## **Monitoring Report 4: Retail and Town Centres**

This report is one of a series of topic based reports which together constitute the Christchurch and East Dorset Authorities' Monitoring Report.

These reports will be regularly updated. The date that the information was last updated is indicated alongside each table/section as appropriate. Further topic areas can be viewed in the Christchurch and East Dorset Authorities' Monitoring Report.

	Completions	of A1 Re	etail floo	or space	m <sup>2</sup> CHRI	STCHUR	CH 2015-2	016 (losse	s show	n as ne	egative v	/alues)			
	(for the purpos	es of this	table A1	includes	only conve	nience* an	d compariso	on** shoppin	g so exc	ludes us	ses as ha	irdressers)			
	Primary shop frontages	ping	Secon shopp frontag	ing	Outside pand seco	ndary I	300m fr	lefinition - om	Other of Ce			for Each e/location	Local Plan Target convenience Net m <sup>2</sup>	Local Plan Target comparison Net m <sup>2</sup>	
					frontages inside pri shopping	imary	Primary Shoppir						Net m	Net m	** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4
Retail Centre	*	* nc	9	<b>_</b>			93	ç	9		e Ce	<u> </u>			i) 88 – 98 Mudeford ii) 2 – 10 Falcon Drive
	Convenience	Comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison			iii) 172 – 190 Somerford Road iv) 42 – 44 Hunt Road v) 27 – 45 Somerford Road vi) 22 & 28 Jellicoe Drive vii) 111, 98 – 112 Ringwood Road
Christchurch Town Centre CH1		-8.30										-8.30	2,300	7,500	and 2 Glenville Road viii) 15 – 22 Lakewood Road
Highcliffe District Centre				-1000								-1000		500 (CH4)	ix) 5 – 11 Saulfland Place
Purewell, Local Centre				1000								1000	No Target	No Target	x) Bure Lane Arcade
Barrack Rd, Local Centre													No Target	No Target	xi) 111 – 113 Burton Green,
Other shopping Parades  **(defined on policies map)													No Target	No Target	Salisbury Road xii) 1 – 11 Avon View Parade xiii) 1 – 5 Fairmile Parade xiv) St Catherines Parade, Fairmile
Within New Neighbourhoods (Christchurch Urban extension)															Road xv) 32 – 60 The Grove xvi) 1 – 15 Marlow Drive xvii) 108 – 116 Stour Road
Retail Parks (Out of Centre i.e. outside Primary Shopping Area) Other Out of Centre															xviii) Hurn Village Shop
Totals Christchurch		-8.30		-1000							0	-1008.3			

<sup>\*</sup> Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

<sup>\*\*</sup>Convenience: Consumer goods purchased on a regular basis including food and groceries and cleaning materials

	Completio	ns of A1	Retail flo	or space r	n <sup>2</sup> CHRIS	TCHURCH	H 2016-2017 (	losses	shown a	as negat	ive valu	ies)			
	(for the purp	oses of th	is table A	1 includes on	ly convenie	ence* and o	comparison** s	hopping	so exclud	des uses a	as hairdr	essers)			
	Primary shopping frontages		Second shoppi frontag	ng	Outside and seco shopping frontage inside pr shopping	ondary g s but rimary	Edge of Ce (NPPF defi - 300m froi Primary Shopping	nition n	Other Centre			or Each /location	Local Plan Target convenience Net m <sup>2</sup>	Local Plan Target compariso n Net m <sup>2</sup>	** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4
Retail Centre	Convenience *	Comparison *	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison			i) 88 – 98 Mudeford ii) 2 – 10 Falcon Drive iii) 172 – 190 Somerford Road iv) 42 – 44 Hunt Road v) 27 – 45 Somerford Road vi) 22 & 28 Jellicoe Drive vii) 111, 98 – 112 Ringwood
Christchurch Town Centre CH1													2,300	7,500	Road and 2 Glenville Road viii) 15 – 22 Lakewood Road
Highcliffe District Centre														500 (CH4)	ix) 5 – 11 Saulfland Place
Purewell, Local Centre													No Target	No Target	x) Bure Lane Arcade
Barrack Rd, Local Centre				- 39.10								-39.10	No Target	No Target	xi) 111 – 113 Burton Green, Salisbury Road
Other shopping Parades **(defined on policies map)										-23.00		-23	No Target	No Target	xii) 1 – 11 Avon View Parade xiii) 1 – 5 Fairmile Parade xiv) St Catherines Parade, Fairmile Road
Within New Neighbourhoods (Christchurch Urban extension) Retail Parks (Out of Centre									2,235	2,155	2235	2155			xv) 32 – 60 The Grove xvi) 1 – 15 Marlow Drive xvii) 108 – 116 Stour Road xviii) Hurn Village Shop
i.e. outside Primary Shopping Area)															
Other Out of Centre  Totals Christchurch				- 39.10					2,235	2,132.	2,235	2092.9			

	Completions (for the purpos  Primary shop frontages	ses of this	Secon shopp	includes dary ing	Outside and second	enience* an primary ondary	Edge of Co	** shopping entre inition -	so exclud	les uses	as haird  Total f	ressers) for Centre	Local Plan Target	Local Plan Target	
			frontag	ges	shoppin frontage inside p shoppin	s but rimary	300m from Shopping				/locati	ion	convenience Net m <sup>2</sup>	comparison Net m <sup>2</sup>	** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4
Retail Centre	Convenience *	Comparison *	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison			xix) 88 – 98 Mudeford xx) 2 – 10 Falcon Drive xxi) 172 – 190 Somerford Road xxii) 42 – 44 Hunt Road xxiii)27 – 45 Somerford Road xxiv) 22 & 28 Jellicoe Drive xxv) 111, 98 – 112 Ringwood
hristchurch Town				-24.4		30				1200		1205.6			Road and 2 Glenville Road
Centre CH1 Highcliffe District Centre														500 (CH4)	xxvi) 15 – 22 Lakewood Road xxvii) 5 – 11 Saulfland Place
urewell, Local Centre													No Target	No Target	xxviii) Bure Lane Arcade
arrack Rd, Local Centre				1									No Target	No Target	xxix) 111 – 113 Burton Green,
Other shopping Parades (defined on policies hap)													No Target	No Target	Salisbury Road xxx) 1 – 11 Avon View Parade xxxi) 1 – 5 Fairmile Parade xxxii) St Catherines Parade,
Vithin New leighbourhoods Christchurch Urban extension)															Fairmile Road xxxiii)32 – 60 The Grove xxxiv) 1 – 15 Marlow Drive xxxv) 108 – 116 Stour Road
Retail Parks (Out of Centre i.e. outside Primary Shopping Area)															xxxvi) Hurn Village Shop
Other Out of Centre															

1205.6

1200

Table last updated February 2019 using data collected to 31 March 2018

**Totals Christchurch** 

-24.4

30

<sup>\*</sup> Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

<sup>\*\*</sup>Convenience: Consumer goods purchased on a regular basis including food and groceries and cleaning materials

								2016 (losses Imparison sho					essers)			
	Primar shopp frontag s	ing	Secondary shopping frontages		Outside and sec shoppir frontage inside p	ng es but orimary		lefinition - om Primary	Other ( Centre			ed toring (to be	Total fo	r Each location	Local Plan Target convenience m <sup>2</sup>	Local Plan Target comparison m <sup>2</sup>
Retail Centre	Convenience *	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
EAST DORSET																
Ferndown Town centre	-47.78								202				154.22	0	1400-1500	1500-1600
Verwood Town centre															600-650	700-800
Wimborne Town										-29				-29	400-500	2,500-2550
West Moors															40-50	150-200
Corfe Mullen Local Centre															No Target	No Target
(monitoring area																
to be defined) West Parley																
Retail Parks																+
Within New																
Neighbourhoods																
Other Out of																
Centre																
Totals East	-47.78								202	-29			154.22	-29		
<b>D</b> = = -1		l					1		1	1	1	1				1

<sup>\*</sup> Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

\*\*Convenience: Consumer goods purchased on a regular basis including food and groceries and cleaning materials

	(for the	purpose	es of this to	A1 Retail Floorspace m <sup>2</sup> EAST DORSET 2016-2017 (losses shown as negative value of this table A1 includes only convenience and comparison shopping so excludes uses as Secondary  Outside primary   Edge of Centre   Other Out of   Within		uses as	hairdre	,			Local Plan					
	Primar shopp frontag	ing	Secondary shopping frontages		Outside primar and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Centre		defined monitoring area (to be mapped)		Total fo Centre/		Local Plan Target convenience m <sup>2</sup>	Local Plan Target comparison m <sup>2</sup>
Retail Centre	Convenience *	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
EAST DORSET																
Ferndown Town	-														1400-1500	1500-1600
centre					_										000.050	700.000
Verwood Town centre															600-650	700-800
Wimborne Town															400-500	2,500-2550
West Moors															40-50	150-200
Corfe Mullen Local Centre (monitoring area															No Target	No Target
to be defined)																
West Parley										40.00				40.00		
Retail Parks																
Within New																
Neighbourhoods									100.05				100.05			
Other Out of									139.66				139.66			
Centre																
Totals East									120.00	40.00			120.00	40.00		
Dorset							1		139.66	40.00			139.66	40.00		

<sup>\*</sup> Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods \*\*Convenience: Consumer goods purchased on a regular basis including food and groceries and cleaning materials

	shoppi frontag		Secondary shopping frontages		and seconda		(NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Within defined monitoring area (to be mapped)				Local Plan Target convenience m <sup>2</sup>	Local Plan Target comparisor m <sup>2</sup>
Retail Centre	Convenience *	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
EAST DORSET																
Ferndown Town centre	-														1400-1500	1500-1600
Verwood Town															600-650	700-800
centre																7.00.000
Vimborne Town															400-500	2,500-2550
West Moors						51			29.5				29.5	51	40-50	150-200
Corfe Mullen Local Centre (monitoring area to be defined)										56				56	No Target	No Target
West Parley																
Retail Parks																
Vithin New																
Neighbourhoods																
Other Out of																
Centre																
Totals East Dorset						51			29.5	56			29.5	107		

Table last updated February 2019 using data collected to 31 March 2018

<sup>\*</sup> Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods
\*\*Convenience: Consumer goods purchased on a regular basis including food and groceries and cleaning materials

	Retail Floorspa	ce Delivery Against Po	licy KS8 2015-2016	
	Total net gain in retail A	1 floorspace (from	Local Plan Target (	policy KS8) to 2031
	tables above)			
	Convenience	Comparison	Convenience	Comparison
Christchurch	0	-1008.34	2,300	8,100
East Dorset	154.22	-29	4,000	5,200
Totals	154.22	-1037.3	6,300	13,300

	Retail Floorspa	ce Delivery Against Po	licy KS8 2016-2017	
	Total net gain in retail A tables above)	1 floorspace (from	Local Plan Target (	policy KS8) to 2031
	Convenience	Comparison	Convenience	Comparison
Christchurch	2235.00	2092.90	2,300	8,100
East Dorset	139.66	40.00	4,000	5,200
Totals	2374.66	2132.90	6,300	13,300

	Retail Floorspa	ce Delivery Against Po	licy KS8 20172018	
	Total net gain in retail A tables above)	1 floorspace (from	Local Plan Target (	(policy KS8) to 2031
	Convenience	Comparison	Convenience	Comparison
Christchurch	0	1205.6	2,300	8,100
East Dorset	29.5	107	4,000	5,200
Totals	29.5	1,312.6	6,300	13,300

Table last updated February 2019 using data collected to 31 March 2018

The local plan (policy CH1) identifies key strategic sites in Christchurch. These are:

• The Magistrates Court Site

- Saxon Square
- The Lanes
- Land between Bridge Street, Stony Lane South and the Civic offices; and
- Stony Lane

These sites have not yet been developed (as at 31 March 2018) but it is anticipated that they will come forward later in the plan period and progress will be monitored in future monitoring reports.

		Retail completions in	New Neighbourhoods 2	2015-2018
New Neighbourhood	Policy	Retail floorspace permitted (convenience) m <sup>2</sup>	Retail completions	Local plan target (convenience)m <sup>2</sup>
CHRISTCHURCH				
Christchurch Urban Extension	CN1	0	0	small scale retail day to day needs –floorspace unspecified
Land South of Burton Village	CN2	0	0	0
EAST DORSET				
Cuthbury Allotments and St Margaret's Close	WMC5	0	0	0
Stone Lane Wimborne	WMC6	0	0	0
Cranborne Road, Wimborne	WMC7	Outline permission for 604 m <sup>2</sup>	0	small scale retail day to day needs –floorspace unspecified
South of Leigh Road Wimborne	WMC8	Outline and Reserve Matters approved 419 m <sup>2</sup>	0	small scale retail day to day needs –floorspace unspecified
Corfe N Mullen Lockyer's school and Land North of Corfe Mullen	CM1	0	0	0
Holmwood House, Ferndown	FWP3	0	0	0
Coppins Ferndown	FWP4	0	0	0
East of New Road, West Parley	FWP6	0	0	800-900
West of New Road, West Parley	FWP7	0	0	0
North West Verwood	VTSW4	0	0	0
North East Verwood	VTSW5	0	0	0
Total		0	0	800-900

Table last updated February 2019 using data collected to 31 March 2018

	Christchur	ch Net Completions (of Gro	oss Internal Floorspace	) Town Centre Uses 2	015-2016 (	losses sho	wn as negative	e values)
Use Class	Floorspace completions (m²) within Primary Shopping frontages	Floorspace (m²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 (all A1 uses)	-67.8	-1000						
A2		-71						
financial and professional services								
A3		200						
restaurants and cafes								
A4 pubs-drinking premises		71						
A5 Hot food takeaway								
C1 hotels								
D1 non-residential institutions		800						
D2 assembly and leisure								

Use Class	Floorspace completions (m²) within Primary Shopping frontages	Floorspace (m²) completions completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades		Other Out of Centre
A1 (all A1 uses)		-39.1				-123.6	4,394.00	
A2								
financial and professional services								
A3				14.40				
restaurants and cafes								
A4 pubs-drinking premises								
A5 Hot food takeaway		39.10						
C1 hotels								
D1 non-residential institutions								216
D2 assembly and leisure								

Use Class	Floorspace completions (m²) within Primary Shopping frontages	Floorspace (m²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 (all A1 uses)		-198.4	-30					1,200
A2								·
financial and professional services								
A3								129.8
restaurants and cafes								
A4 pubs-drinking premises		98						
A5 Hot food takeaway		103						
C1 hotels								
D1 non-residential institutions								51.1
D2 assembly and leisure								

Table updated February 2019 using information collected up to 31 March 2018

Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 retail	-47.78							173
A2								
financial and professional services								
A3								196.3
restaurants and cafes								
A4 pubs-drinking premises								
A5 Hot food takeaway								
C1 hotels								
D1 non-residential institutions	47.78							144
D2 assembly and leisure								

EAST DORSET Net Completions (of Gross Internal Floorspace) Town Centre Uses 2016 – 2017									
Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre	
A1 retail								179.66	
A2	-90.								
financial and professional services									
A3	90.00							-9.50	
restaurants and cafes									
A4 pubs-drinking premises									
A5 Hot food takeaway									
C1 hotels									
D1 non-residential institutions								-40.	
D2 assembly and leisure									

EAST DORSET Net Completions (of Gross Internal Floorspace) Town Centre Uses 2017-2018									
Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m²) completions Secondary Shopping Frontages	Floorspace (m²) completions outside primary and secondary frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 retail				51					85.5
A2									
financial and professional services									
A3		-90							
restaurants and cafes									
A4 pubs-drinking premises		90							
A5 Hot food takeaway									
C1 hotels									
D1 non-residential institutions									
D2 assembly and leisure									

Table updated February 2019 using data collected up to 31 March 2018