strategic Housing Land Availability Assessment to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the plan period”*

This is an acknowledgment that there may be a number of housing market areas across a local planning authority’s area of operation due to the expectation that they may cross administrative boundaries.

2.5 A definition for ‘Housing Market Areas’ is found at Page 8 of Strategic Housing Market Assessments - Practice Guidance - Version 2’ (SHMA Practice Guidance) (my emphasis):

*“Following the definitions set out in PPS3, housing need is defined as ‘the quantity of housing required for households who are unable to access suitable housing without financial assistance’ and housing demand as ‘the quantity of housing that households are willing and able to buy or rent’. **Housing market areas are ‘geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work’.**”*

This definition of ‘Housing Market Areas’ makes it clear that there is no link between a Housing Market Area and a local planning authority’s administrative boundary. As there is no link, a Housing Market Area may be larger or smaller than a local planning authority’s administrative area and it may fall entirely within or cross the boundary of a local planning authority’s administrative area. Page 8 continues:

*“Aims and objectives*

*The key objectives of this practice guidance are:*



- *to provide clear and concise advice for practitioners on how to assess housing need and demand in their areas; and*
- *to enable local authorities and regions to gain a good appreciation of the characteristics of housing market areas and how they function.*

*To this end it:*

- ***encourages local authorities to assess housing need and demand in terms of housing market areas. This could involve working with other local authorities in a sub-regional housing market area, through a housing market partnership (see Chapter 2 for more details);***

The use of the word 'could' in this final bullet point suggests that SHMA Practice Guidance anticipates that Housing Market Areas will actually be smaller than a local planning authority's administrative area.

2.6 The March 2007 Department for Communities and Local Government (DCLG) Advice Note "Identifying sub-regional housing market areas", although no longer in print, provides further detail on Housing Market Areas on its Page 6 (my emphasis):

*"What are sub-regional housing market areas?"*

6. ***Sub-regional housing market areas are geographical areas defined by household demand and preferences for housing. They reflect the key functional linkages between places where people live and work.***
7. *There are three sources of information that can be used.*
  - *House prices and rates of change in house prices, which reflect household demand and preferences for different sizes and types of housing in different locations.*
  - *Household migration and search patterns, reflecting preferences and the trade-offs made when choosing housing with different characteristics.*

- *Contextual data, such as travel to work areas, which reflect the functional relationships between places where people work and live.”*
- “9. *Whichever source of information is used, there is likely to be some overlap between the sub-regional functional housing market areas identified. This reflects their dynamic nature and the fact that their spatial extent will vary, reflecting changing economic, environmental and social circumstances. The extent of sub-regional functional housing market areas identified will vary and many will in practice cut across local authority administrative boundaries. **For these reasons, regions and local authorities will want to consider, for the purposes of developing evidence bases and policy, using a pragmatic approach that groups local authority administrative areas together as an approximation for functional sub-regional housing market areas.***
10. *There may be particular circumstances in which housing markets at the sub-regional level are not the most appropriate spatial level of analysis. In such circumstances, local authorities and regions will need to demonstrate that any alternative approach is likely to provide a credible and robust means of understanding housing markets, as well as enabling a co-ordinated approach to evidence base work and policy-making.*
11. ***Housing market areas may be comprised of smaller, more local sub-markets and neighbourhoods which, in analytical terms, can be aggregated together to identify sub-regional housing market areas. These will also be dynamic in their spatial extent, reflecting changing financial positions, household composition and the shared preferences of groups of households within the constraints of available supply.** As part of identifying sub-regional housing market areas, the information set out can be analysed below the local authority level (eg census output areas, wards or postcode sectors) to*
- 

*assess the patterns of similarity and difference between neighbouring areas.”*

Paragraph 11 above acknowledges the existence of further smaller, more local sub-markets and neighbourhoods which, in analytical terms, can be aggregated together to identify sub-regional housing market areas. Whilst this Advice Note advocates their aggregation for analytical purposes, it acknowledges their existence and independence and in no way suggests that they are without significance.

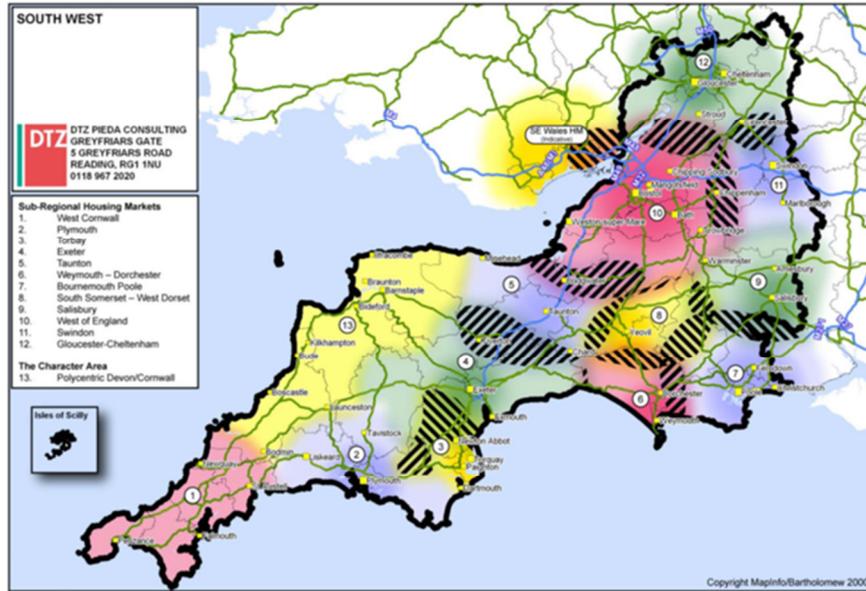
2.7 In November 2010, the DCLG published its “Recommended housing market area boundaries: implications for spatial planning - Geography of housing market areas in England”. This document proposed Housing Market Areas on a nation-wide basis. It concluded on Page 7 under the heading “Best-Fit Framework Housing Market Areas” that (my emphasis):

*“The attention here first focuses on comparing the best-fit framework housing market areas (75 per cent) and (77.5 per cent) in Figure 7. It is clear that the two sets of boundary are very similar as they often merge into one line. However, there are a number of major differences between the two sets of best-fit geography:*

- *South Somerset and North Dorset is one housing market area at 75 per cent, but **North Dorset joins East Dorset, Poole, Bournemouth, Christchurch and Purbeck as one housing market area at 77.5 per cent threshold.***

It appears that for no other reason than practicality when dealing with a nation-wide grouping exercise that this has chosen to group by local authority administrative area. It is however by its nature a broad brush exercise, and ignores the smaller, more local sub-markets and neighbourhoods described in 2.6 above.

**Figure 1 - DTZ Housing Market Areas in the South West**



Source: DTZ Housing Market Areas in the South West 2004

2.8 When undertaking its own SHMA, the Dorset HMA Partnership appears to have adopted a similar approach. It too has, quite reasonably at this level, adopted the sub regional approach of dividing the county between a Weymouth and Dorchester HMA and a Bournemouth and Poole HMA. The “Bournemouth / Poole Strategic Housing Market Assessment Final Summary Report June 2008” states on page 6 under the heading “Features of The Housing Market Area” (my emphasis):

*1.1 Key Finding 1: Housing Market Area Boundary*

***The HMA should comprise the whole local authorities of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck***

*1.1.1 The evidence suggests that the housing market areas in Dorset do follow the broad sub areas identified in the DTZ study [South West Housing Body Analysis of Sub-regional Housing Markets in the South West - DTZ Piedad Consulting – July 2004]. However, for ease of monitoring in the future and following government advice, it is suggested that future analysis of data should follow Local Authority boundaries within the*

*main Bournemouth / Poole HMA, rather than the core, periphery and North West Dorset sub areas used in this study.*

It is important here to note the Dorset HMA Partnership's own recommendation, "following government advice", "that future analysis of data should follow Local Authority boundaries", not amalgamated local authority areas or a sub-regional housing market area. The 2008 SHMA goes on under the heading "The Bournemouth / Poole Housing Market in Context" in section 4.0 to identify the existence of distinct sub-markets as follows (my emphasis):

*4.1 The Bournemouth / Poole conurbation forms the second largest urban area in the South West Region. **The main urban area acts as a key economic driver in the eastern part of the region and has links with the South Hampshire area to the east. The surrounding rural area has a number of smaller market towns such as Wimborne, Wareham and Blandford that act as local service centres.** The whole area is also attractive as a holiday and retirement destination, both of which add to pressures on the housing market.*

East Dorset and Christchurch councils have previously recognised as recently as their joint Pre-submission Draft Core Strategy (2012) that separate housing targets are required for each administrative area and there has been no change in circumstances in the interim which would require housing targets to be treated in any other way. If it were considered that housing targets are better dealt with collectively then, rather than combining just two local authority areas, all local authority areas within an identified sub-regional housing market area should be combined, in this case including Bournemouth, Poole, Purbeck and North Dorset. No evidence of such a proposal has however been identified.

2.9 The map below at **Figure 2** seeks to illustrate the geographical distinction between the Christchurch Borough urban areas of Christchurch, Highcliffe, Burton and Fairmile (shaded red) and the East Dorset District urban areas of Ferndown and Parley Cross, Wimborne and Colehill, West Moors Ashley Heath and St Leonards, Verwood and Alderholt and part of Corfe Mullen (shaded blue).

**Figure 2 - Christchurch Borough and East Dorset District Boundary Map**



**Figure 2** clearly shows the geographic separation between the urbanised areas of both boroughs. It illustrates that the Christchurch settlements are closely related to the coast and coastal development whereas the East Dorset Settlements are closely related to the A31 corridor and the Dorset countryside. For ease of reference, the conurbation of Bournemouth and Poole is shown shaded yellow making it clearer to see how, at a sub-regional level, these areas could be considered to form part of the same sub-regional housing market area. The existence of a significant gap (shaded green) between the urban settlements of Christchurch and East Dorset, comprised of protected heathland and Bournemouth International Airport, illustrates that at a local sub-market level there is a very clear distinction between the two local authority housing market areas.

2.10 Intelligent Land sought the opinion of eight local estate agents based in Christchurch, Ferndown and Wimborne. Five agents questioned confirmed that they consider Christchurch/Highcliffe to be a distinctly different housing market

area to Ferndown and/or Wimborne, one stated that he did not consider them to be 'distinctly' different and one declined to comment. Comments received included:

*"Christchurch has both a family market and a retirement market and most of its housing is in the built up conurbation whilst East Dorset has a much larger semi-rural market."*

*"demand in Christchurch/Highcliffe is higher due to being close to water and they certainly pull more second home buyers to that area whereas Ferndown / Wimborne are areas of more localised people (we [Ferndown] are not a pull for the second home market)"*

*"The Christchurch market place is a mix of families, retired and commuters. Christchurch has excellent schools hence the demand for families. Wimborne and Ferndown has an higher than average retirement population. Ferndown is predominantly bungalows. Wimborne is more expensive than Christchurch across the board."*

*"The Christchurch area is perceived to be more urban, seamlessly linked to the Bournemouth Poole conurbation, and is coastal. Wimborne is seen as rural."*

*"Every market place is different but I believe buyers looking in Christchurch wouldn't be looking in Wimborne as they are completely different areas and offer different things."*

These comments from those directly involved in the housing markets illustrate that the different settlement areas do not relate to each other. Full copies of the responses received can be found at **Appendix A**.

- 2.11 People living in one settlement area have little or no perception of connection with another. In fact, it is often the case that people become firmly rooted within, and quite defensive over, the area that they consider to be 'home'. Frequently areas coincide with school catchments, particularly where neighbouring schools have significantly

differing reputations, leading to strong preferences to be within one catchment rather than another.

- 2.12 Geographically, the market areas discussed above are very different and families living at one side of the district would become isolated if forced to move to another. The geographic distances are significant with traveling times across the districts between key towns ranging from half an hour at best to over an hour at peak travel times. Traveling times mean that schooling and social activities have become geographically distinct. Employment opportunities also differ significantly with very much a rural and agricultural focus to the north of the combined area and a very much more business, tourism and modern manufacturing focus to the south.
- 2.13 These issues are no less of a focus for tenants of Affordable Housing. Lower disposable incomes, private transport restrictions and employment limitations may also play a significant factor in making a move further from family, employment and social structure unattractive, impractical or unachievable. Both East Dorset and Christchurch, whilst working in partnership to deliver Housing services, still maintain separate housing waiting list, emphasising their understanding that a housing request in one administrative area is not the same as a housing request across both.
- 2.14 Intelligent Land has also undertaken research in to house prices and opinions of levels of supply and demand for homes in the Christchurch, Ferndown and Wimborne areas.

**Table 1 - Comparison of Average Property Prices**

|                 | Christchurch Borough Average | Ferndown and Parley Cross | Wimborne and Colehill | West Moors Ashley Heath and St Leonards |
|-----------------|------------------------------|---------------------------|-----------------------|---|
| All flats       | £181,295                     | £162,693                  | £140,628              | £139,313                                |
| 2 bedroom homes | £260,639                     | £255,389                  | £252,611              | £251,000                                |
| 3 bedroom homes | £340,167                     | £330,774                  | £337,536              | £340,021                                |
| 4 bedroom homes | £453,175                     | £436,033                  | £462,577              | £481,453                                |
| 5 bedroom homes | £525,102                     | £545,357                  | £566,481              | £513,688                                |
| Average         | £352,076                     | £346,049                  | £351,967              | £345,095                                |

Source: Input data taken from Rightmove.co.uk - EXCLUDES houses over £1m.

**Table 1** above shows that the average residential property price in Christchurch is £6,000 higher than the average residential property price in Ferndown and Parley Cross and £7,000 higher than the average residential property price in the West Moors / Ashley Heath area.

A strong feature of the Christchurch market is its prevalence of coastal apartments which command a price premium. This is reflected in the average price of a flat in Christchurch of circa £181,000 compared to Wimborne and Colehill of circa £141,000, despite the similar average property price. Conversely, the average price of a five bedroom home in Wimborne and Colehill of circa £566,000 is notably higher than the average price of a five bedroom home in Christchurch of circa £525,000, reflecting Wimborne and Colehill's mature countryside setting, even with £1m+ homes excluded.

2.15 **Table 2** and **Table 3** below compare opinions of levels of supply and demand for homes in the Christchurch, Ferndown and Wimborne areas. Eight agents were asked to rank demand and supply for a range of property types on a scale of one to ten with one being the lowest and ten being the highest.

**Table 2 - Comparison of Estate Agents Perception of Housing Supply**

|                 | Christchurch<br>(including Highcliffe,<br>Burton, Fairmile) | Ferndown and Parley<br>Cross | Wimborne and<br>Colehill |
|-----------------|---|------------------------------|--------------------------|
| All flats       | 6   | 8                            | 3                        |
| 2 bedroom homes | 6   | 5                            | 5                        |
| 3 bedroom homes | 6   | 7                            | 6                        |
| 4 bedroom homes | 6   | 6                            | 6                        |
| 5 bedroom homes | 5   | 6                            | 4                        |
| Average         | 5   | 6                            | 5                        |

Source: Intelligent Land Survey of Estate Agents

**Table 3 - Comparison of Estate Agents Perception of Housing Demand**

|                 | Christchurch<br>(including Highcliffe,<br>Burton, Fairmile) | Ferndown and Parley<br>Cross | Wimborne and<br>Colehill |
|-----------------|---|------------------------------|--------------------------|
| All flats       | 6   | 3                            | 4                        |
| 2 bedroom homes | 8   | 9                            | 8                        |
| 3 bedroom homes | 9   | 8                            | 9                        |
| 4 bedroom homes | 7   | 7                            | 8                        |
| 5 bedroom homes | 5   | 7                            | 5                        |
| Average         | 7   | 7                            | 7                        |

Source: Intelligent Land Survey of Estate Agents

Overall, **Table 2** and **Table 3** illustrate that demand for homes in all areas outstrips supply. **Table 2** shows that levels of supply are modest whereas **Table 3** shows that levels of demand are relatively high in all three areas. Importantly though, in support of the conclusion reached in relation to **Table 1** above, the levels of demand shown in **Table 3** support the suggestion that there is a greater demand for apartments in Christchurch than in Wimborne and Colehill or Ferndown and Parley Cross.

2.16

A comparison of the January 2012 SHMA Update Summaries for Christchurch Borough Council and East Dorset District Council confirms that:

- The two authorities are distinctly different by dwelling type make-up (Fig 2.4 on Page 4 in both documents)
- Average Property prices are significantly more expensive in Christchurch Borough than East Dorset District (Fig 3.3 on Page 6 in both documents)
- East Dorset District has a greater proportion of the working population in employment than Christchurch Borough Figure (Fig 4.1 on Page 7 in both documents)
- Average incomes amongst private sector residents are higher in East Dorset District than in Christchurch Borough (Fig 4.3 on Page 8 in both documents)
- Housing need in East Dorset is significantly greater in East Dorset District than in Christchurch Borough (Fig 5.2 on Page 11 in both documents)

## 2.17 Conclusion

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The Christchurch and East Dorset Consolidated Submission Core Strategy proposes the setting of one housing target for the whole plan area. No plausible justification is given for this. The targets have been separate under previous drafts and there has been no change of circumstances in the interim which would require separate targets to be treated any differently.

Christchurch and East Dorset are part of the same sub-regional housing market area but this area also includes Bournemouth, Poole, North Dorset and Purbeck, within which there are clear distinctly different sub-market areas.

It appears that Christchurch and East Dorset are taking the historic split of the County in to the two sub-regional Housing Market Areas of 'Dorchester and Weymouth' and 'Bournemouth and Poole' too literally. They are using it as a reason for combining theirs and are ignoring the local sub-markets which exist therein when there does not appear to be any justification for doing so. Whilst it may be correct in principle to consider a wider HMA comprised of Bournemouth, Christchurch, East Dorset, North Dorset, Poole and Purbeck there should be an acknowledgement that the Housing Market Area is in this case comprised of smaller, more local sub-markets and neighbourhoods which, in analytical terms, can be aggregated together into identifiable sub-regional housing market areas.

The evidence presented from respected local estate agents, Intelligent Land's own research and analysis of the 2012 SHMA Update Summaries all suggest Christchurch as a local housing market area is distinctly different and should be independently viewed from the East Dorset District settlements and it therefore follows that the new homes requirement should acknowledge and respect this.

A single housing target for the combined administrative areas would create the risk of an inappropriate quantum of housing delivery compared with the geographical distribution of housing need. Whilst the proposed policy may produce a technically correct solution to the distribution of new dwellings, it may ignore how people actually live, defeating the purpose of separately assessing the areas.

### 3.0 Inspector's Matters and Issues 1

#### ***“8. Is the need for housing to be located outside the urban areas / in the green belt justified by the SHLAA and other evidence?”***

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- 3.1 Jackson Planning Limited's December 2012 reps on the Pre-Submission Draft Core Strategy Proposed Modifications state in relation to Policy KS3 that “The global figure for housing supply places an unrealistic expectation on delivery of housing in the combined urban area.” The councils' own evidence already supports “the need for housing to be located outside the urban areas / in the green belt”. The question is, “How much?”
- 3.2 Intelligent Land undertook an assessment of the Housing Land Supply in Christchurch Borough for Meyrick Estate Management Limited in May 2012. This assessment has been updated to accord with the Christchurch Borough Council Strategic Housing Land Availability Assessment - Base date 1st APRIL 2012, published in March 2013 and the Christchurch and East Dorset Submission Core Strategy Housing Trajectory, published in March 2013. The assessment of housing land supply is summarised at **Appendix B**.
- 3.3 Christchurch Borough Council does not appear to publish a detailed housing land supply trajectory showing site specific delivery on a year-on-year basis. The council does publish list of specific sites which it concludes will contribute to the five year housing land supply in its SHLAA, last updated in March 2013. Separately, the council has published a housing trajectory to accompany its core strategy submission which gives the total dwelling completions anticipated in the five year period. On the at **Appendix B**, Intelligent Land has taken the list of sites from the SHLAA and the anticipated annual delivery totals and speculated a site by site delivery trajectory to illustrate the council's anticipated delivery of 887 dwellings in the five year period 2012-17 from the 2013 SHLAA and 1,087 dwellings in the five year period 2013-18 from the 2013 Core Strategy Housing Trajectory.
- 3.4 Against this, Intelligent Land has plotted its own assessment of delivery. Of principle interest are those areas where Intelligent Land does not agree with the Councils' proposed rate of delivery on a site and those where Intelligent

Land has concluded in accordance with guidance given in the National Planning Policy Framework (DCLG March 2012) and SHLAA Practice Guidance (DCLG July 2007), that the site is not appropriate for inclusion.

- 3.5 The Table at **Appendix B** illustrates Intelligent Land's conclusion that Christchurch Borough Council is actually only able to demonstrate a five year housing land supply in the period 2012-17 of 454 dwellings (an average of 91 dwellings per annum), and in the period 2013-18 of 541 dwellings (an average of 108 dwellings per annum), against a target from the outgoing Draft Core Strategy Policy KS3 of approximately 200 dwellings per annum (not including the 5% buffer).
- 3.6 The Table at **Appendix B** is split between Brownfield and Greenfield sites. It is evident that 553 out of 887 dwellings (62%) anticipated for delivery by Christchurch Borough Council in the five year period 2012 to 2017 are Brownfield sites, the majority of which, following review, already have planning permission, and will only be responsible for the delivery of a minimal quantum of affordable dwellings.
- 3.7 The table at **Appendix C** illustrates the delivery of affordable dwellings from the same five year housing land supply sites. An examination of the planning records of these sites held by Christchurch Borough Council indicates that, in the five year period 2012 to 2017, only 202 out of the 887 dwellings (23%) anticipated for delivery by Christchurch Borough Council will be affordable. This equates to an average affordable housing delivery in the five year period of 40 dwellings per annum, woefully short of the Bournemouth & Poole Strategic Housing Market Assessment Update 2011 assessment which states that the annual shortfall of affordable housing in Christchurch has increased from 243 dwellings per annum in 2007 to 332 dwellings per annum in 2011. The Intelligent Land assessment of delivery is as a consequence even lower, showing a combined delivery of just 65 affordable dwellings out of 454 dwellings (14%) in the five year period 2012 to 2017, an average of just 13 dwellings per annum, including a continuation this year of the nil delivery of the last two years.

### 3.8 Conclusion

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It is clear from the data in **Appendix B** and **Appendix C** that the current housing shortfall, including the affordable housing shortfall, is never going to be satisfactorily addressed through the piecemeal development of urban brownfield sites. The only way a significant increase in the delivery of market and affordable housing could be affected would be through the release of significant additional Greenfield sites, as justified by the SHLAA and five year housing land supply evidence.



## Alastair Dineen

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**From:** David Slade <david@sladeschristchurch.co.uk>  
**Sent:** 15 August 2013 10:01  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Hi Alastair

Answers below. Happy to be named.

Regards

David

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**From:** Alastair Dineen [<mailto:ad@intel-land.com>]  
**Sent:** 15 August 2013 09:45  
**To:** David Slade  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear David,

Thank you ever so much for agreeing to help out with this. I have just three questions.

As I explained, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne? **Yes**  
Yes / No

### Question 2

If you answered yes to Question 1, please very briefly explain why?

**Answer:** Christchurch has both a family market and a retirement market and most of its housing is in the built up conurbation whilst East Dorset has a much larger semi-rural market.

### Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|  |  |   |
|--|--|---|
|  | Your general perception of <b>demand</b> for each property | Your general perception of <b>supply</b> of each property |
|--|--|---|

|   | type in your area | type in your area |
|---|-------------------|-------------------|
| Flats (all types including retirement)                | 6                 | 6                 |
| 2 bed homes (including bungalows but excluding flats) | 8                 | 6                 |
| 3 bed homes (including bungalows but excluding flats) | 9                 | 6                 |
| 4 bed homes (including bungalows but excluding flats) | 7                 | 6                 |
| 5 bed homes (including bungalows but excluding flats) | 5                 | 5                 |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**  
**Consultant**

**Office:** +44 (0)1202 570 471

**Mobile:** +44 (0)7843 292 075

**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)

The Stables

22 Ringwood Road

Ferndown

Dorset

BH22 9AN



[www.intel-land.com](http://www.intel-land.com)



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## Alastair Dineen

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**From:** Neal Wilson <Neal.Wilson@goadsby.com>  
**Sent:** 15 August 2013 11:16  
**To:** Alastair Dineen  
**Cc:** James Dennett  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

As requested, I hope this helps.

[Neal Wilson](#)

[Branch Manager](#)

Email: [neal.wilson@goadsby.com](mailto:neal.wilson@goadsby.com)

Tel: 01202 89 55 11

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**From:** Alastair Dineen [<mailto:ad@intel-land.com>]  
**Sent:** 15 August 2013 10:56  
**To:** Neal Wilson  
**Cc:** James Dennett  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Neal,

I write further to my telephone conversation with James Dennett this morning. I do hope you will be able to help out with this please. I have just three questions.

As I explained to James, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

*Yes / No – Not distinctly*

Question 2

If you answered yes to Question 1, please very briefly explain why? - However I would say demand in Christchurch/Highcliffe is higher due to being close to water and they certainly pull more second home buyers to that area whereas ferndown/wimborne are areas of more localised people (we are not a pull for the second home market)

Answer:

Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                | 3  | 7   |
| 2 bed homes (including bungalows but excluding flats) | 8/9  | 3   |
| 3 bed homes (including bungalows but excluding flats) | 7  | 8   |
| 4 bed homes (including bungalows but excluding flats) | 6  | 5   |
| 5 bed homes (including bungalows but excluding flats) | 5  | 6   |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**  
**Consultant**  
**Office:** +44 (0)1202 570 471  
**Mobile:** +44 (0)7843 292 075  
**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)  
 The Stables  
 22 Ringwood Road  
 Ferndown  
 Dorset  
 BH22 9AN



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## Alastair Dineen

---

**From:** Tammy Bishop <tammy.bishop@connells.co.uk>  
**Sent:** 15 August 2013 11:30  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

### Tammy Bishop

New Homes Area Director

### Connells

80 High Street, Poole, Dorset, BH15 1DB

Telephone: 01202 676333

Mobile: 07917235430

Fax: 01202 672011

E-mail: [tammy.bishop@connells.co.uk](mailto:tammy.bishop@connells.co.uk)

Website: [www.connells.co.uk](http://www.connells.co.uk)



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 Please consider the environment - do you really need to print this email?

---

**From:** Alastair Dineen [mailto:ad@intel-land.com]

**Sent:** 15 August 2013 10:54

**To:** Tammy Bishop

**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Tammy,

Thank you ever so much for agreeing to help out with this. I have just three questions.

As I explained, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

#### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

Yes

#### Question 2

If you answered yes to Question 1, please very briefly explain why?

The Christchurch market place is a mix of families, retired and commuters. Christchurch has excellent schools hence the demand for families. Wimborne and Ferndown has an higher than average retirement population. Ferndown is predominantly bungalows. Wimborne is more expensive than Christchurch across the board.

Answer:

Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                | 5  | 5   |
| 2 bed homes (including bungalows but excluding flats) | 7  | 5   |
| 3 bed homes (including bungalows but excluding flats) | 8  | 5   |
| 4 bed homes (including bungalows but excluding flats) | 7  | 6   |
| 5 bed homes (including bungalows but excluding flats) | 5  | 4   |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**  
Consultant  
Office: +44 (0)1202 570 471  
Mobile: +44 (0)7843 292 075  
Email: [ad@intel-land.com](mailto:ad@intel-land.com)  
The Stables  
22 Ringwood Road  
Ferndown  
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## Alastair Dineen

---

**From:** Paul Dehon <pauldehon@edwardestates.co.uk>  
**Sent:** 15 August 2013 11:48  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Paul Dehon

Manager  
**Edwards**

T: 01202 855595  
[E.pauldehon@edwardestates.com](mailto:E.pauldehon@edwardestates.com)  
A: 404 Ringwood Road, Ferndown, BH22 9AU  
[www.edwardestates.com](http://www.edwardestates.com)

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**From:** Alastair Dineen [<mailto:ad@intel-land.com>]  
**Sent:** 15 August 2013 10:15  
**To:** [pauldehon@edwardestates.com](mailto:pauldehon@edwardestates.com)  
**Cc:** [sam.walton@edwardestates.com](mailto:sam.walton@edwardestates.com)  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Paul,

I write further to my telephone conversation with your colleague Sam this morning. I do hope you will be able to help out with this please. I have just three questions.

As I explained to Sam, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

*Yes / No*

Question 1 – No I do not consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown/Wimborne. My view is that Boscombe, Parkstone, Winton etc are distinctly different housing markets.

### Question 2

If you answered yes to Question 1, please very briefly explain why?

*Answer:*

Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest:

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                | 3  | 8   |
| 2 bed homes (including bungalows but excluding flats) | 9  | 7   |
| 3 bed homes (including bungalows but excluding flats) | 9  | 6   |
| 4 bed homes (including bungalows but excluding flats) | 8  | 6   |
| 5 bed homes (including bungalows but excluding flats) | 8  | 6   |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**  
**Consultant**  
**Office:** +44 (0)1202 570 471  
**Mobile:** +44 (0)7843 292 075  
**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)  
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22 Ringwood Road  
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## Alastair Dineen

---

**From:** Rob Harvey <Rob.Harvey@goadsby.com>  
**Sent:** 16 August 2013 11:02  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

I hope this is ok?

---

**From:** Alastair Dineen [<mailto:ad@intel-land.com>]  
**Sent:** 15 August 2013 09:54  
**To:** Rob Harvey  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Rob,

Thank you ever so much for agreeing to help out with this. I have just three questions.

As I explained, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

Yes

### Question 2

If you answered yes to Question 1, please very briefly explain why?

*Answer: Every market place is different but I believe buyers looking in Christchurch wouldn't be looking in Wimborne as they are completely different areas and offer different things.*

### Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                | 4  | 2   |
| 2 bed homes (including bungalows but excluding flats) | 8  | 6   |
| 3 bed homes (including bungalows)                     | 9  | 7   |

|   |   |   |
|---|---|---|
| but excluding flats)  |   |   |
| 4 bed homes<br>(including bungalows<br>but excluding flats) | 9 | 8 |
| 5 bed homes<br>(including bungalows<br>but excluding flats) | 7 | 5 |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'. **Yes please**

With very many thanks once again.

Kind regards,

**Alastair Dineen**

**Consultant**

**Office:** +44 (0)1202 570 471

**Mobile:** +44 (0)7843 292 075

**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)

The Stables

22 Ringwood Road

Ferndown

Dorset

BH22 9AN



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## Alastair Dineen

---

**From:** Alan Cosgrove <alan@alancosgrove.co.uk>  
**Sent:** 16 August 2013 12:22  
**To:** Alastair Dineen  
**Subject:** Re: Christchurch, Wimborne and Ferndown Housing Market Areas

Alistair,  
1. Yes.

2.The Christchurch area is perceived to be more urban, seamlessly linked to the Bmth Poole conurbation, and is coastal. Wimborne is seen as rural.

3.Flats. 4 Supply 4

2beds 8 Supply 4

3beds 8 supply 4

4beds 7 supply 4

5beds 3 supply 3

Hope this is of assistance.

Alan Cosgrove

----- Original Message -----

**From:** [Alastair Dineen](mailto:Alastair.Dineen@alancosgrove.co.uk)  
**To:** [alan@alancosgrove.co.uk](mailto:alan@alancosgrove.co.uk)  
**Sent:** Thursday, August 15, 2013 10:08 AM  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Alan,

Thank you ever so much for agreeing to help out with this. I have just three questions.

As I explained, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

### Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

Yes / No

### Question 2

If you answered yes to Question 1, please very briefly explain why?

*Answer:*

Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                |  |   |
| 2 bed homes (including bungalows but excluding flats) |  |   |
| 3 bed homes (including bungalows but excluding flats) |  |   |
| 4 bed homes (including bungalows but excluding flats) |  |   |
| 5 bed homes (including bungalows but excluding flats) |  |   |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**  
Consultant  
Office: +44 (0)1202 570 471  
Mobile: +44 (0)7843 292 075  
Email: [ad@intel-land.com](mailto:ad@intel-land.com)  
The Stables  
22 Ringwood Road  
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## Alastair Dineen

---

**From:** Kristian <kristian@edwardstates.com>  
**Sent:** 16 August 2013 17:22  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Hi

I have just completed it.

Sorry for the delay.

Have a good weekend and good luck!!

Kristian

---

**From:** Alastair Dineen [mailto:ad@intel-land.com]  
**Sent:** 16 August 2013 17:14  
**To:** Kristian  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Many thanks for emailing – yes it will be by the skin of its teeth!! A perfect first job for Monday morning while the kettle is boiling – honestly, that's how long it will take you!

With very many thanks once again for your help on this.

Kind regards,

**Alastair Dineen**  
**Consultant**  
**Office:** +44 (0)1202 570 471  
**Mobile:** +44 (0)7843 292 075  
**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)  
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---

**From:** Kristian [<mailto:kristian@edwardstates.com>]  
**Sent:** 16 August 2013 17:11  
**To:** Alastair Dineen  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Hi Alastair,

I'm afraid I have not had time to look at it.

I will have time to on Monday next week.

I hope that's ok.

Regards,

Kristian Andrews  
Manager

**Edwards**

T: 01202 842842

A: 47 East Street, Wimborne, BH21 1DX

[www.edwardstates.com](http://www.edwardstates.com)

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**From:** Alastair Dineen [<mailto:ad@intel-land.com>]  
**Sent:** 16 August 2013 10:02  
**To:** [kristian@edwardstates.com](mailto:kristian@edwardstates.com)  
**Cc:** [jill@edwardstates.com](mailto:jill@edwardstates.com)  
**Subject:** RE: Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Kristian,

I just wondered if you had had an opportunity to take a quick look at this please? It really should only take a couple of minutes and it would help me out no end.

With very many thanks in anticipation.

Kind regards,

**Alastair Dineen**  
Consultant  
Office: +44 (0)1202 570 471  
Mobile: +44 (0)7843 292 075  
Email: [ad@intel-land.com](mailto:ad@intel-land.com)  
The Stables  
22 Ringwood Road  
Ferndown  
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---

**From:** Alastair Dineen  
**Sent:** 15 August 2013 10:26  
**To:** 'kristian@edwardstates.com'  
**Cc:** 'jill@edwardstates.com'  
**Subject:** Christchurch, Wimborne and Ferndown Housing Market Areas

Dear Kristian,

I write further to my telephone conversation with your colleague Jill this morning. I do hope you will be able to help out with this please. I have just three questions.

As I explained to Jill, Christchurch Borough Council and East Dorset District Council wish to merge the new housing requirement/target for both authorities in the new local plan into a single figure. We don't think this is a good idea as it may lead to an inappropriate proportion ending up in one authority's area or the other.

Question 1

Do you consider Christchurch/Highcliffe to be a distinctly different housing market area to Ferndown and/or Wimborne?

*Yes / No*

Question 2

If you answered yes to Question 1, please very briefly explain why?

*Answer: Different choice of schools, Different age group, Wimborne/Ferndown are probably faster moving market places.*

Question 3

Please could you rank on a scale of 1 to 10 (1 being the lowest and 10 being the highest):

|   | Your general perception of <b>demand</b> for each property type in your area | Your general perception of <b>supply</b> of each property type in your area |
|---|--|---|
| Flats (all types including retirement)                | 8  | 5   |
| 2 bed homes (including bungalows but excluding flats) | 9  | 4   |
| 3 bed homes (including bungalows but excluding flats) | 8  | 5   |
| 4 bed homes (including bungalows but excluding flats) | 9  | 2   |
| 5 bed homes (including bungalows but excluding flats) | 7  | 2   |

I would be extremely grateful if you would be kind enough to respond during the course of today please so that I can complete my analysis this evening.

I would also be quite happy if you would rather reply in confidence, just let me know and I will treat your response as 'anonymous'.

With very many thanks once again.

Kind regards,

**Alastair Dineen**

**Consultant**

**Office:** +44 (0)1202 570 471

**Mobile:** +44 (0)7843 292 075

**Email:** [ad@intel-land.com](mailto:ad@intel-land.com)

The Stables

22 Ringwood Road

Ferndown

Dorset

BH22 9AN



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## Analysis of Housing Land Supply in Christchurch Borough

| Site Ref No: | Site Name:  | Address:                    | Postcode: | Supply Yrs 1 to 5 (2012-2017) : | Supply Yrs 6 to 15 (2017-2028) : | IL Interpretation of CBC Trajectory |      |      |      |      |      |      |      | IL Assessment of Dwelling Delivery |      |      |      |      |      |  |                    | Comments   |   |
|--------------|---|-----------------------------|-----------|---------------------------------|----------------------------------|-------------------------------------|------|------|------|------|------|------|------|------------------------------------|------|------|------|------|------|--|--------------------|--|---|
|              |   |                             |           |                                 |                                  | 2012                                | 2013 | 2014 | 2015 | 2016 | 2017 | 2012 | 2013 | 2012                               | 2013 | 2014 | 2015 | 2016 | 2017 | 2012   | 2013               |  |   |
|              |   |                             |           |                                 |                                  | to                                  | to   | to   | to   | to   | to   | to   | to   | to                                 | to   | to   | to   | to   | to   | to   | to                 |  |   |
|              |   |                             |           |                                 |                                  | 2013                                | 2014 | 2015 | 2016 | 2017 | 2018 | 2017 | 2018 | 2013                               | 2014 | 2015 | 2016 | 2017 | 2018 | 2017   | 2018               |  |   |
| 8/01/0344    | Former Homefield School   | Salisbury Road              | BH23 7AR  | 29                              | 0                                |                                     |      | 29   |      |      |      |      |      | 29                                 | 29   |      |      | 29   | 29   | Under Construction   |                    |  |   |
| 8/03/0062    |   | 40-44 Wharnccliffe Road     | BH23 5DE  | 8                               | 0                                |                                     |      |      | 8    |      |      |      |      | 8                                  | 8    |      |      | 0    | 0    | The last five planning applications have been refused - not available or achievable now. |                    |  |   |
| 8/03/0418    |   | 25-35 Wharnccliffe Road     | BH23 5DB  | 7                               | 6                                | 7                                   |      |      |      |      | 6    | 7    | 6    |                                    |      | 7    |      | 7    | 0    | No PP for balance and no prospect of coming forward - not achievable now                 |                    |  |   |
| 8/04/0272    | Avon View Care Home   | 10 Bronte Avenue            | BH23 2LX  | 38                              | 0                                |                                     | 38   |      |      |      |      |      |      | 38                                 | 38   |      | 38   |      | 38   |  |                    |  |   |
| 8/06/0202    |   | 55-57 Chewton Common Road   | BH23 5LZ  | 5                               | 0                                |                                     |      |      | 5    |      |      |      |      | 5                                  | 5    |      |      | 5    | 5    |  |                    |  |   |
| 8/07/0023    |   | 221 Barrack Road            | BH23 2AX  | 29                              | 0                                |                                     |      |      | 29   |      |      |      |      | 29                                 | 29   |      |      | 0    | 0    | Both planning applications have been refused - not available or achievable now.          |                    |  |   |
| 8/07/0121    |   | 33 Clarendon Road and R/O   | BH23 2LJ  | 24                              | 0                                |                                     | 24   |      |      |      |      |      |      | 24                                 | 24   |      |      | 24   | 24   |  |                    |  |   |
| 8/07/0126    |   | 227 Barrack Road            | BH23 2AX  | 9                               | 0                                | 6                                   | 3    |      |      |      |      |      |      | 9                                  | 3    | 6    | 3    |      | 9    | 3  | Under Construction |  |   |
| 8/07/0129    |   | New Inn, Fairmile Road      | BH23 3LJ  | 14                              | 0                                |                                     |      |      | 14   |      |      |      |      | 14                                 | 14   |      |      | 14   | 14   |  |                    |  |   |
| 8/07/0148    |   | 157-159 Barrack Road        | BH23 2AP  | 12                              | 0                                |                                     |      |      |      | 12   |      |      |      | 12                                 | 12   |      |      | 0    | 0    | Occupied Houses - not available or achievable now  |                    |  |   |
| 8/07/0290    | Brock House Care Home   | 213 Barrack Road            | BH23 2AX  | 8                               | 0                                | 8                                   |      |      |      |      |      |      |      | 8                                  | 0    |      |      | 0    | 0    | Occupied Guest House - not available or achievable now                                   |                    |  |   |
| 8/07/0292    |   | 47 Elizabeth Avenue and R/O | BH23 2DN  | 8                               | 0                                |                                     |      |      | 8    |      |      |      |      | 8                                  | 8    |      |      | 8    | 8    | Under Construction   |                    |  |   |
| 8/08/0018    | Former petrol station and vacar   | 36 to 40 Purewell           | BH23 1ES  | 5                               | 0                                |                                     |      |      | 5    |      |      |      |      | 5                                  | 5    |      |      | 7    | 7    |  |                    |  |   |
| 8/08/0073    | Garage, filling station and car s   | 55 Bridge Street            | BH23 1DY  | 44                              | 0                                |                                     |      |      |      | 44   |      |      |      | 44                                 | 44   |      |      | 44   | 44   |  |                    |  |   |
| 8/10/0060    | Royal Mail sorting office   | Wick Lane                   | BH231AH   | 14                              | 0                                |                                     |      |      | 14   |      |      |      |      | 14                                 | 14   |      |      | 14   | 14   |  |                    |  |   |
| 8/10/0119    |   | 43 High Street              | BH23 1AS  | 19                              | 0                                |                                     |      |      | 6    | 13   |      |      |      | 19                                 | 19   |      |      | 0    | 0    | Unlikely to be viable in the current economic climate - not achievable now               |                    |  |   |
| 8/11/0194    | BAE Car Park  | Grange Road                 | BH23 4JD  | 14                              | 0                                |                                     |      |      |      | 3    | 11   |      |      | 14                                 | 14   |      |      | 14   | 14   |  |                    |  |   |
| 8/07/0029    | Car sales & forecourt   | 170-174 Barrack Road        | BH23 2BE  | 6                               | 0                                |                                     |      |      | 6    |      |      |      |      | 6                                  | 6    |      |      | 6    | 6    |  |                    |  |   |
| 8/07/0274    | Christchurch Hospital   | Fairmile Road               | BH23 2JX  | 117                             | 0                                |                                     |      |      | 49   | 68   |      |      |      | 117                                | 117  |      |      | 0    | 0    | Insufficient certainty over delivery - not available or achievable now.                  |                    |  |   |
| 8/02/0396    |   | 1 - 12 Scotts Green         | BH23 3EP  | 8                               | 0                                |                                     |      |      | 8    |      |      |      |      | 8                                  | 8    |      |      | 3    | 3    | 27 new - 24 existing = net gain 3  |                    |  |   |
| 8/03/0102    | Highcliffe Police Station   | 409 Lymington Road          | BH23 5EN  | 6                               | 0                                |                                     |      |      | 6    |      |      |      |      | 6                                  | 6    |      |      | 0    | 0    | Police station currently in use - not available now.                                     |                    |  |   |
| 8/04/0006    | Former night club   | 9 & 9a The Grove            | BH23 2EX  | 5                               | 0                                |                                     |      |      | 5    |      |      |      |      | 5                                  | 5    |      |      | 5    | 5    |  |                    |  |   |
| 8/10/0422    |   | 59 Stour Road               | BH23 1LU  | 7                               | 0                                |                                     |      |      | 7    |      |      |      |      | 7                                  | 7    |      |      | 0    | 0    | Occupied Guest House - not available or achievable now                                   |                    |  |   |
| Small Sites  | Sites with net gain < five dwellings - assume 100% delivery over three yrs. |                             |           |                                 |                                  | 59                                  | 35   | 23   |      |      |      |      |      | 117                                | 58   | 59   | 35   | 23   |      |  | 117                | 58   |   |
| Sub Total    | (Brownfield)  |                             |           |                                 |                                  | 80                                  | 100  | 130  | 176  | 67   | 6    | 553  | 479  | 72                                 | 100  | 70   | 47   | 55   | 0    | 344  | 272                |  |   |
| 8/11/0066    | Hoburne Farm Phase 8  |                             | BH23 4UJ  | 64                              | 44                               |                                     |      |      | 14   | 50   | 50   | 64   | 114  |                                    |      |      |      | 15   | 25   | 25   | 40                 | 65   | Currently building 18 from previous phase. Will complete by end 12/13. Query no social therefore 20 dpa |
| 8/01/0342    | Land south of Burton  | Salisbury Road, Burton      | BH23 7JH  | 30                              | 15                               |                                     |      |      |      | 30   | 15   | 30   | 45   |                                    |      |      |      | 20   | 25   | 20   | 45                 | Landowner's latest delivery projection                       |   |
| 8/11/0452    | Urban Extension Site  | Roeshot Hill                | BH23 3DF  | 200                             | 750                              |                                     |      |      | 50   | 50   | 100  | 100  | 200  | 300                                |      |      |      | 50   | 50   | 50   | 100                | Promoter Developer's latest delivery projection              |   |
| 8/11/0525    | Hoburne Fm Estate   | Adj SHLAA Site 8/11/0066    |           | 40                              | 60                               |                                     |      |      |      | 40   | 50   | 40   | 90   |                                    |      |      |      |      |      | 0  | 0                  | Won't start until Ph. 8 finished - suitable for yrs. 6 to 15 |   |
| Large Sites  | Other Yr 6 to 15 sites from SHLAA   |                             |           |                                 |                                  |                                     |      |      |      |      |      |      |      |                                    |      |      |      |      |      | 59   | 0                  | 59   |   |
| Sub Total    | (Greenfield)  |                             |           |                                 |                                  | 0                                   | 0    | 50   | 64   | 220  | 274  | 334  | 608  | 0                                  | 0    | 0    | 15   | 95   | 159  | 110  | 269                |  |   |
| TOTAL        |   |                             |           | 887                             |                                  | 80                                  | 100  | 180  | 240  | 287  | 280  | 887  | 1087 | 72                                 | 100  | 70   | 62   | 150  | 159  | 454  | 541                |  |   |

Source: Christchurch Borough Council Strategic Housing Land Availability Assment - Base Date 1st April 2012 - March 2013 and Christchurch and East Dorset Submission Core Strategy Housing Trajectory - March 2013



## Analysis of Housing Land Supply in Christchurch Borough - AFFORDABLE HOUSING ONLY

| Site Ref No: | Site Name:  | Address:                    | Postcode: | Supply Yrs 1 to 5 (2012-2017) : | Supply Yrs 6 to 15 (2017-2028) : | IL Interpretation of CBC Trajectory |      |      |      |      |      |      |      | IL Assessment of Dwelling Delivery |      |      |      |      |      |   |      | Comments |
|--------------|---|-----------------------------|-----------|---------------------------------|----------------------------------|-------------------------------------|------|------|------|------|------|------|------|------------------------------------|------|------|------|------|------|---|------|----------|
|              |   |                             |           |                                 |                                  | 2012                                | 2013 | 2014 | 2015 | 2016 | 2017 | 2012 | 2013 | 2012                               | 2013 | 2014 | 2015 | 2016 | 2017 | 2012  | 2013 |          |
|              |   |                             |           |                                 |                                  | to                                  | to   | to   | to   | to   | to   | to   | to   | to                                 | to   | to   | to   | to   | to   | to  | to   |          |
|              |   |                             |           |                                 |                                  | 2013                                | 2014 | 2015 | 2016 | 2017 | 2018 | 2017 | 2018 | 2013                               | 2014 | 2015 | 2016 | 2017 | 2018 | 2017  | 2018 |          |
| 8/01/0344    | Former Homefield School   | Salisbury Road              | BH23 7AR  | 29                              | 0                                |                                     |      | 0    |      |      |      | 0    | 0    |                                    |      | 0    | 0    |      |      | £140,000 offsite contribution                                 |      |          |
| 8/03/0062    |   | 40-44 Wharnccliffe Road     | BH23 5DE  | 8                               | 0                                |                                     |      |      | 3    |      |      | 3    | 3    |                                    |      |      |      | 0    | 0    | No PP - Assume 40% for Brownfield Land                        |      |          |
| 8/03/0418    |   | 25-35 Wharnccliffe Road     | BH23 5DB  | 7                               | 6                                | 0                                   |      |      |      |      | 2    | 0    | 2    | 0                                  |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/04/0272    | Avon View Care Home   | 10 Bronte Avenue            | BH23 2LX  | 38                              | 0                                |                                     | 17   |      |      |      |      | 17   | 17   |                                    | 17   |      |      | 17   | 17   | 30% on-site provision + 6 from Homefield School Comuted Sum   |      |          |
| 8/06/0202    |   | 55-57 Chewton Common Road   | BH23 5LZ  | 5                               | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0023    |   | 221 Barrack Road            | BH23 2AX  | 29                              | 0                                |                                     |      |      | 11   |      |      | 11   | 11   |                                    |      |      |      | 0    | 0    | No PP - Assume 40% for Brownfield Land                        |      |          |
| 8/07/0121    |   | 33 Clarendon Road and R/O   | BH23 2LJ  | 24                              | 0                                |                                     | 7    |      |      |      |      | 7    | 7    |                                    | 7    |      |      | 7    | 7    | 30% on-site provision   |      |          |
| 8/07/0126    |   | 227 Barrack Road            | BH23 2AX  | 9                               | 0                                | 0                                   | 0    |      |      |      |      | 0    | 0    | 0                                  | 0    |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0129    |   | New Inn, Fairmile Road      | BH23 3LJ  | 14                              | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0148    |   | 157-159 Barrack Road        | BH23 2AP  | 12                              | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0290    | Brock House Care Home   | 213 Barrack Road            | BH23 2AX  | 8                               | 0                                | 0                                   |      |      |      |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0292    |   | 47 Elizabeth Avenue and R/O | BH23 2DN  | 8                               | 0                                |                                     |      | 0    |      |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/08/0018    | Former petrol station and vacar   | 36 to 40 Purewell           | BH23 1ES  | 5                               | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/08/0073    | Garage, filling station and car sa  | 55 Bridge Street            | BH23 1DY  | 44                              | 0                                |                                     |      |      |      | 11   |      | 11   | 11   |                                    | 11   |      |      | 11   | 11   | 30% on-site provision   |      |          |
| 8/10/0060    | Royal Mail sorting office   | Wick Lane                   | BH231AH   | 14                              | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/10/0119    |   | 43 High Street              | BH23 1AS  | 19                              | 0                                |                                     |      | 0    | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | £250,000 offsite contribution                                 |      |          |
| 8/11/0194    | BAE Car Park  | Grange Road                 | BH23 4JD  | 14                              | 0                                |                                     |      |      | 0    | 0    |      | 0    | 0    |                                    | 0    | 0    |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0029    | Car sales & forecourt   | 170-174 Barrack Road        | BH23 2BE  | 6                               | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/07/0274    | Christchurch Hospital   | Fairmile Road               | BH23 2JX  | 117                             | 0                                |                                     |      | 15   | 20   |      |      | 35   | 35   |                                    |      |      |      | 0    | 0    | No PP - Assume 30% in line with the current application       |      |          |
| 8/02/0396    |   | 1 - 12 Scotts Green         | BH23 3EP  | 8                               | 0                                |                                     |      | 8    |      |      |      | 8    | 8    |                                    | 3    |      |      | 3    | 3    | 27 new - 24 existing = net gain 3. Prposal os 100% affordable |      |          |
| 8/03/0102    | Highcliffe Police Station   | 409 Lymington Road          | BH23 5EN  | 6                               | 0                                |                                     |      |      | 2    |      |      | 2    | 2    |                                    |      |      |      | 0    | 0    | No PP - Assume 40% for Brownfield Land                        |      |          |
| 8/04/0006    | Former night club   | 9 & 9a The Grove            | BH23 2EX  | 5                               | 0                                |                                     |      |      | 0    |      |      | 0    | 0    |                                    |      |      |      | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/10/0422    |   | 59 Stour Road               | BH23 1LU  | 7                               | 0                                |                                     |      | 3    |      |      |      | 3    | 3    |                                    |      |      |      | 0    | 0    | No PP - Assume 40% for Brownfield Land                        |      |          |
| Small Sites  | Sites with net gain < five dwellings - assume 100% delivery over three yrs. |                             |           |                                 |                                  | 0                                   | 0    | 0    |      |      |      | 0    | 0    | 0                                  | 0    | 0    |      | 0    | 0    | Sites with plannign permission will have been below threshold |      |          |
| Sub Total    | (Brownfield)  |                             |           |                                 |                                  | 0                                   | 24   | 26   | 36   | 11   | 2    | 97   | 99   | 0                                  | 24   | 3    | 0    | 11   | 0    | 38  | 38   |          |
| 8/11/0066    | Hoburne Farm Phase 8  |                             | BH23 4UJ  | 64                              | 44                               |                                     |      |      | 0    | 0    | 0    | 0    | 0    |                                    | 0    | 0    | 0    | 0    | 0    | Does not appear to include affordable housing                 |      |          |
| 8/01/0342    | Land south of Burton  | Salisbury Road, Burton      | BH23 7JH  | 30                              | 15                               |                                     |      |      |      | 15   | 12   | 15   | 27   |                                    | 10   | 12   | 10   | 22   |      | 50% affordabel housing  |      |          |
| 8/11/0452    | Urban Extension Site  | Roeshot Hill                | BH23 3DF  | 200                             | 750                              |                                     |      | 17   | 18   | 35   | 35   | 70   | 105  |                                    | 17   | 18   | 17   | 35   |      | 35% affordable following viability assessment                 |      |          |
| 8/11/0525    | Hoburne Fm Estate   | Adj SHLAA Site 8/11/0066    |           | 40                              | 60                               |                                     |      |      |      | 20   | 25   | 20   | 45   |                                    |      |      |      | 0    | 0    | 50% affordabel housing  |      |          |
| Large Sites  | Other Yr 6 to 15 sites from SHLAA   |                             |           |                                 |                                  |                                     |      |      |      |      | 206  | 0    | 206  |                                    |      |      | 59   | 0    | 59   |   |      |          |
| Sub Total    | (Greenfield)  |                             |           |                                 |                                  | 0                                   | 0    | 17   | 18   | 70   | 278  | 105  | 383  | 0                                  | 0    | 0    | 0    | 27   | 89   | 27  | 116  |          |
| TOTAL        |   |                             |           | 887                             |                                  | 0                                   | 24   | 43   | 54   | 81   | 280  | 202  | 482  | 0                                  | 24   | 3    | 0    | 38   | 89   | 65  | 154  |          |

Source: Christchurch Borough Council Strategic Housing Land Availability Assment - Base Date 1st April 2012 - March 2013 and Christchurch and East Dorset Submission Core Strategy Housing Trajectory - March 2013  
Planning application records held by Christchurch Borough Council