

ANNUAL MONITORING REPORT 2011/12

March 2013



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Christchurch Borough Annual Monitoring Report 2011/12

1 Executive Summary

- 1.1 This is the eighth Annual Monitoring Report (AMR) prepared by Christchurch Borough Council to meet the requirements of the planning system introduced in September 2004. It covers the year 1st April 2011–31st March 2012. There are two functions of an AMR - to review the progress of local development document preparation against the timetable in the Local Development Scheme (LDS) and to assess the extent to which policies in Local Development Documents are being achieved. As there are no policies yet in place in Local Development Documents, the AMR monitors the performance of the existing ‘saved policies’ in the Borough of Christchurch Local Plan 2001. The report also monitors a series of “contextual indicators” which illustrate the wider social, environmental and economic background.
- 1.2 The Localism Act 2011 (formally enacted in April 2012) relaxed the requirements placed on Local Authorities for producing AMR’s. Each authority still has to prepare a monitoring report, but it is up to them when and how this is done. There is no longer a submission deadline of 31st December each year. Mandatory reporting on Core Output indicators has also been removed. However for the purposes of consistency and effective use of staff resources this year’s AMR will continue to be produced in the same format as previous years. Although no longer compulsory, information for the former National Core Output Indicators has been collected this year where possible.
- 1.3 Revision 5 of the Local Development Scheme was published in December 2012. This introduced revised timetables for the Core Strategy and Community Infrastructure Levy, Site Specific Sites Allocations, and Development Control Policies DPD, a number of joint DPDs with other Dorset councils and a timetable for the production of the Housing SPD.
- 1.4 During the monitoring year Christchurch and East Dorset planning policy teams completed the analysis of responses to the Christchurch and East Dorset Core Strategy Options for Consideration consultation (October 2010 – January 2011) for which over 22,000 comments were received. A series of background papers were published in February 2012 to inform the development of the Core Strategy Pre Submission document which was subsequently published for consultation on 2nd April 2012.
- 1.5 During the year the Dorset councils published a Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document Issues and Options Consultation document on 18th November 2011 for a consultation period expiring in February 2012. Public

- exhibitions were held within all local authority areas which were well attended. There was a high level of public response to the consultation.
- 1.6 The contextual indicators have been updated to refer to the 2011 census. There is a high proportion of people over retirement age as 30% of the population are aged 65+. Christchurch has the lowest proportion of working age population in Dorset (54.6%). The Borough has a largely white population, although the proportion of ethnic minorities is growing, but less rapidly than estimated in 2009.
 - 1.7 There is a high density of population, small average household size (2.2), a high proportion of detached dwellings (41%) and the majority of dwellings are owner – occupied (74%) although the proportion has fallen since 2001. The proportion privately renting has risen from 5.8% in 2001 to 10.8% in 2011. A 2012 national update on housing affordability concludes that the house price to income ratio in Christchurch remains significantly high and that this is exacerbated by the difficulties in first time buyers in securing the large deposits now required.
 - 1.8 Life expectancy is above average but there is a higher than average proportion of people with long term limiting illnesses.
 - 1.9 Although there has been a significant increase in the proportion of students in Christchurch schools obtaining 5 or more GCSE's at grades A* - C including Maths and English since 2008, there has been a decrease in numbers achieving this in 2012, most likely due to the impact of the unexpected drop in grades for English GCSE's in 2012 leading to a national investigation.
 - 1.10 Crime levels are low in comparison with regional and national rates and there has been a fall in the rates for most types of crime since 2010/11.
 - 1.11 Looking at the structure of employment within Christchurch, the proportion of employees within the manufacturing sector (14%) is above county, regional and national average. Other sectors which have a high proportion of employees are retail, accommodation and food services and health. The majority of employees (79%) are employed in the service sector.
 - 1.12 Claimant unemployment rates peaked in January 2010 at 2.9%, and since then have fluctuated, peaking at January 2011 (2.1%) and March 2012 (2.1%). Rates remain lower than county, regional and national rates. However the economic climate is still uncertain. The proportion of young people 16 – 18 years old not in education, employment or training (NEETS) in Christchurch fell from 8.1% in March 2011 to 5.9% in March 2012, just below the national average.

- 1.13 There is a reliance on the car for journeys to work but bicycle use for work journeys is higher than county or national average. Car ownership is high, but 17.9% households have no car.
- 1.14 Although a small Borough, 24% of the area is covered by nature conservation designations, much of which are international as well as nationally important.
- 1.15 The main body of the report is structured into 9 subject themes. For each theme, the relevant objectives are listed (from the Local Plan, Sustainability Appraisal and Community Plan). National Core Indicators and any local indicators are monitored. The performance of relevant Local Plan policies is monitored and the future of these policies is discussed. Those policies that have been deleted after 27 September 2007 are identified. The main findings under each subject theme are summarised below.
- 1.16 There was a total of 62 housing units completed during 2011/12, a fall from 103 units in 2010/11, 102 units in 2009/10 and 101 units in 2008/9 and significantly down from a peak of 190 units in 2007/8. The effects of the recession on the rate of housing completions are evident. The AMR identifies the approaches that the Council is taking to increase housing supply. Christchurch has already exceeded the Structure Plan requirement of 2,000 housing units to be completed between 1994 and 2011. The rate of development for this period has been higher than expected, with an average of 150 net completions a year, compared with the requirement of 118 net dwellings a year.
- 1.17 Housing delivery is monitored against the proposed housing delivery strategy in the Christchurch & East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document November 2012, as the Regional Spatial Strategy was in the process of being abolished during the monitoring year. A housing trajectory has been prepared which predicts that completion rates will rise slowly as the economy recovers, and then rise significantly at the start of the delivery of the urban extension.
- 1.18 The Council has prepared a 5 year housing land supply assessment as of 1.4.12, as required by the National Planning Policy Framework. This year we have assessed a five year housing land supply for the Christchurch and East Dorset area as a whole, in line with the joint housing projection as set out in Policy KS3 of the Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-submission Document November 2012. The Strategic Housing Land Availability Assessments (SHLAA) 2012 for Christchurch and East Dorset identified a 5 year supply which meets the requirements of the NPPF as it provides for the 5 year requirement across both districts and incorporates a 5% buffer.

- 1.19 There were no affordable housing units completed during the year, but this has to be seen in the context of a low overall housing completion rate of 62 units and the effects of the recession. The Council is reviewing affordable housing policy through the Core Strategy which will reduce the threshold and increase the proportion of affordable housing required, and is informed by a viability study. A Housing Supplementary Planning Document (SPD) is being produced. There are a number of affordable housing schemes in the pipeline, which are identified in the AMR.
- 1.20 The development of housing allocated in sites in the Local Plan has progressed well since the Local Plan's adoption in 2001. Most of the sites have already been developed. However the proportion of housing envisaged from allocated sites is very small. Most of the development that has come forward has been from 'windfall' sites, which are not identified in the Local Plan.
- 1.21 The proportion of new dwellings built at higher densities has risen this year. The proportion of new housing built on previously developed land was 94.1%, although there are now no national targets.
- 1.22 Although no additional gypsy and traveller pitches were completed this year, progress has been made in the preparation of a joint Dorset Gypsy & Traveller Site Allocations DPD, with consultation on an Issues & Options document in November 2011. Since then, work has progressed on an update of the Traveller Accommodation Assessment in 2013.
- 1.23 Monitoring the development of biodiversity issues has been maintained since last year with minimal loss of areas designated for their environmental value being recorded.
- 1.24 There has been a total of 7,622 m² floorspace of employment uses completed during 2011/12 including 4,163m² at land south of BAE systems and 3,252 m² at the Aim Group Building, off Enterprise Way at Bournemouth Airport. There has been recent progress in employment development at the airport. During the monitoring year planning consent was given for 42,000m² of mixed commercial and industrial floorspace at Aviation Business Park. Also the new Airport arrivals terminal was completed during 2011. The development of policy relating to the airport in the Core Strategy should assist in stimulating activity as a key feature will be the focus on implementation which will help bring forward up to 30ha of new employment development at the Airport to be delivered over the plan period to 2028.
- 1.25 During the monitoring year the Druitt Gardens improvements were completed, a key feature of which was a shared cycle and pedestrian path through the gardens and landscape improvements.. Progress has been made in the implementation of open space policies in the Local Plan, with

several new public open spaces being created since the Local Plan's adoption. The joint PPG17 Open Space, Sport and Recreational Facilities assessment with East Dorset has informed policy within the Core Strategy. During the monitoring year, the Council was awarded Green Flag status for the Christchurch Quay / Quomps area.

- 1.26 There has been good progress on the implementation of highways schemes and cycling routes since the adoption of the Local Plan.
- 1.27 The Local Plan policy to retain a high proportion of ground floor retail uses in primary shopping cores has been effective in Highcliffe and Bargates shopping cores, but incremental losses have occurred in the Town centre shopping core which now has 28% non-retail uses, which indicate that the 20% threshold policy has not been effective. There is a proposal to change the threshold to 30% in the Core Strategy.

2 Introduction

Previous legal requirement for production of AMR

- 2.1 The Planning & Compulsory Purchase Act 2004 introduced the legal requirement for local authorities to produce an Annual Monitoring Report (AMR) every year. (Source: Town & Country Planning (Local Development) (England) Regulations 2004). It must be based on the period 1st April to 31st March and be submitted to the Secretary of State by no later than 31st December.
- 2.2 Annual Monitoring Reports are required to:-
- Review actual progress in terms of local development document preparation against the timetable and milestones in the Local Development Scheme;
 - Assess the extent to which policies in Local Development Documents are being implemented;
 - Where policies are not being implemented, explain why and set out what steps are to be taken to ensure that the policy is implemented or whether the policy is to be amended or replaced;
 - Identify the significant effects of implementing policies in Local Development Documents and whether they are as intended; and
 - Set out whether policies are to be amended or replaced.
- 2.3 AMR's are required to monitor 4 types of indicator:-
- Contextual Indicators – these describe the wider social, environmental and economic background against which the policies operate;
 - Core Output Indicators – these are nationally set and measure the direct effect of a policy and are used to assess whether the policy targets are achieved using available information. An output could

be number of housing completions or amount of employment space etc.

- Local Output Indicators – addressing policy outcomes not covered by the core output indicators, locally decided;
- Significant Effects Indicators – these are used to assess the significant social, environmental and economic effects of policies. Monitoring significant effects should enable a comparison to be made between the predicted effects of the LDF policies (in the Sustainability Appraisal) and the actual effects measured during implementation of the policies.

Change to requirements for monitoring introduced during 2011

- 2.4 The Parliamentary Under Secretary of State, Bob Neill MP wrote to local authorities on 30th March 2011 announcing the withdrawal of guidance on local plan monitoring. The Localism Act 2011 (which received Royal Assent in November 2011) relaxed the requirements placed on Local Authorities for producing AMR's. Changes included the removal of mandatory reporting on Core Output Indicators and the removal of the mandatory submission deadline of 31st December each year. Each authority still has to prepare a monitoring report, but it is up to them when and how this is done. Reports are referred to as 'Authorities' Monitoring Reports' as opposed to 'Annual Monitoring Reports'
- 2.5 The Localism Act was formally enacted in April 2012, along with new Local Planning Regulations and the National Planning Policy Framework. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 came into force on 6th April 2012 and sets out the requirements for local planning authorities' monitoring reports.

Format of this Report

- 2.6 It has been decided to continue to update the AMR in the same format as previous years, in order to provide consistency of information and as a more effective way of using staff resources, by making use of systems already in place rather than commence a new format. This AMR, reporting on the 2011/12 year, therefore represents a 'transitional' report, containing the Core Output Indicators reported in previous AMR's. Other Dorset authorities have taken this approach. The production of next year's monitoring report needs careful consideration and decisions will need to be made on whether some of the information need no longer be collected or whether alternative monitoring may be more relevant.
- 2.7 For this year the report continues to be structured as follows:-
- Section on progress of documents in Local Development Scheme;

- Contextual indicators for Christchurch Borough;
- Monitoring Local Plan Policies section which is divided up into subject themes. Objectives are identified from the following policy documents:-
 - Borough of Christchurch Local Plan, adopted 2001.
 - Christchurch & East Dorset Sustainability Appraisal objectives contained in the Core Strategy Pre-Submission Sustainability Report April 2012.
 - Christchurch Community Plan 2007 - 2010.together with the indicators that are being monitored in relation to these objectives (National Core Output Indicators, Local Indicators,) and a comment on Local Plan policy performance where relevant.
- Conclusions and Recommendations section

2.8 It should be noted that the former national core output indicators relate to the past monitoring year 2011/12, whereas the analysis of the performance of relevant Local Plan policies is looking at their effectiveness since the Local Plan's adoption in 2001 as well as drawing out any progress during the monitoring year. This approach is justified as it is useful to retain the information on site specific policies which have been implemented since the Local Plan's adoption to get a complete picture of what has happened, rather than just those policies implemented during the monitoring year.

3. Joint working on monitoring and methods

- 3.1 The Council is preparing this Annual Monitoring Report in parallel with that of East Dorset District Council using a similar structure in order to facilitate future joint production of monitoring reports. The reports will be focusing on each Council's respective Local Plan and other policy performance. Until these are replaced by joint policies in our Core Strategy and any other joint DPDs, the monitoring report will remain separate for each authority.
- 3.2 In addition the Council has worked with the former Regional Assembly Monitoring Team and the Dorset Monitoring Group to agree a standard set of contextual indicators, and to use jointly prepared material, particularly information prepared by the Dorset County Council Research and Intelligence Team. This is to facilitate comparisons across local authority areas and to save work.

4. Local Development Framework Progress

- 4.1 Revision 5 of the LDS was published in December 2012. This introduced revised timetables for the Core Strategy and Community Infrastructure Levy, Site Specific Sites Allocations and Development Control Policies DPD, a number of joint DPDs with other Dorset councils and a timetable for a production of the Housing SPD.
- 4.2 Turning now to LDF work, during the monitoring year Christchurch and East Dorset planning policy teams analysed the responses to the Christchurch and East Dorset Core Strategy Options for Consideration' consultation, which was published on 4th October 2010 for a public consultation period ending on 14th January 2011. Responses were received from about 3,000 individuals and organisations providing over 22,000 comments. A series of background papers were published in February 2012 to inform the development of the Core Strategy Pre Submission document which was subsequently published for consultation on 2nd April 2012 for a 12 week consultation period expiring on 25th June 2012.
- 4.3 During the monitoring year the Dorset councils published a Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document Issues and Options Consultation document for public consultation between 18th November 2011 and 10th February 2012. Public exhibitions were held within all local authority areas.
- 4.4 There has also been progress on evidence gathering with several studies being completed or substantially progressed during the monitoring year.
- North Christchurch Urban Extension Viability Work was completed in January 2012.
 - Bournemouth, Dorset and Poole Workspace Study was completed in March 2012.
 - A joint Retail Study Update was published in September 2012.
 - A Strategic Housing Land Availability Assessment 2011 update was published in March 2012. Work commenced on a 2012 update in summer 2012 and has been completed in March 2013.
 - A Five Year Housing Land Supply 1.4.11 update was published in March 2012. The SHLAA 2012 update includes a 5 year Housing Land supply assessment as of 1.4.12.
 - The South East Dorset Multi Modal Transport Study – consultation on preferred strategy took place in Winter 2010/11. The findings helped to inform long term strategy in LTP (Local Transport Plan) 3 which came into effect in April 2011.
 - The A35 Route Management Study was completed in 2011.

5. Context

- 5.1 The Borough of Christchurch forms the most easterly section of the County of Dorset and South West region, with East Dorset District adjoining the Borough to the north and Bournemouth to the west. To the east the Borough borders the New Forest District in Hampshire.
- 5.2 The following contextual indicators, with county and national comparisons, give a statistical description of the Borough.

Population

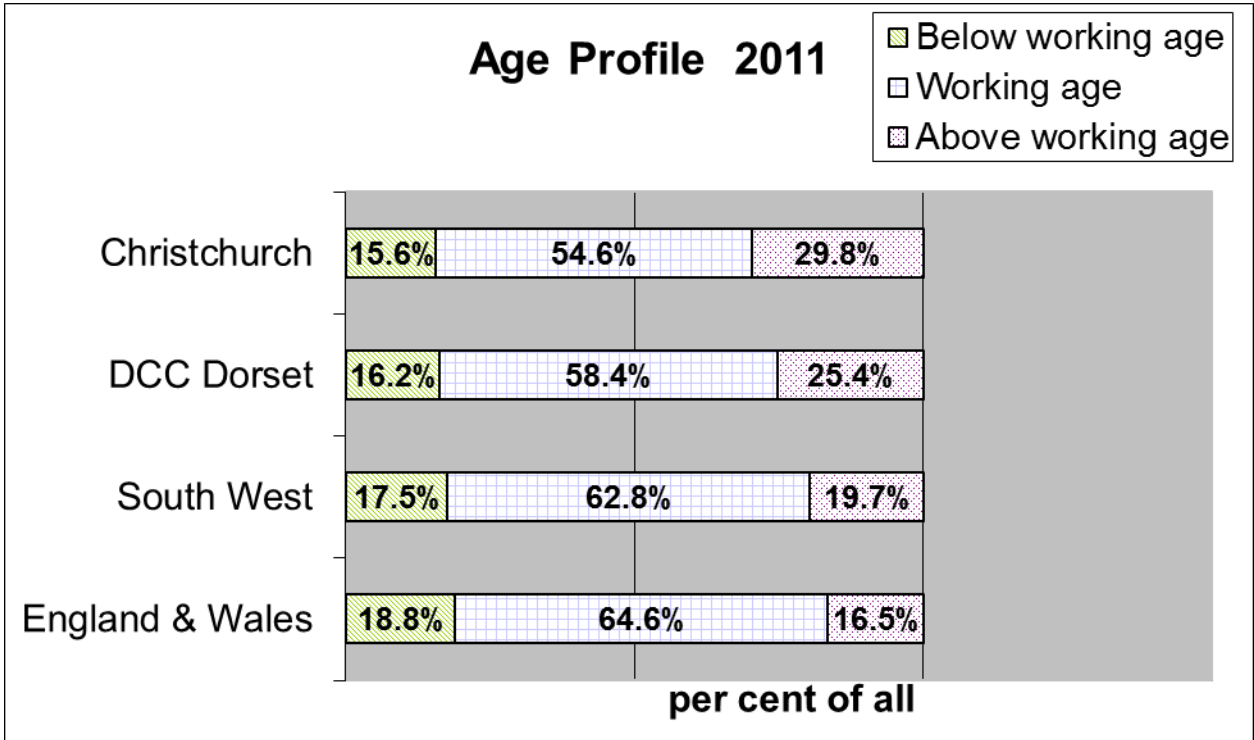
Total Population	Christchurch	DCC Dorset	England & Wales
2011	47,752	412,905	56,075,912
2010	47,302	404,790	55,240,480
2009	46,950	404,049	54,809,060
2008	46,824	405,800	54,454,700
2007	46,301	405,300	54,082,300
2006	45,891	402,000	53,725,800
2005	45,660	400,100	53,416,300
2004	45,471	398,400	53,053,200

Source: ONS Mid Year Estimates – Dorset Data Book 2011 and ONS Census 2011

- 5.3 The table shows that there has been a steady, fairly small increase in population in the Borough each year. The reason for the fairly small annual increase can be understood when looking at the components of change. There are more deaths than births, and the deficit is only marginally made up by net in-migration. (Source ONS).
- 5.4 The population age structure in Christchurch is much more heavily weighted towards the older age groups than in Dorset and England and Wales. The proportion of people age 65+ is 30% in Christchurch, compared with 25% in DCC Dorset and 16% in England and Wales (2011 Census). The proportion of those aged 85 and over in Christchurch (5%) is more than twice that of the national average (2%). Looking at the 2004 to 2011 estimates / Census figure for Christchurch the most significant increase has been in the 85+ age group.

Age Structure of Population – Percentages					
(source: ONS 2011 Census)					
	0 - 14	15 - 29	30 - 64	65 - 84	85+
Christchurch 2011	14	14	42	25	5
Dorset 2011	15	15	45	21	4
England & Wales 2011	18	20	46	14	2

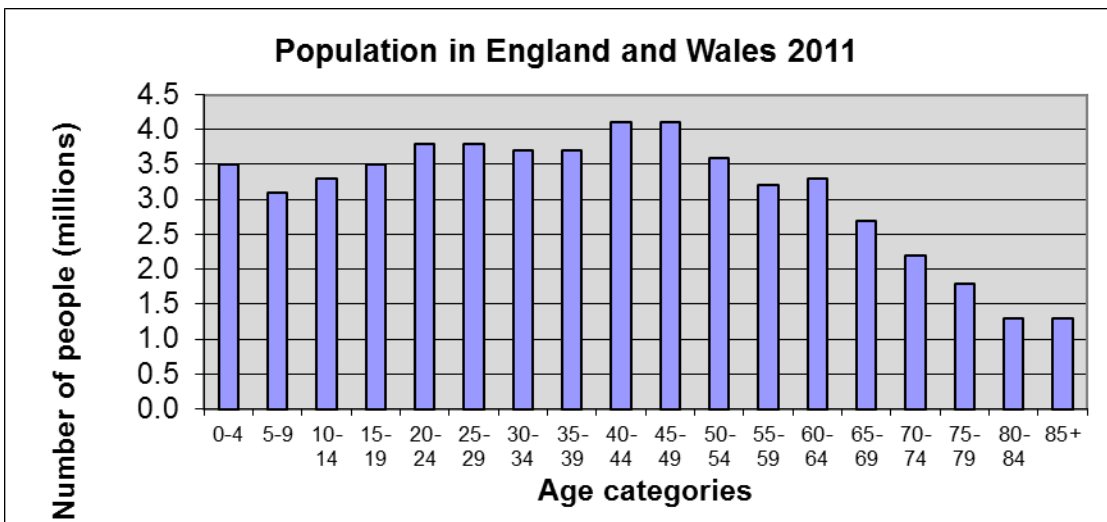
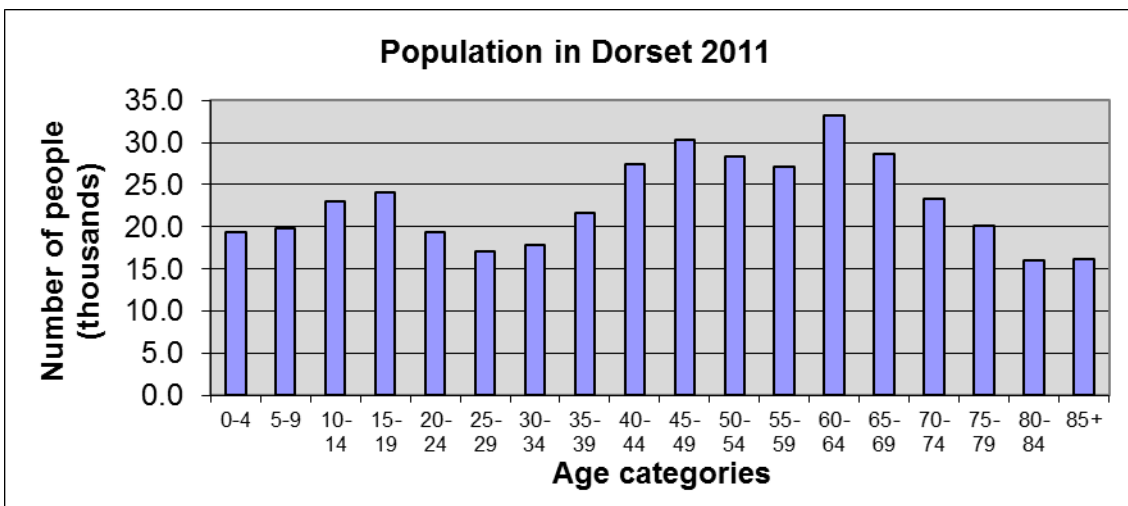
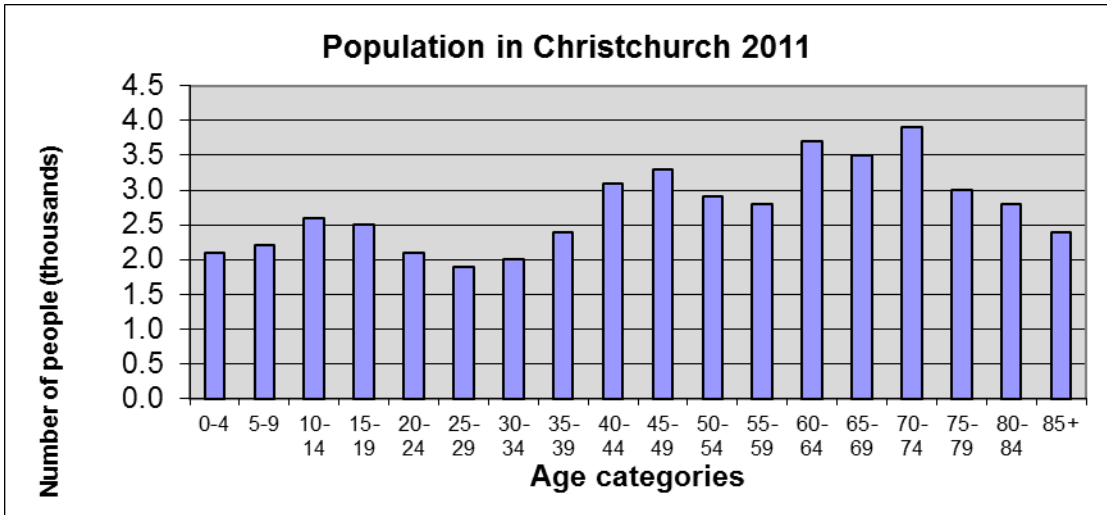
5.5 The bar chart below shows that Christchurch has a low proportion of working age population compared with County, Regional and National levels. Indeed Christchurch has the lowest proportion of those of working age in all the authorities in the Dorset sub-region (source: Dorsetforyou)



Working Age Population: Source ONS 2011 Mid-year estimates

NB The definition of 'Working Age' changed to 16 – 64 for both males and females during 2010. The revised definition is used for this chart.

Fig 1 Age Structure of Population in Christchurch compared with Dorset and England & Wales 2011 (Source: 2011 Census)



- 5.6 The bar charts in Figure 1 compare the age structure of the population in 4 year bands of Christchurch, Dorset and England & Wales in 2011. These illustrate that there is a more dramatic drop in the 20-24 and 25-29 age group categories in Christchurch and Dorset compared with the national average in England and Wales. It also shows that population is more heavily weighted towards the 65+ age bands in Christchurch compared with England and Wales.

Percentage of total population of black or minority ethnic origin (BME) in 2001 compared with 2011						
	Christchurch		DCC Dorset		England	
	2001¹	2011²	2001¹	2011²	2001¹	2011²
Proportion of BME population	3.2	4.9	3.2	4.5	13.1	19.5

¹ Census of Population 2001

² Census of Population 2011

- 5.7 Ethnic minorities are a small but growing proportion of the total population. The 2001 Census identifies a proportion of 3.2% of the population of Christchurch of black or minority ethnic origin (BME) which has grown to 4.9% in 2011. The BME population is defined as the population from all ethnic groups with the exception of White British. Previous experimental estimates for mid-2009 indicated that the BME population had more than doubled in Christchurch from 3.2% in 2001 to 7.6% in 2009. The 2011 Census results indicate that this was an over-estimate.

Percentage of total population of black or minority ethnic origin (BME) in 2001 compared with 2011 – ethnic groups						
BME Group	Christchurch		DCC Dorset		England	
	2001¹	2011²	2001¹	2011²	2001¹	2011²
White British	96.8%	95.1%	96.8%	95.5%	87.0%	80.5%
White Irish	0.7%	0.6%	0.6%	0.5%	1.3%	0.9%
White Other	1.4%	1.8%	1.4%	1.9%	2.7%	4.5%
Mixed	0.4%	1.1%	0.5%	0.8%	1.3%	2.2%
Asian or Asian British	0.3%	0.7%	0.2%	0.7%	4.6%	6.8%
Chinese	0.2%	0.4%	0.2%	0.2%	0.4%	0.7%
Black or Black British	0.1%	0.2%	0.2%	0.3%	2.5%	3.8%
Other	0.1%	0.1%	0.2%	0.1%	0.4%	0.6%
Total BME population	3.2%	4.9%	3.2%	4.5%	13.0%	19.5%

NB - White Irish may show a decline because White Irish Travellers are now grouped with Gypsies and included in the White Other group

- 5.8 Christchurch is less ethnically diverse than England. The largest black or minority ethnic group is "White Other" (1.8%) (2011 Census). In England the largest black or minority ethnic group is Asian / Asian British (6.8%) followed by White Other (4.5%) then Black / Black British (3.8%) In Christchurch the

proportion of Asians / British Asians account for only 0.7% and British / Black British 0.2% of the population. (2011 Census).

Number and percentage of population who are gypsies or Irish travellers			
Source: 2011 Census			
	Total population	Number ticking box entitled White: Gypsy or Irish Traveller	Percentage of total population
Christchurch	47,752	48	0.1
Dorset	412,905	555	0.1
South West Region	5,288,935	5,631	0.1
England & Wales	56,075,912	57,680	0.1

5.9 The 2011 Census contained a new tick box for “gypsy or Irish traveller” to enable this ethnic group to identify themselves for the first time. Gypsies and travellers accounted for the smallest ethnic category in the Census, at 0.1% of the population.

Indicator	Christchurch	Dorset	England & Wales
Population ¹	47,700	412,900	56,075,900
Area (ha) ² (<i>Dorset Data Book</i>)	5,043	254,181	15,118,890
Population Density (persons/hectare)	9.5	1.6	3.7

¹ ONS Census 2011

² Ordnance Survey 1992

5.10 Christchurch has a considerably higher density of population than the average for Dorset and England & Wales. Strategic policies of containment have resulted in a tight Green Belt around the urban area. The urban area represents approximately one third of the Borough, with two thirds falling within the Green Belt and, apart from Bournemouth Airport, being open countryside with sporadic development. Therefore the concentration of housing development within a smaller urban area has resulted in a high density of development.

Indicator	Christchurch	Dorset	England & Wales
Total No of households ¹	21,500	180,200	23,366,000
Average household size ¹	2.22	2.29	2.40

¹ 2011 Census

Household Composition – percentage of households <i>(Source 2011 Census)</i>			
Category	Christchurch	Dorset	England & Wales
One person household 65+	20.5	16.6	12.4
One person household; all others	11.6	13.2	17.8
One family: head of household 65+	15.8	13.9	8.2
One family; married or civil partnership	31.2	35.1	33.2
One family; cohabiting	7.9	8.4	9.8
One family; lone parent	7.4	7.6	10.6
Others	5.6	5.2	7.9

- 5.11 The average household size is less than the Dorset and national average, to a large extent because of the high proportion of elderly people in the Borough
- 5.12 Household composition refers to the usual residents in a household and their relationship to each other. Households may be a family or they may consist of one person living or unrelated adults sharing. A family is a couple (married, civil partners or cohabiting) with or without children. Children may be dependent (up to 18 in full time education) or non dependent.
- 5.13 The 2011 Census results show that Christchurch has a much higher proportion of one person households aged 65+ than the national average and in Dorset. Out of 348 local authority areas within England and Wales, Christchurch has the highest proportion of one person households and the second highest proportion of family households with a head of households aged 65+ (source: DCC Household Composition Research Bulletin 2012). This has implications for the levels of need for housing, transport, health and social services.

Dwelling type – Percentage of households (Source 2011 Census)						
Dwelling type	Christchurch		Dorset		England & Wales	
	No.	%	No.	%	No.	%
Detached	8,907	41	74,530	41	5,310,357	23
Semi-detached	4,167	19	40,864	23	7,304,321	31
Terraced	3,744	17	35,205	20	5,757,140	25
Flats/bed-sits	4,277	20	25,594	14	4,608,146	20
Flats in commercial building	268	1	1,971	1	221,179	1
Caravan or other temporary mobile structure	107	0	1,958	1	84,966	0
Shared dwelling	5	0	111	0	79,935	0
All households	21,475		180,213		23,366,044	

5.14 There are over twice as many detached properties in Christchurch than semi-detached and terraced dwellings. The proportion of detached dwellings is the same to that in Dorset but nearly twice that of the national average. Interestingly the proportion of flats is higher than that in Dorset and the same as in England & Wales. This may be due to the popularity of sheltered housing schemes and smaller units of accommodation generally with elderly people in the area.

Tenure – Percentage of households (Source 2001 and 2011 Census)						
Tenure	Christchurch		Dorset		England & Wales	
	2001	2011	2001	2011	2001	2011
Own outright	46.3	45.7	41.0	43.0	29.5	30.6
Buying with a mortgage/loan	32.4	28.7	34.8	29.1	38.8	29.1
Shared ownership (part owned and part rented)	n/a	0.8	n/a	0.7	n/a	0.7
Social rented	12.4	13.0	12.1	12.4	19.2	17.7
Private rented	5.8	10.8	7.8	13.3	8.7	16.8
Living rent free	n/a	1.0	n/a	1.6	n/a	1.3

5.15 There is a high proportion of those who own their own home outright, due to the high proportion of those over 65 who tend to have completed paying their mortgages. The proportion of those who rent privately is low compared with Dorset and England & Wales, reflecting the make-up of the housing stock in Christchurch. The most significant change since the

2001 Census has seen the increase of households privately renting – almost doubling at local and national levels. The proportion of those owning or buying with a mortgage, although still high in Christchurch, has fallen.

Second Homes - % of dwellings (Source 2011 Census)			
Indicator	Christchurch	Dorset	England & Wales
No. of all dwellings	23,149	180,200	23,366,000
Percentage of second homes	3.3	3.4	n/a

5.16 The proportion of second homes reflects the attractiveness of the area as a holiday resort and retirement area. The proportion has risen from 2.99% in the 2001 Census to 3.3% in the 2011 Census.

Empty Properties

5.17 Latest estimates indicate that approximately 350 homes in Christchurch have been empty for six months or longer, accounting for 1.5% of the housing stock (House Condition Survey 2012). With renewal and regeneration responsibilities the Private Sector Housing Team seeks to minimise the number of long-term empty homes using a combination of encouragement and enforcement. Resources continue to be targeted at tackling very long-term vacant properties and those affecting the environment or neighbouring residents, either visually or physically.

Amenities – percentage of households with central heating (Source 2011 Census)			
Level of amenities	Christchurch	Dorset	England & Wales
Does have central heating	98.1	97.2	97.3
Does not have central heating	1.9	2.8	2.7

5.18 This shows a good level of amenities with regard to central heating provision in households compared with the national average and Dorset.

Social Indicators (Deprivation, Health and Crime)

Index of Multiple Deprivation 2010	
Indicator (comparing local authority areas)	Christchurch average score
1 = Most Deprived: 356 = least deprived	230 (2007 score = 220)

5.19 The Index of Multiple Deprivation 2010 is a measure of multiple deprivation at the small area level. Seven domains of deprivation are measured – income deprivation, employment deprivation, health deprivation and disability, education skills and training deprivation, barriers to housing and services, crime and living environment deprivation. Each domain contains a number of indicators. The seven domains are combined to give a multiple deprivation score. For Local Authority areas, Christchurch is ranked 230th for the multiple deprivation score out of the 356 local authority areas in England and Wales. The 2007 Index of Deprivation Score was 220 so there is a slight change. Although the two Indices (2007 and 2010) are very similar, it is not valid to compare the scores between two time points. An area’s score is affected by the scores of every other area; so it is impossible to tell whether a change in score is a real change in the level of deprivation in an area or whether it is due to the scores of other areas going up or down. Although the overall Borough score is high, meaning that compared with the rest of the country this area has less deprivation than many other areas, there is evidence of disparity between the different parts of the Borough when looking at the assessment at small area level. Information is provided at ‘Super Output Area’ (SOA) level. There are 30 SOAs in Christchurch, 247 in Dorset and 32,482 nationally. There are 2 SOAs in Christchurch which are ranked amongst the top 20 in Dorset and top 25% nationally – Somerford East and Somerford West. There are 2 SOA’s in Christchurch which are in the top 10% least deprived, both nationally and in DCC Dorset – Hintonwood and River Way. The information at SOA level is shown in Appendix 1.

DCLG Affordability Data. Ratio of lower quartile house price to lower quartile earnings				
	Christchurch	DCC Dorset	SW Region	England
2007	12.37	10.94	8.94	7.25
2008	11.95	11.23	8.75	6.97
2009	9.48	9.30	7.63	6.28
2010	11.61	10.33	8.17	6.69
2011	9.51	9.71	7.87	6.57
2012	10.73	9.75	n/a	6.59

5.20 DCLG produce data on lower quartile house price to lower quartile earnings by district from 1997. The most recent tables show that in 2012 the house price to income ratio for Christchurch had risen from 9.51 in 2011 to 10.73 in 2012 after fluctuating over the years from a high of 12.37 in 2007. This can be compared to the 2012 ratios of 10.94 in Dorset and 6.69 in England. Even though there has been a slight fall since 2007 due to falling house prices, the house price to income ratio for Christchurch has fluctuated and remains significantly high and still higher than county, regional and national averages. Prices may have fallen but the large deposit required by lenders and their reluctance to lend high income

multiples has prevented many first time buyers from taking advantage of the reductions in price.

- 5.21 More recently the rise in unemployment and low wage inflation may impact on housing affordability. Although interest rates are low, in most instances mortgages have not become significantly more affordable. Housing affordability remains a critical issue for Christchurch which will need to be addressed through planning policy.

Life Expectancy at Birth (years) (Source ONS Interim Life Tables 2008 - 2010)			
Gender	Christchurch	Dorset	Great Britain
Male	81.2	80.6	78.6
Female	84.8	84.8	82.6

- 5.22 Christchurch has a higher life expectancy than the national and county average. Life expectancy rates at 2008 - 10 are some of the highest in the country.

Percentage of people with long term limited illness 2001 and 2011 (Source: 2001 and 2011 Census)						
Category	Christchurch		Dorset		England & Wales	
	2001	2011	2001	2011	2001	2011
Percentage of people with a long-term limiting illness	22.1	22.4	19.2	20.1	18.2	17.9
Percentage of people with a long-term limiting illness who are of working-age	13.4	13.4	12.7	12.7	13.0	13.6

- 5.23 Christchurch has higher than the national average proportion of people with a long term limiting illness, which may be related to the higher than average proportion of elderly people. This proportion has risen between 2001 and 2011, whereas nationally there has been a fall. Of these long-term ill people, the proportion of those who are of working age is higher than the Dorset average but lower than the national average in 2011.

- 5.24 A household survey (Christchurch Housing Needs and Demand Survey 2007) found that there are an estimated 4,983 households in Christchurch – 23.2% of all households – with one or more members in an identified special needs group. Within this category, households with a ‘medical condition’ are the predominant group followed closely by the frail elderly and those with a physical disability. Special needs households are more likely to contain older persons, hence the large proportion within Christchurch. The 2011 SHMA update did not update this figure, but

commented that the Housing Market Area is going to have a growing number of older households which are likely to have support needs.

Percentage of 15+ year old pupils achieving 5 or more GCSE's grades A* to C including English and Maths 2012 (based on school results, not pupil residence) (Source: Department for Education Secondary School Performance Tables 2011/12)		
Christchurch	Dorset	England
49%	53%	53%

5.25 The percentage of pupils getting 5 or more GCSE's at grades A* to C including English and Maths is below the national and county average this year. The figures represent combined results for all secondary schools in Christchurch. As Christchurch is a small borough with only 3 secondary schools, any fluctuations in the results for a particular year would affect the figures more than in a larger authority with more schools. There was an unexpected drop in grades for English GCSEs in 2012, leading to a national investigation. This has affected the monitoring outcome for this year as prior to this Christchurch had seen an improvement in the proportion of pupils achieving this measure since 2008.

Crime rates in Christchurch 2011/12 compared with 2010/11				
	2010/11		2011/12	
	Crimes	Rate per 1,000 pop	Crimes	Rate per 1,000 pop
Violent Crime				
Christchurch	407	8.7	357	7.5
DCC Dorset	3876	9.6	3544	8.9
SW Region	n/a		n/a	14.3
England & Wales	n/a		n/a	16.1
Dwelling Burglary (rate per 1,000 households)				
Christchurch	82	3.6	82	3.6
DCC Dorset	702	3.7	657	3.4
SW Region	n/a			7.0
England & Wales	n/a			10.5
Vehicle Crime				
Christchurch	236	5.0	261	5.5
DCC Dorset	1651	4.1	1802	4.5
SW Region	n/a		n/a	5.3
England & Wales	n/a		n/a	7.1

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Criminal Damage				
Christchurch	392	8.3	386	8.2
DCC Dorset	4252	10.5	3780	9.3
SW Region	n/a			10.9
England & Wales	n/a			11.4

Christchurch and Dorset Source: Dorset Police with rate calculations by Drug Action and Community Safety Team, DCC. Data for violent crime, dwelling burglary, vehicle crime and criminal damage correct at 21.9.12

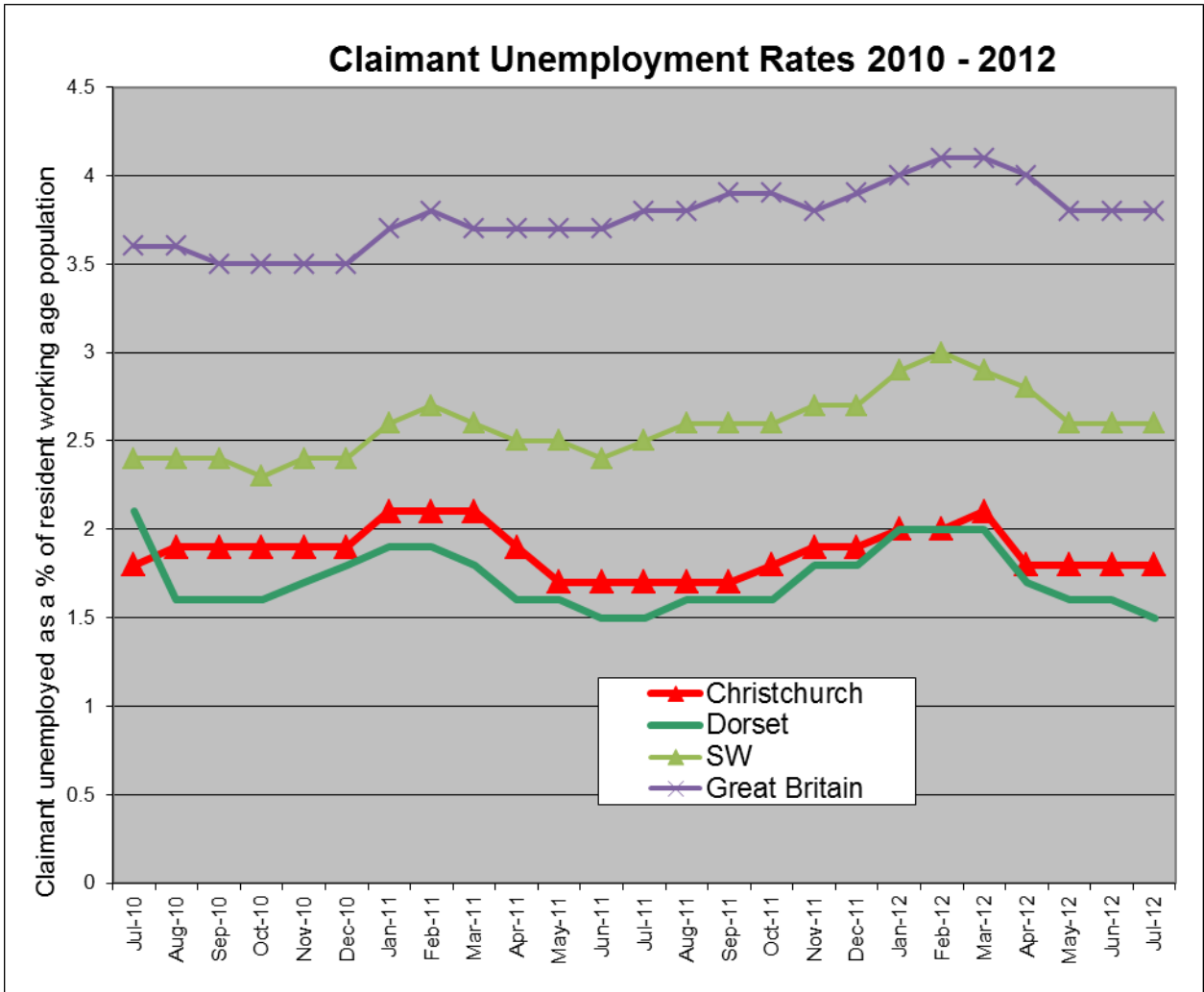
SW Region and England & Wales Sources: The Home Office no longer routinely publish data for the crime types previously monitored, at either the national or regional level.

5.26 The rates for violent crime and criminal damage crimes are less than Dorset, regional and national averages. Apart from vehicle crime, other types of crime have decreased or remained the same since 2010/11.

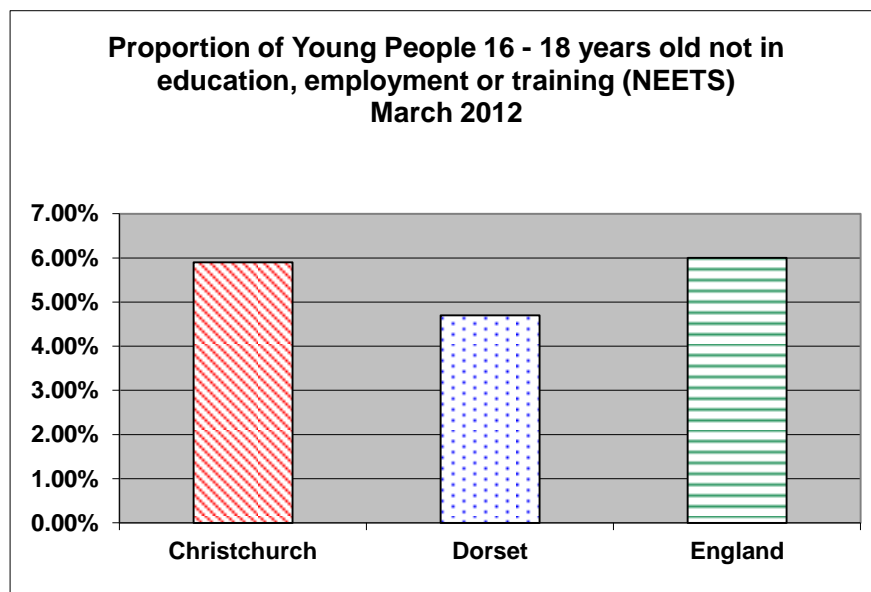
Economy

Claimant Unemployment Rate (source ONS Nomis)				
	April 2008 – Mar 2009	April 2009 – Mar 2010	April 2010 – Mar 2011	April 2011 – March 2012
Christchurch	1.6	2.4	2.0	1.8
Dorset (DCC)	1.3	2.1	1.8	1.7
SW Region	1.9	2.9	2.5	2.7
GB	2.8	3.9	3.6	3.8

Claimant Unemployment: Annual change in persons Sept 11 – Sept 12					
Source: DCC					
	Sept 11	Rate	Sept 12	Rate	% Change
Christchurch	438	1.7	458	1.8	+4.6%
Dorset (DCC)	3,712	1.6	3,512	1.5	-5.3%
SW Region	87,724	2.6	84,603	2.6	-3.6%
GB	1,517,197	3.9	1,488,470	3.8	-1.9%



5.27 Unemployment rates for Christchurch have been low for some years but the rates have increased since July 2008 due to the impact of the economic downturn. The graph shows that the rates of unemployment for Christchurch are lower than county, regional and national rates. Unemployment rates in Christchurch peaked at 2.9% in January 2010, steadily fell to 1.8 % at July 2011, plateaued and then rose to 2.1% in January 2011. Since then there has been a fluctuation in levels and another peak at March 2012 at 2.1%, although not reaching the peak of levels in January 2010. This trend is mirrored at national, regional and county levels. However this trend needs careful monitoring as the economic climate is still uncertain. Of particular concern is the rate of unemployment of 16 – 24 year olds which tends to be higher in this age group than the rates for total unemployment (source: DCC).



5.28 The proportion of 16 – 18 year olds not in education, training or employment in March 2012 is 5.9%, just below the national average of 6% but above the Dorset average of 4.7% (source: DCC monitoring) The rate for Christchurch has fallen from 8% in March 2011 but is still a cause for concern.

Indicator		Christchurch	Dorset (DCC)	SW Region	GB
Median gross weekly pay of full-time employees ¹	Residence Based (£)	486	480	477	508
	Workplace Based (£)	477	459	467	508

¹ ONS Annual Survey of Hours and Earnings 2012

5.29 Earnings data are available on a workplace or a residence basis. Workplace based earnings show the pay levels available in a particular area. Residence based earnings look at the pay of people living in the area who may work in the same area or may commute elsewhere. The Annual Survey of Hours and Earnings is a sample survey and subject to sample error. Earnings of those living in the Borough are above County and regional average but below national average. Earnings of those working in the Borough are above Dorset and regional average but below the national average. This has to be countered with the high house prices

in the area. (See House Price to Income Indicator above in paras 5.20 – 5.21).

Source: Annual Population Survey April 2011 – March 2012	Christchurch	Dorset sub-region	SW	England
Percentage of working age¹ population in employment²	72.2%	75.8%	73.4%	70.3%

¹ Working age is 16 – 64

² Employment rate includes all those in employment of working age – employees, self-employed, unpaid family workers and Government supported trainees.

- 5.30 Christchurch has a proportion of working age population in employment above national average but below county and regional average. However Christchurch has a low rate of population of working age – only 54.6%, below the national average of 64.6% (see Table below para 5.5).

Gross Value Added (GVA) per resident head estimates for 2009 (latest data)				
(source ONS and Dorset County Council - provisional data)				
	Christchurch ¹	DCC Dorset ²	SW ²	UK ²
£ per head of resident population	14,200	15,252	18,184	20,341

¹ Headline GVA : £ per head of resident population - local estimates (DCC)

² Headline GVA: £ per head of resident population – ONS data

- 5.31 Gross Value Added (GVA) measures the contribution to the economy of each individual producer, industry and sector in the UK by estimating the value of its outputs (goods and services) less purchases and less net spending taxes. The figure for Christchurch is a local estimate as ONS estimates do not go down to local authority level, so care should be taken in comparing the Christchurch figure with the other figures. The ONS estimates show that there is a gap between DCC Dorset estimates and SW / UK. The local estimates indicate that Christchurch's GVA is below Dorset's average and significantly below the regional/national average.
- 5.32 According to the Business Register and Employment Survey (BRES) 2011 there are approximately 17,800 employees in employment in Christchurch. The table below shows that the four employment sectors which have the highest number of employees are manufacturing (14%), retail (13%), health (11%) and accommodation and food (10%). The proportion of employees in manufacturing is relatively high compared with Dorset, the SW region and England & Wales, given that it is a sector of the economy that is in national decline. The majority of employees (81%) are employed

in the service sector (this excludes agriculture and fishing, mining and utilities, manufacturing and construction) which is much in line with DCC Dorset (82%) but below regional and national average.

Employees in Employment by Industry - % of total employment 2011				
Industry	Christchurch	DCC Dorset	South West	Great Britain
Agriculture, forestry & fishing	0%	2%	1%	1%
Mining, quarrying & utilities	1%	1%	1%	1%
Manufacturing	14%	11%	10%	9%
Construction	6%	6%	5%	5%
Motor trades	3%	2%	2%	2%
Wholesale	4%	3%	3%	4%
Retail	13%	12%	11%	10%
Transport & storage (inc postal)	5%	3%	4%	5%
Accommodation & food services	10%	10%	8%	7%
Information & communication	4%	2%	3%	4%
Financial & insurance	1%	1%	4%	4%
Property	2%	1%	2%	2%
Professional, scientific & technical	6%	5%	6%	7%
Business administration & support services	5%	4%	7%	8%
Public administration & defence	2%	5%	5%	5%
Education	10%	12%	10%	9%
Health	11%	14%	14%	13%
Arts, entertainment, recreation & other services	4%	5%	4%	5%
Total	100%	100%	100%	100%
Service sector:	79%	80%	83%	85%

Source: Business Register and Employment Survey 2011 (ONS) This is a sample survey that excludes the self employed.

Enterprise births and deaths: 2011				
<i>Source: ONS</i>				
	Christchurch	DCC Dorset	SW Region	England & Wales
Count	1,975	17,915	205,470	2,129,750
Births 2011	185	1,555	19,750	240,685
Births Rate (%)	9.4%	8.7%	9.6%	11.3%
Deaths 2011	210	1,645	18,825	210,785
Deaths Rate	10.6%	9.2%	9.2%	9.9%

5.33 In 2011 Christchurch had 1,975 businesses registered for PAYE or VAT. Over the year the Borough saw 185 business births in this category giving a birth rate of 9.4%, higher than the Dorset average but less than regional and national averages. There are more deaths than births of businesses in Christchurch in this year, a trend mirrored across the board. However the death rate in Christchurch was higher than county, regional and national rates.

Travel to work mode of travel – percentage of usual residents aged 16 - 74 in employment (<i>Source 2011 Census</i>)			
Transport mode	Christchurch	Dorset	England & Wales
Work mainly at or from home	6.7%	8.1%	5.4%
Underground, light rail, tram	0.1%	0.2%	3.9%
Train	2.2%	1.3%	5.2%
Bus, minibus or coach	3.7%	2.6%	7.3%
Taxi	0.3%	0.3%	0.5%
Motorbike/scooter/moped	1.2%	1.1%	0.8%
Driving a car / van	67.2%	65.5%	57.5%
Passenger of car / van	4.7%	4.7%	5.1%
Bicycle	4.9%	2.9%	2.9%
On foot	8.5%	12.6%	10.7%
Other	0.6%	0.8%	0.6%

5.34 The figures indicate a reliance on the private car as a mode of transport to work journeys. 67.2% of workers drive to work – a higher proportion than county or national average. Bus and train use is much lower than the national average but higher than county average. However bicycle use has a higher proportion than county and national averages.

Availability of cars in households (2011 Census)				
	Christchurch	Dorset	SW Region	England & Wales
No cars or vans in household	17.9%	15.5%	18.9%	25.6%
1 car or van in household	46.2%	43.5%	43.5%	42.2%
2 cars or vans in household	27.6%	30.2%	28.3%	24.7%
3 cars or vans in household	6.3%	7.8%	6.7%	5.5%
4 or more cars or vans in household	2.0%	3.0%	2.6%	1.9%

5.35 Although the proportion of households with no car in Christchurch (17.9%) is less than the national average (25.6%) it is nevertheless a significant proportion that needs consideration when planning future development, in particular essential services.

Natural environment

Nature Conservation Designations in Christchurch Borough 2012 (Source: DCC)				
<i>Area of Borough – 5,171 ha</i>	International¹	National²	Regional³	All
Area covered by nature conservation designations	774 ha	1143 ha	203 ha	1257 ha
Percentage of area covered by nature conservation designations	15.0%	22.1%	3.9%	24.3%

¹ International designations: SAC, SPA, RAMSAR

² National designations: SSSI

³ Regional designations: SNCI, LNR, RIGS

5.36 Although Christchurch is one of the smallest boroughs in England and Wales, a significant proportion of the area (24%) is covered by a nature conservation designation. Much of this is covered by international as well as national designations. These important designations constrain the further expansion of the built up area.

5.37 The table below compares 2005 – 2010 (latest data) emissions in Christchurch and Dorset CC and illustrates the improvement in rate of CO² emissions locally and in Dorset. There has been a slight rise from 2009 – 2010. When looking at the individual components of the indicator, there has been a rise in emissions from domestic and industrial/commercial gas, domestic and commercial/industrial electricity

and domestic other fuels whereas road transport emissions have fallen, leading to a small net gain.

Carbon Dioxide Emissions within the scope of influence of Local Authorities (previously NI 186)		
DECC (Department of Energy & Climate Change) 2011		
Per capita CO² emissions	Christchurch	Dorset
2005 (baseline)	7.0	7.4
2006	6.9	7.4
2007	6.7	7.1
2008	6.6	7.0
2009	6.0	6.6
2010	6.1	6.7
% per capita reduction since 2005	13%	9%

5.38 A Greenhouse Gas Emissions Report for Christchurch Borough Council has been prepared. This compares data for greenhouse gas emissions resulting from the Council's own operations in 2010/11 and 2011/12. There was a reduction in all categories of emissions in 2011/2012 (source: Greenhouse Gas Emissions Report 2012 for Christchurch Borough Council).

Monitoring the performance of Local Plan policies

6 Housing

Objectives	
Source	Objective/Vision
Local Plan Objective	To review and develop policies which meet the housing (including affordable housing) needs of the Borough.
Local Plan Objective	To use already developed areas in the most efficient way, while making them more attractive places in which to live and work.
Sustainability Appraisal Objective ¹	8. Help make suitable housing available and affordable for everybody.
Community Plan Objectives	To raise awareness of the need for a higher percentage of appropriate affordable and social housing in the Borough.

¹ "Sustainability Appraisal" is used as an abbreviation for Christchurch & East Dorset Sustainability Appraisal included in the Sustainability Report published in April 2012 as part of the Core Strategy Pre Submission Consultation. This contains a list of 12 SA Objectives.

H1: Plan period and housing targets				
Core Output Indicator No.	Start of Plan period	End of Plan period	Total housing Required	Source of Plan target
H1	1994	2011	2,000 118 a year	Bournemouth, Dorset & Poole Structure Plan, 2000
H1 (b)	2013	2028	Joint figure of 8,200 for Christchurch & East Dorset 547 a year	Emerging housing delivery strategy in Christchurch & East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document (November 2012)

- 6.1 The Bournemouth, Dorset and Poole Structure Plan (adopted 2000) identifies a total housing requirement for Christchurch of 2,700 dwellings gross (equivalent to 2,000 net). This represents an annual average of 159 units gross or 118 net over the whole period of 1994 – 2011.
- 6.2 Previous AMR's have referred to the former draft Regional Spatial Strategy Proposed Changes July 2008 which identified a total housing requirement for Christchurch of 3,450 for 2006 – 2026, or an annual requirement of 173 units a year. However the Government is in the process of abolishing the RSS as part of a Localism Bill which received royal assent in November 2011.
- 6.3 This AMR will be referring to the emerging housing delivery strategy in the Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document (November 2012) which, in Policy KS3, identifies a joint housing target of 8,200 new homes for Christchurch and East Dorset between 2013 – 2028.

H2 (a) Net additional dwellings – in previous years (Source: DCC Residential Land Monitoring)			
Year	Net completions	Year	Net completions
1994/95	202	2003/2004	218
1995/96	181	2004/2005	92
1996/97	230	2005/2006	132
1997/98	285	2006/2007	128
1998/99	133	2007/2008	190
1999/2000	125	2008/2009	101
2000/2001	102	2009/10	102
2001/2002	145	2010/11	103
2002/2003	83		

H2 (b) Net additional dwellings – for the reporting year (Source: DCC Residential Land Monitoring)	
Year	Net completions
2011/12	62

- 6.4 There were 62 net completions during the monitoring year, falling from 103 the previous year after a 3 year period of a similar rate of completions (101,102 and 103) following a substantial drop from 190 in 2007/8. The recession has had an impact on house building rates locally. The number of completions has fluctuated over the past 16 years. There have been a total of 2,552 net units built between 1994 – 2011 making an average of 150 a year. The Structure Plan target of 2,000 net units between 1994 and 2011 has been exceeded.
- 6.5 Although the level of housing development is ahead of that expected in the Structure Plan, we have been working for some time with the previous draft RSS housing target of 173 a year. As the RSS was in the process of being abolished, last year's AMR assessed against emerging housing options in the Christchurch and East Dorset Pre Submission Core Strategy (April 2012) which equated to 201 units a year. Subsequently the Schedule of Proposed Changes to the Core Strategy was published in November 2012 which identified a joint housing target of 8,200 new homes for Christchurch and East Dorset between 2013 – 2028 and this year's AMR will be monitoring against this target.
- 6.6 The effect of the recession on the numbers of housing completions is evident in other Dorset authorities as well as Christchurch. The Council is looking at ways to redress this. It has adopted a strategic target in the Corporate Plan to work with partners to improve the levels of housing investment and increase housing supply. It is looking at its own property

assets for sites which have the potential for housing. The Council has supported the principle of an urban extension north of Christchurch and has undertaken master planning work to bring this forward.

- 6.7 A Housing Development Officers Group was formed in April 2009 to progress improvements in the strategic housing function to address issues raised by an Audit Commission inspection. The group comprises officers from Christchurch and East Dorset housing, planning policy, development services, environmental health and property services and meets bi-monthly to discuss strategic development opportunities for new housing.

Housing Trajectory: Christchurch

- 6.8 The following table sets out the housing trajectory for Christchurch for the 15 year period 2012/13 – 2026/27. The prediction of housing completions has been informed by evidence in the SHLAA 2012 update, Stage 2 Masterplan Report information on phasing of the urban extension, residential monitoring information and discussion with development services and policy colleagues.
- 6.9 The SHLAA 2012 update identified a 5 year housing supply in Christchurch of 887 units and a 6 – 15 year supply of 2299 units making a total of 3186 units for the 15 year period overall.
- 6.10 Taking into account early completions records and discussion with building control colleagues it is not expected that there will be a large rise in the number of completions in the next 2 years. Thus the 2 years 2012/13 and 2013/14 show a slow rise in the number of completions following on from 2011/12 which had 62 net completions. From 2014/15 there is a rise in the predicted number of completions factoring in the start of delivery of housing on the urban extension and other sites. The completions rise to a peak in 2018/19 and 2019/20 and fall slightly until 2022/23 taking into account the phasing plan for the urban extension in the Stage 2 Masterplan Report. The final 4 years 2023/24 – 2026/27 show a further fall in the number of completions following the completion of the urban extension.

Christchurch Housing Trajectory 2012 – 2027		
Year	Predicted net annual additions	Comments
2012/13	80	Small increase from previous year
2013/14	100	
2014/15	180	Urban extension delivery starts at 50 a year and other larger sites in 5 Year Supply completed
2015/16	240	
2016/17	287	Urban extension delivery increases to 100 a year and other larger sites in 5 Year Supply completed
2017/18	280	Urban extension delivery maintained at 100 a year
2018/19	360	Urban extension delivery increased to 150 a year
2019/20	360	
2020/21	250	Urban extension delivery decreases to 100 a year
2021/22	250	
2022/23	200	Urban extension delivery decreases to 50 a year
2023/24	150	Decrease in completions as urban extension completed
2024/25	150	
2025/26	150	
2026/27	150	

6.11 As there is a single target it is necessary to provide a single housing trajectory combining delivery over the two authority areas. It is anticipated that information to continuously monitor the supply of housing will be amalgamated, so that there will be one annual Strategic Housing Land Availability Assessment and one Annual Monitoring Report. However, at present the authorities have prepared separate Assessments and Reports and it is therefore necessary to pull the data together to explain the housing trajectory for the Core Strategy. The Christchurch and East Dorset Housing Trajectory was prepared in March 2013. This brings together the predicted housing delivery for both council areas and measures this against the proposed housing target. Over the full 15 years the prediction is that the target will be exceeded. The Christchurch and East Dorset Housing Trajectory 2013 can be viewed at <http://www.dorsetforyou.com/media.jsp?mediaid=182319&filetype=pdf>

Five Year Housing Supply Assessment

6.12 The Council has prepared a 5 year housing land supply assessment as of 1.4.12. The National Planning Policy Framework (NPPF) requires local authorities to identify and update annually a supply of specific deliverable

sites sufficient to provide five years' worth of housing against their housing requirements with an additional 5% buffer to be moved forward from later in the plan period. Every site has to be identified and have made sufficient progress through the planning process at the time of assessment to be considered deliverable.

- 6.13 To meet the five year requirement plus a buffer of 5% based on the proposed housing delivery strategy in Policy KS3 of the Christchurch and East Dorset Core Strategy Pre Submission Proposed Changes November 2012, the assessment needed to identify 3,005 dwellings in Christchurch and East Dorset over the period 2012 – 2017. SHLAA Reports have identified land for 887 dwellings in Christchurch and 2,098 in East Dorset, totaling 2,985 dwellings, which meets the requirement plus a buffer of 5%.

Types of housing completed during 2011 - 2012 (Source DCC Monitoring - note that figures are for <i>gross</i> completions)						
Houses and Bungalows	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
1 bed	1	6	0	0	0	4
2 bed	17	14	9	21	33	14
3 bed	28	28	15	37	35	16
4+ bed	19	19	30	21	21	20
Total house and bungalow completions	65	67	54	79	89	54
% of total completions	41.4%	29.7%	43.9%	61.7%	67.4%	62.1%
Flats						
1 bed	49	85	32	12	37	15
2 bed	35	76	36	25	6	17
3 bed	3	4	1	12	0	1
4+ bed	5	0	0	0	0	0
Total flats completions	92	165	69	49	43	33
% of total completions	58.6%	75.3%	56.1%	38.3%	32.6%	37.9%
Total Completions (Gross)	157	219	123	128	132	87

6.14 The table above shows the type of housing built in Christchurch during 2011/12 (gross figures). This year was the third year that there were more houses than flats built – 54 compared with 33, which is a reversal of the trends for building more flats in the years previous to 2009/10. The majority of flats built were 1 bed or 2 bed whereas the majority of houses/bungalows built were 3 bed followed closely by 2 bed. It is important to be aware of the type of housing built as in the future, planning policy will be progressed which identifies the different types and sizes of housing needed to enable the development of balanced communities, based on evidence gathered in the Strategic Housing Market Assessment (see para 6.22).

Progress on Housing Site Specific Local Plan policies				
Local Plan Policy No.	Site	Dwellings expected (in original allocation)	Completed	Progress
H2	11 Seaton Road	2	3	Planning permission for 3 x 2 bed terraced properties granted 2.10.07. Completed 2009/10
H3 (1)	5-11 Montagu Road	16	37	37 sheltered housing apartments completed 2005/6.
H3 (2)	419 Lymington Road	12	13	13 flats completed.
H4	Land south of Monkswell Green	30	26	20 units completed 2004/5, 6 units completed 2005/6
H5	Land at former Stanpit Depot, Stanpit	20	24	6 units completed 2005/6, remaining 18 units completed 2006/7.
H6 (1)	Land to the rear of 108-116 Stour Road	4	0	No applications submitted on this site. Due to flood risk issues now an "Excluded site" in SHLAA 2011.
H6 (2)	Land at Wick Lane	9	9	Planning permission for conversion of 11 Wick Lane to 2 flats, erection of 3x3 bed terrace dwellings and 2 x 2 bed s/d units granted 20.8.07. Completed 2011.
H7	Land at Nos 9 / 9a The Grove and Poster Hoarding	15	0	Planning permission granted 10.10.07 for 2 storey block of 7 s/c flats at 9/9A The

	site, Barrack Road			Grove..Under construction 2011/12.
EO 3	Land between Bridge St Stony Lane South and the Civic Offices	25	0	Outline Planning permission for 30 flats granted 18.10.05. Outline application for 44 flats submitted Nov 2007. An appeal was dismissed in Feb 2009 due to flood risk issues. However re-submission application granted permission Jan 2012. In 2013 planning application submitted for 44 sheltered flats.
Total		133	110	

6.15 This shows that there has been good progress on the implementation of the housing allocation policies with 110 units already completed since the Local Plan's adoption. During the monitoring year 7 flats were under construction at 9/9a The Grove. Land to the rear of 108 – 116 Stour Road is now an "Excluded site" in the SHLAA (Strategic Housing Land Availability Assessment) 2012 due to flood risk issues. A revised residential scheme on the Priory Motors petrol station site at Bridge Street was dismissed at appeal in February 2009 due to flood risk issues. However subsequently a re-submission for 44 units was granted permission in Jan 2012. In 2013 a planning application was submitted for 44 sheltered flats.

6.16 The number of allocated sites is small and number of resulting units envisaged is a very small proportion of the overall housing requirement. Christchurch relies heavily on windfall sites coming forward to meet the housing requirement, as shown from the records of past completions.

H3: New and converted dwellings – on previously developed land (Source: DCC Residential Land Monitoring)		
Year	Total Gross completions	% gross on PDL
2005/6	161	89.4
2006/7	152	90.5
2007/8	219	96.4
2008/9	123	93.1
2009/10	102 (net)	94.1
2010/11	103 (net)	93.1
2011/12	62 (net)	86.2

6.17 Previously, there was a national target (PPS3 2006) that at least 60% of new housing should be provided by previously developed land. This target has now been deleted as it was not carried forward through the National Planning Policy Framework. It is considered more appropriate for local areas to decide the most suitable areas for housing growth.

6.18 The vast majority of housing is built on previously developed land as there were no greenfield allocations in the Local Plan and the urban area is surrounded by a tight Green Belt. The only greenfield residential development that is being built is at Hoburne Farm – an old greenfield allocation which has had planning permission. The majority of the development has been implemented, but the final phases are still to be built, with 108 units outstanding (as at 31.3.12 – source DCC). The proportion of brownfield development has fluctuated slightly since 2005/6. There will be fluctuations in the proportions of greenfield/brownfield development each year as the figure will depend on the number of units that have been built on the Hoburne Farm site.

Percentage of new dwellings completed at the following net densities (Source: DCC Residential Land Monitoring – only sites that have been fully completed during the monitoring year)			
	Less than 30 dph	30 – 49 dph	50+ dph
2004/5	46.5	14.7	38.8
2005/6	32.9	11.2	55.9
2006/7	19.1	21.7	59.2
2007/8	4.0	44.3	51.7
2008/9	33.8	16.9	49.3
2009/10	12.5	13.9	73.6
2010/11	39.0	18.0	43.0
2011/12	28.8	9.1	62.1

6.19 Previously national guidance in PPS3 (2006) advised local authorities to develop density policies. However, there is no longer a specific national density target following revisions to PPS3 in June 2010 and subsequent publication of the NPPF in March 2012.

6.20 The above table illustrates the trend for an increasing proportion of schemes of higher densities. The reason for the drop in 2008/9 was due to a decrease in the number of flat schemes completed during 2008/9 compared to the previous year and this affects the overall density monitoring results. Also schemes are only monitored once the whole site has been completed. In 2010/11 the proportion of development built at a density of less than 30dph rose to 39%. The majority of schemes of low density were of one or two units and if there is a higher number of small developments built in any year, this lowers the average density results. In 2011/12 there were more units built on higher density schemes than lower

density schemes but the number of completions overall dropped to 62 this year.

- 6.21 The key issue is that development is at an appropriate density. The Core Strategy will be developing policy which will set out the factors to be taken into account when setting targets for the density of housing development.

Affordable housing

H5: Gross affordable housing completions 2011/12		
Social rent homes provided	Intermediate homes provided	Affordable homes Total
0	0	0

Target	Source	Target met?
Average annual completion rate of 26 affordable housing units over the period 1996-2011	Borough of Christchurch Local Plan	Yes. Average annual completion rate 1996 – 2011 = 31

Affordable Housing Completions in Christchurch Borough 1996 – 2011 (Source Dorset Data Book 2008 and DCC/CBC monitoring)			
Year	AH Completions	Year	AH Completions
1996/7	85	2004/5	0
1997/8	34	2005/6	16
1998/9	33	2006/7	7
1999/2000	18	2007/8	81
2000/1	32	2008/9	(30 new build) 51
2001/2	0	2009/10	43
2002/3	0	2010/11	0
2003/4	62	2011/12	0
Total 1996 – 2012	462 (441 new build)		

- 6.22 There have been no completions of affordable housing units during the monitoring year. The table above shows that the average annual completion rate of affordable housing for the past 15 years is 31 units a year, so the Local Plan target of 26 a year has been met. But the numbers of completions do fluctuate from year to year. The Bournemouth & Poole Strategic Housing Market Assessment (SHMA) Update 2011 provides the latest information on level of housing need. The report has re-emphasised

the high level of affordable housing need in Christchurch. In absolute terms the annual shortfall of affordable housing in Christchurch has increased from 243 per annum in 2007 to 332 in 2011. This demonstrates that the target in the Local Plan for average annual completion rate, even if achieved, is nowhere near meeting demand.

- 6.23 Policy H8 of the Local Plan seeks the provision of at least 30% affordable housing on sites of 15 or more units (reduced from previous threshold of 25 at Community Services Committee on 21 March 2007). The Council is undertaking a review of affordable housing policy which will reduce the threshold and increase the proportion of affordable housing required, taking into account evidence from economic viability testing. The viability testing undertaken by Three Dragons consultants tested the impacts of increased affordable housing contributions on the residual land value of housing schemes, alongside other contributions likely to be required. Revised policy is being progressed through the joint Christchurch and East Dorset Core Strategy. The Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document November 2012 contains Policy LN3 which requires affordable housing contributions on sites of 1 or more units, a considerable reduction from the present threshold of 15 units and increased proportion of 40% rather than the current 30%. A Housing SPD (Supplementary Planning Document) is being prepared. The delivery of affordable housing is closely tied in to the performance of the private house building industry. The Council has supported the principle of an urban extension north of Christchurch which is progressing through the Core Strategy in Policy CN1. The Stage 2 Masterplanning Report indicates that there is potential for 950 units to be built.
- 6.24 The following affordable or special needs housing schemes are in the pipeline.
- 260/262 Lymington Road. Resources Committee agreed on 9th November 2011 that these 2 empty houses will be converted to provide a total of 7 shared living units to meet the needs of young people and people with learning disabilities. This was completed in 2012.
 - Avon View, Bronte Road, 38 houses of which 17 are affordable homes including 11 shared ownership units. Under construction 2011/12.
 - Land r/o 3 – 55 Clarendon Road. 17 houses and 7 affordable flats. Under construction 2012. Expected to be completed Summer 2013.
 - 55 Bridge Street. Outline planning permission in January 2012 for 44 flats of which 11 are affordable.
 - Christchurch Hospital – mixed use application to include outline planning permission for 81 key worker houses and flats. Application submitted 2012, subsequently had a mandate to approve on 14 March 2013 subject to a legal agreement.

- Homefield School – Planning permission for a 64 bed care home, 29 age restricted units granted March 2012. Affordable housing financial contribution made which resulted in 6 extra shared ownership units at Avon View, Bronte Road.
- Former Qinetiq Site, Bailey Drive. Outline planning permission in October 2012 for 25 affordable housing units subject to legal agreement – part of a mixed use scheme including a food store and health and fitness facility.

6.25 There are proposals for the regeneration of the Housing Association stock on the Somerford Estate. The work is ongoing, and constitutes a major project for social housing. During the 2009/10 monitoring year the redevelopment of Cheviot Court was completed, which was the first phase of the Somerford Redevelopment Programme. In the second phase, Twynham Housing Association is looking at options for redeveloping Scotts Green.

H4: Net additional pitches (Gypsy and Traveller)		
Permanent	Transit	Total
0	0	0

6.26 No additional gypsy and traveller pitches were completed this year. The SW Regional Spatial Strategy Proposed Changes (now in the process of being revoked) identified 33 residential pitches and 16 transit pitches to be provided in Christchurch by 2011. The Dorset authorities in general did not agree that the figures for each local authority represented the actual need for gypsy and travellers in the County. Due to the ambiguity regarding the accuracy of the figures in both the Panel Report and the Secretary of State's Proposed Changes the Dorset authorities submitted objections to the Secretary of State and suggested revised pitch figures. Christchurch BC put forward a case for a total of 12 residential and 16 transit pitches. Dorset County Council has been actively searching for a number of years for suitable locations for transit sites in Dorset. The required provision of allocated permanent and transit pitches will be addressed through joint working with other Dorset authorities in the Dorset Gypsy & Traveller Site Allocations DPD to provide a co-ordinated approach to provision. Peter Brett Associates were appointed to prepare the joint DPD which was launched in June 2011. There was an Issues and Options consultation in November 2011 which resulted in a high number of representations. The next stage of the process is to update the Traveller Accommodation Assessment which will establish the level of need for traveller accommodation within each district for the period up to 2028. This work is being undertaken during Spring 2013. Then it is anticipated that consultation on alternative sites will take place in early 2014.

7 Biodiversity and Natural Environment

Objectives	
Source	Objective/Vision
Local Plan Objective	To protect and enhance the character, natural beauty and wildlife (or scientific interest) of the Borough's river valleys, coast, heathlands and other natural amenities.
Sustainability Appraisal Objective	<ol style="list-style-type: none"> 1. Protect, enhance and expand habitats and species (taking account of climate change) avoiding damage to designated wildlife and geological sites and protected species on which they depend. 2. Make sustainable use of resources 3. Minimise pollution (including air, water, soil, noise, vibration and light) 4. Minimise factors contributing to climate change
Community Plan Vision	A Christchurch where the high quality natural and built environment is protected and enhanced.

E1: Number of planning permissions granted contrary to Environment Agency Advice on flooding and water quality grounds 2011/12

(Source: EA website)

Flooding	Water Quality	Total
n/a	n/a	n/a

7.1 This year there were no 2011/12 update reports on planning applications granted contrary to Environment Agency advice on flooding and water quality grounds, so it has not been possible to provide this information.

E2: Changes in areas of biodiversity importance

(Source: Dorset Environmental Records Centre – DERC 2011)

	Loss	Addition	Total
International sites (Ramsar, SAC, SPA)	0	0	No change
National sites (SSSI)	0	0	No change
Local sites (SNCI)	0.11ha	0.16 ha	Gain of 0.05 ha
All sites	0.11 ha	0.16 ha	Gain of 0.05 ha

7.2 The Dorset Environmental Records Centre (DERC), which is supported by all Councils in Dorset, has supplied data on the change in areas of priority habitats. This records whether an individual site had extended or reduced in area. This year there was a loss of 0.11 ha from the Dudmoor SNCI but an addition of 0.11 ha to the Hurn Airport NE industrial area SNCI.

Renewable Energy

E3: Renewable Energy Generation – Total installed capacity in Christchurch Borough as of March 2012 compared with 2011, 2010, 2009, 2008 and 2007 (Source: Regen SW's Annual Survey of renewable electricity and heat projects in South West England 2007, 2008, 2009, 2010, 2011 and 2012)				
	Renewable Electricity Projects		Renewable Heat projects	
	No. of projects	Installed capacity	No. of projects	Installed capacity
2007	2	0.005	0	0
2008	5	0.01	3	0.008
2009	5	0.01	3	0.01
2010	7	0.01	4	0.16
2011	30	0.067	8	0.182
2012	379	1.125	12	0.305

7.3 Regen SW is the renewable energy agency for SW England and carries out an annual survey of renewable energy projects. This shows that the total renewable energy installed capacity has increased since 2007. Dorset sub-region has a total renewable electricity capacity of 45.37 mw and renewable heat capacity of 8.58 mw at March 2012. Most of Dorset's renewable electricity capacity comes from landfill gas and sewage gas, but the majority of the increase since 2007 is from micro-generation installations, particularly solar PV and micro wind. The rise in the number of renewable electricity projects in Christchurch from 30 in 2011 to 379 in 2012 is as a result of solar panel installations on domestic dwellings, hence the capacity has not increased significantly. There are a total of 378 solar panel installation projects in Christchurch with a total capacity of 1.039 mw. The renewable heat projects in Christchurch fall into the following categories :- bio mass, heat pumps, sewerage gas and solar thermal.

8 Historic Environment

Objectives	
Source	Objective/Vision
Local Plan Objective	To safeguard the Conservation Areas and Listed Buildings in the Borough and secure their enhancement.
Sustainability Appraisal Objective	11. Protect and enhance historic buildings, archaeological sites and other culturally important features.
Community Plan Vision	A Christchurch where the high quality natural and built environment is protected and enhanced.

Local Performance Indicator No.	Indicator (Source:Christchurch Borough Council)	Outcome
LPI 219a	Total number of conservation areas in the local authority area.	12
LPI 219b	Percentage of conservation areas in the LA with an up to date character appraisal	50%
LPI 219c	Percentage of conservation areas with published management proposals	50%

8.1 There are 12 Conservation Areas in Christchurch of which 6 have adopted Conservation Area Appraisals. Christchurch Central Conservation Area Appraisal was adopted in September 2005. Conservation Area Appraisals for Burton and Winkton were adopted in early 2007. Appraisals for Mudeford Quay and Stanpit & Fishermans Bank Conservation Areas were adopted in May 2008. The Purewell Conservation Area Appraisal was adopted in December 2010.

8.2 A Christchurch Borough Character Assessment was adopted in November 2003. This identifies, analyses, describes and maps the landscape and townscape of the Borough. This has encompassed the full range of environments from open countryside, to extensive suburbs, historic town centre, harbourside and coast. It is a very useful tool to establish the likely impact and suitability of development proposals across the Borough.

Local Indicator	Outcome
Grade 1 and 2* listed buildings at risk ¹	None

¹ Heritage at Risk Register 2012 (English Heritage)

8.3 The Local Plan contains policies to protect listed buildings and resist their demolition. These would appear to be successful with no listed buildings at risk and no permissions granted for demolition of listed buildings during the monitoring year.

9 Economy and Tourism

Objectives	
Source	Objective/Vision
Local Plan Objective	To review and develop policies which meet the economic needs of the Borough.
Local Plan Objective	To use already developed areas in the most efficient way, while making them more attractive places in which to live and work.
Local Plan Objective	To consolidate and enhance the functions of the area as a centre for recreation and tourism.

Sustainability Appraisal Objective	9. Give everyone access to learning, training, skills and knowledge. 12. Facilitate a sustainable and growing economy for the District that creates economic and employment opportunity, as well as providing for vital and viable town centres
Community Plan Vision	A Christchurch which is economically vibrant and where people want to live, study, work, bring up children, be supported through unemployment and retire.

BD1: Total amount of additional employment space- by type 2011/12
BD2: Total amount of employment floorspace on previously developed land – by type 2011/12
 (Source: DCC Employment Land Monitoring)

	B1 (a)	B1 other	B2	B8	Mixed	All
BD1 – Amount and Type of completed employment floorspace (m²)						
Gross	0	0	3252	0	4370	7622
Net	0	0	n/a	0	n/a	n/a
BD2 – Amount and type of completed employment floorspace coming forward on previously developed land (m²)						
Gross	0	0	3252	0	4370	7622
% gross on PDL	0	0	100	0	100	100

BD3: Employment Land Available – by type (hectares) as at 31.3.12
 (Source: DCC Employment Land Monitoring)

B1a	B1 other	B2	B8	Mixed	Total
1.51	3.25	8.25	0.53	49.62	63.16

9.1 The BD1/2 indicator table above shows that there has been 7622m² floorspace of completions of employment developments falling within the categories of B1, B2 or B8 use over the past year all of which are on previously developed land. This year 3 employment applications have been completed – 4163 m² of at land south of BAE systems and 207m² at Revvo Casters, Somerford Road of mixed employment use and 3252 m² of B2 use at Aim Group Building, off Enterprise Way at Bournemouth Airport. Figures used to calculate the BD3 indicator (DCC monitoring) show that the employment land supply totals 63.16 ha which is made up of 29.96 ha of land with planning permission and 33.20 ha from land allocations for mixed employment uses - 30ha at the Airport and a total of

3.2ha from allocations at 2 strategic town centre sites at Land between Bridge Street, Stony Lane South and the Civic Offices and Stony Lane. The net figure for available land at the Airport is 58 ha (source: Bournemouth, Dorset and Poole Workspace Study Employment Land Projections 2012 update).

9.2 The following table comments on progress on the site specific employment allocation policies in the Local Plan and how they will be taken forward through the Core Strategy.

Employment site specific policies in the Local Plan that will be taken forward in the LDF – comments on progress		
Policy No.	Summary of policy wording	Comment
EI 5	Identifies criteria for development or redevelopment of land for employment uses within the boundaries at Bournemouth Airport	Strategic employment allocation – 80 ha, 40 of which were envisaged to come forward in the period up to 2011, 40 ha after this period. Progress has been slow due to a variety of reasons, mainly issues of funding of infrastructure. Core strategy policy on the airport will fulfil the requirements of EI 5. Policy BA2 of the Christchurch & East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document (November 2012) envisages that 30ha of employment development will come forward over the plan period to 2028. The Core Strategy and Local Transport Plan 3 (LTP 3) also identify transport infrastructure improvements to the B3073 that will facilitate this development coming forward.
EI 6	Identifies criteria for limited development for employment uses or operational airport activities at Bournemouth Airport	This policy is to deal with more limited development proposals coming forward in the interim period. During the monitoring year permission was granted for 42,000m ² of mixed commercial and industrial floorspace at Aviation Business Park (Ref 8/11/0329 granted 22.12.11). The improvements to the Arrivals Hall were completed during the monitoring year. This policy will be superseded by Policy BA2 of the Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre- Submission Document (November 2012), which sets out the strategy for the operational airport.

EO 3	Mixed use development at land between Bridge Street, Stony Lane South and the Civic Offices (including B1 uses)	Part of this site was given outline planning permission for residential use October 2005 (30 units) and an application for 44 units was submitted in 2007 but dismissed on appeal in Feb 2009 due to flood risk issues. However a resubmission of the application for 44 units was granted permission in January 2012. The remainder of the site is mostly in B1 use and the current users have not indicated that they will be moving in the short term. An Action Plan for this site is contained in the Town Centre Strategy SPG (2003) which identifies a wider area than that identified in the Local Plan policy as suitable for a master plan for a variety of uses including civic, community, residential, A3 and leisure uses. However the Strategic Flood Risk Assessment allocates the whole site within the high risk Zone 3. Development of this site would only be possible if a flood management strategy was produced showing proposed technical solutions to make the site safe from flood risk and a safe route out of the flood zones as well as indicating funding mechanisms. This site is included as a key strategic site that will play a pivotal role in delivering the Town Centre Vision and Key Strategy within the Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document (November 2012).
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9.3 The Bournemouth Airport employment allocation has been slow to come forward for several reasons, mainly due to a lack of central government funding of infrastructure. The Local Plan proposes that a comprehensive development brief is prepared in accordance with E15. The brief should include a programme for the phased release of the land, a sequence of on-site and off-site infrastructure improvements and, where appropriate, measures to protect neighbouring SSSI's. This has been addressed through the recent planning permission for 42,000m² of mixed industrial / commercial floorspace at Aviation Business Park. In recognition of the strategic importance of the site for future employment provision, and the need to progress its delivery, policy on the airport will be contained within the Core Strategy which will fulfil the requirements of E15. In accordance with Policy E1 6 limited development has come forward at the airport over the past few years where appropriate highway improvements have been

put in place. A newly improved designed Airport Arrivals hall was completed during 2011/12.

- 9.4 Progress on the Bridge Street / Stony Lane South site (Policy EO 3) allocation for mixed uses including B1 has been slow to come forward as the majority of the current users of the site (mainly B1 use) have no immediate plans to relocate. Part of the site (Priory Motors garage) had permission for residential use but a subsequent application for 44 units was dismissed at appeal due to flood risk. However a later re-submission of this application was granted in January 2012. Flood risk issues would need to be overcome through a flood risk management plan if the site is to be redeveloped in the future.
- 9.5 The most significant non site-specific employment Local Plan policy is Policy EI 1 which resists loss of employment land and premises. Sites in existing employment use have been under threat from development to other uses, mainly residential. Policy EI 1 has been used successfully at appeal to defend 4 significant employment sites in the Borough (part of BAE site, Grange Road, Hello House Offices, Somerford Road, Former Booker warehouse, Somerford Road and former BT depot, Grange Road) and has been used to refuse an application for a trade warehouse on an established employment site at Avon Trading Park. The policy has been a useful development control tool when dealing with applications for change of use of existing employment premises to other uses. Work on the Employment Land Review and work carried through the Core Strategy has determined the future policy approach (see Policies PC1 and PC2 of the Christchurch and East Dorset Schedule of Proposed Changes to the Core Strategy Pre-Submission Document November 2012).

10 Open Space, Sport and Recreation

Objectives	
Source	Objective/Vision
Local Plan Objective	To review and develop policies which meet the open space, sport and recreation needs of the Borough.
Local Plan Objective	To consolidate and enhance the functions of the area as a centre for recreation and tourism.
Sustainability Appraisal Objective	7. Create conditions to improve health, promoting healthy lifestyles, especially routine daily exercise and reducing health inequalities

Amount of eligible¹ open spaces managed to Green Flag Award standard			
Eligible for Green Flag Award	Ha	Considered Eligible² for Green Flag Award	Ha
Christchurch Quay / Quomps	3.0	Steamer Point Woodland	9.7
		Steamer Point LNR	9.7
		Stanpit Marsh LNR	56.2
		Watermen's Park	1.9
		Highcliffe Castle Ground	3.9
		Druitt Gardens	1.1
Total	3.0	Total	82.5
Percentage of eligible open space out of a total open space of 760.1ha for the Borough³		Green Flag Award	Considered Eligible
		0.4%	10.6%
Amount and percentage of total eligible open space (GF Award plus Considered Eligible)		85.5 ha out of a total open space of 760.1ha ³ = 11.2 %	

¹ **Eligible** open spaces are those that are managed to Green Flag Award scheme standards ie they do not have to have the award itself. The award is a marker of good quality in the management and maintenance of green spaces and can be awarded to any freely accessible public park or green space that meets the standard. This can include town parks, country parks, formal gardens, nature reserves, cemetery and crematoria, water parks, open spaces, sites of special scientific interest and woodlands. Sites need not be in local authority or public ownership but there should not be any charges made, or undue restrictions on entry to the park or green space. Source: ODPM LDF Core Output Indicators Update 1/2005

² **Considered Eligible** are those open spaces which the Council considers comply to Green Flag award standard but which either have not been entered for the award, or, in the case of Nea Meadows have failed to obtain it. Source: CBC Parks & Countryside Manager.

³ **Total open space** figure = 760.1 ha calculated from CBC PPG17 Audit. This includes outdoor sports facilities, green corridor, children/teen play space, civic spaces, amenity greenspace, cemeteries, allotments, parks/gardens and natural and semi-natural greenspace.

10.1 During the monitoring year, the Council was awarded Green Flag status for the Christchurch Quay / Quomps area. However there are a number of sites which the Council consider would comply with the criteria for the Green Flag award, but which the Council haven't entered for the award itself. These are listed in the table above.

10.2 The Local Plan contains policies protecting existing public and other open spaces from loss (Policies L1 and L2). Also there is a policy requiring recreational open space to be provided in appropriate residential developments (Policy L20). A joint PPG17 Open Spaces, Sport and Recreational Facilities Assessment with East Dorset District Council was completed in 2007. This information identifies areas where particular facilities are inadequate, in order to inform where the authorities should be protecting or improving existing facilities or providing new ones. The evidence has informed policy on open space standards in the Core Strategy (Policy HE4)

10.3 The following table records progress on site specific open space proposals in the Local Plan.

Local Plan Policy No.	Proposal	Progress
L3	Designates Druitt Gardens and adj land as public open space.	Druitt Gardens Planning Framework adopted 27 September 2005 ¹ . Druitt Gardens was transferred to the Council on 18 August 2006. Druitt Gardens Landscape Master Plan was adopted in 2009. Work to improve pedestrian and cycling linkages and landscape improvements was completed in 2012.
L 6	Designates land at Rothesay Park to form a park with Steamer Point woodland and Highcliffe Castle grounds.	Policy implemented. Land now public open space, linking the 2 existing open spaces.
L 9	Land at Hoburne residential estate to be designated as public open space for formal recreational use.	The final phase of development has not yet been completed and the proposal for a playing pitch has not been implemented. Pre-application discussions held re residential development on this site. Future masterplanning to be undertaken in support of a planning application will address the issue of providing appropriate open space to meet the needs of the Local Needs Area.
L 11	Allocates land at east of Salisbury Road as public open space for recreational use	Not yet implemented.
L 12	The following areas to be designated as public open space:-	
	Land South of Monkswell Green	Policy implemented.
	Land South of Ashtree Court, Marsh Lane, Purewell (former Ashtree Riding Stables)	Policy implemented.

	Land at Stanpit, rear of former Council Depot	Buffer zone area to be transferred back to Council
	Woodland to west of Peregrine Road, Mudeford	Policy implemented.
	Land at the former DRA site, Barrack Road	Land transferred back to the Council on 28 June 2006.
	Land at Burton School	Policy implemented. Now public open space with BMX facilities
L 14	Designates land on eastern side of River Avon, adj car park to rear of civic offices as open space	Policy implemented. A small part of this area falls within the Christchurch Borough Council Civic Offices one stop shop landscape management plan proposals, implemented January 2007, but this part of the scheme is to remain as open space.
L 15	Designates boat park and land adjoining Civic Offices front car park as public open space	Boat park still in existing use. The rest of the area falls within the proposals for the CBC Civic Offices one stop shop landscape management plan, implemented January 2007. Public access has been improved in this area.
L16	Allocates land at Jumpers Common for public open space	Policy implemented.
L 21	Allocates an area at Dudmoor for a small scale country park.	Some land already acquired for this purpose. However it looks unlikely that this policy will progress.

1 Planning, Design and Development Framework for the Land West of the High Street including Druitt Gardens, the Lanes and the Cornfactor site, adopted 27.9.05.

10.4 The Druitt Gardens Landscape Master Plan was adopted in April 2009. This set out proposals to improve pedestrian and cycling linkages and improve access and mobility in and around the gardens making them a safer and more pleasant place to visit. In June 2011 a detailed plan was approved, a key feature of which was a shared cycle and pedestrian path through the gardens and landscape improvements. The work was completed in 2012.

11 Transport and Access

Objectives	
Source	Objective/Vision
Local Plan Objective	To secure transportation improvements relating to traffic flows, public car parks and public transport and to encourage people to reduce their reliance on the car by the promotion and encouragement of alternative modes of transport.
Sustainability Appraisal Objective	5. Reduce the need/desire to travel by car, lorry or air by making public transport, cycling and walking easier and more attractive.
Community Plan Vision	A Christchurch where travel is efficient, affordable and sustainable.

11.2 The following tables look at the key transport proposals in the Local Plan and assess their progress.

Progress on Local Plan Transport Policies: Junction improvements/traffic management and rear servicing		
Local Plan Policy No.	Proposal	Progress
T5 (1)	Barrack Road / Jumpers Road traffic signals	Still listed within the Local Transport Plan Priority Assessment list for future delivery. Will be included in IDP and CIL list for additional funding.
T5 (2)	Barrack Road / Stour Road junction – traffic signals improvements	Completed Spring 2008.
T5 (3)	Barrack Road / Sopers Lane junction improvements	Still listed within the Local Transport Plan Priority Assessment list for future delivery. Will be included in IDP and CIL list for additional funding.
T6 (1)	Highway improvements adj to and including Hurn Bridge roundabout	Progressed as part of the B3073 and airport access improvements – to be delivered through developer contributions and future major scheme bids submitted by DCC
T6 (2)	Highway improvements at A338 Blackwater Junction	Scheme completed but new scheme as part of package of improvements in Core Strategy.

T6 (3)	Highway improvements at B3073 Chapel Gate	Progressed as part of the B3073 and airport access improvements to be delivered through developer contributions and future major scheme bids submitted by DCC.
T6 (4)	Highway improvements at Stony Lane roundabout.	Modified scheme from that in the Local Plan completed. Additional work scheme has been considered as part of the A35 Route Management Study.
T6 (5)	Improvements to Fairmile Road/Jumpers Road/Knapp Mill Ave junctions	Scheme not included in current LTP. Not required.
T7	Reserves a corridor of land for a link road between Bournemouth Airport and the A338	This has been tested as part of the S E Dorset Multi Modal Transport Study and is now not in the Core Strategy as it is undeliverable during the plan period and there are habitats issues.
T8	Traffic management measures in the town centre (Purewell, Bridge St, High St and Priory Quarter)	Signals on Town Bridge completed. Proposals for High St included in current LTP. No plans for the Priory Quarter or Purewell in current LTP.
T9	Proposes traffic lights at Waterloo and Town Bridges	Completed.
T11	Rear servicing across 1-13 High Street	Policy no longer possible to implement due to Regent Centre Studio expansion and land issues with Druitt Gardens.
T12	Rear servicing across 37-47 Bargates and from Magistrates Car park if extended to Nos 34-66 Bargates	Policy no longer required as very few possibilities to create rear servicing.

Progress on Local Plan Transport Policies: Public car parks		
Local Plan Policy No.	Proposal	Progress
P1	Land r/o Wick Lane for car parking to increase existing car park	Completed 2008. No net gain in parking spaces due to sale of development land.
P2	Extension of former Magistrate court car park to provide additional 200 spaces (incorporating land	Land not acquired for extension as envisaged in policy, but proposal to provide 50 spaces completed

	abutting rear boundaries of nos 7 – 19A Twynham Ave)	2006/7.
P3	New public car park at Highcliffe shopping centre within redevelopment of land r/o The Globe public house, Lymington Road	The Christchurch Parking, Access and Signing Strategy (Feb 2006) refers to Policy P3 no longer being progressed. Although it is a saved Local Plan policy, there is no longer any justification to require this land for public car parking. Recent development at the Globe Inn has provided pay and display car park so no need for additional parking.

Progress on Local Plan Transport Policies: Cycle Routes		
Local Plan Policy No.	Location of proposed cycle route	Progress
T14 (1)	Chapel Gate to Christchurch Hospital	Completed 2008
T14 (2)	Avenue Road	Completed 2008.
T14 (3)	Trickets Cross bridlepath	Issued with implementation as part of route outside Borough.
T14 (4)	Iford to town centre	A cycleway from Iford Bridge to the town centre along Barrack Road is included for delivery in the Local Sustainable Transport Fund (LSTF) package so will be completed by 2015 – not quite the same route as indicated in the Local Plan.
T14 (5)	Stour Road	Mostly complete.
T14 (6)	Avon Buildings to Avon Causeway	To be assessed through LTP process.
T14 (7)	Stanpit to Tuckton	Not yet complete – needs to be signed.
T14 (8)	The Runway to Stanpit	Scheme completed in 2004
T14 (9)	Mudford Wood to Mudford Quay	Scheme completed in 1998
T14 (10)	Coastal cycle path	Still listed within the Local Transport Plan Priority Assessment list for future delivery. Will be included in IDP and CIL list for additional funding.
T14 (11)	Castle Ave to Somerford	Completed 2008.
T14 (12)	Somerford to town centre	Included for delivery within the LSTF package and will be

		completed by 2015.
T14 (13)	The Runway to Highcliffe School	Scheme completed in 2008.
T14 (14)	Christchurch By-pass	Scheme completed in 1999.
T14 (15)	Stony Lane	Scheme completed 2008.
T14 (16)	Mudeford Woods	Scheme completed in 1998
T14 (17)	Somerford to Roeshot Hill	Scheme completed in 1999.

Progress of other cycle routes, not subject to a Local Plan policy	
Location of route	Progress
Stanpit Recreation Ground upgrade	Scheme completed.
Marlow Drive to Blackwater junction	Scheme completed.
Barrack Rd to the Priory School	Proposal approved at Community Services Committee June 2011 as part of Druitt Gardens improvements.

11.3 Good progress has been made on highway schemes and cycle routes. The Local Transport Plan has been the vehicle by which to determine the priority of schemes. Policy T7 of the Local Plan identifies a corridor of land for a link road between the airport and the A338. However this will not be implemented during the plan period. The strategy will be to put other transport improvements in place which facilitate further development coming forward at the north west and north east business parks. Transport improvements identified by Manchester Airports include the following: A338 widening from Cooper Dean to Blackwater, Blackwater Junction, B3073 road widening and Parley Cross junction. Policy relating to these transport improvements is set out in the Key Strategy chapter of the Pre Submission Core Strategy and Local Transport Plan 3.

11.4 The SE Dorset Interim Transport Contributions Scheme was adopted by Christchurch BC in September 2009 and its operation commenced in February 2010. This provides guidance on the level of financial contributions that will be sought from developers in SE Dorset towards implementing the transport strategies set out in both the Local Transport Plan and DPDs. The policy operates on a tariff based approach related to the additional transport movement caused by development. The interim policy supplements existing Local Plan policy and provides a basis for negotiating transport contributions in advance of the introduction of a Community Infrastructure Levy (CIL).

12 Rural

Objectives	
Source	Objective/Vision
Local Plan Objective	To review and develop policies which meet the housing (including affordable housing), economic and other land uses needs of the Borough especially in so far as these have an impact on the urban and rural economies

Local Plan Objective	To protect and enhance the character, natural beauty and wildlife (or scientific interest) of the Borough's river valleys, coast, heathlands and other natural amenities.
Local Plan Objective	To define the precise boundaries of the Green Belt, thereby maintaining an area of open land around the built-up area and protecting the separate physical identity of settlements by preventing their coalescence.
Sustainability Appraisal Objective	9. Help communities to support social cohesion and to enable easy, safe and affordable access to basic services and facilities for everyone.

12.1 There are no core output indicators relevant to this topic. There is a policy in the Local Plan (ENV22) which resists the loss of the best and most versatile agricultural land (Grades 1, 2 and 3a) in the Borough.

12.2 There is no specific countryside protection policy within the Local Plan, but there is protection afforded by a range of environmental policies. The countryside in the Borough has been conserved at least in part by the blanket coverage provided by the Green Belt and nature conservation policies. The urban area of Christchurch is contained by a tightly drawn Green Belt and Green Belt policies within the Local Plan are an important tool in resisting inappropriate development. The Green Belt designation protects the openness and encourages protection of the general environment and visual amenity of the area.

13 Built Environment / Design

Objectives	
Source	Objective/Vision
Local Plan Objective	No relevant objectives
Sustainability Appraisal Objective	11. Maintain and enhance local distinctiveness and create places, spaces and buildings that work well, wear well and look well.
Community Plan Vision	A Christchurch where the high-quality natural and built environment is protected and enhanced.

13.1 A new national core output indicator was introduced in 2008 – H6: Housing Quality: Building for Life Assessments. This requires an assessment of completed housing sites of 10 units and above against the Building for Life criteria. Each housing scheme is awarded a score out of 20 based on the proportion of CABE Building for Life questions that are answered positively. There are 20 criteria under 4 headings: environment and community, character, streets, parking and pedestrianisation and design and construction. The aim is to meet 14 out of 20 criteria for a scheme to be considered “good”. Christchurch has 2 trained assessors.

- 13.2 Due to staff resources issues it has not been possible to provide assessments for qualifying schemes for the 2011/12 monitoring year. Building for Life criteria is relatively new tool to assess the design of schemes. Therefore the schemes which are being completed now will not have had the benefit of referring to the criteria during the progress of the planning applications. It can prove difficult to give a score if the information is not provided in the planning application. Ideally the applicant's design and access statement should be structured around the 20 criteria. The Building for Life criteria has started to be used in pre-application discussions so this should mean that scores should be higher if it is decided to monitor this indicator in the future. The issue of smaller schemes scoring lower will remain though. In these situations, commentary will need to justify the low score.
- 13.3 There is an Architects' Panel which meets monthly to discuss a selection of planning applications. Possibilities of monitoring the quality and design of buildings have been considered and include the production of an end-of-year report with examples of how the Architects' Panel has added value to the planning process or a Design Award every two years.
- 13.4 The most relevant Local Plan policy is Policy H12, which sets out criteria for residential development and redevelopment or extensions. One of the criteria is that proposals should be appropriate in character, scale, design and materials to the immediate locality. This policy is extensively used when determining planning applications for residential development. This will be superseded by design policy in the Christchurch and East Dorset Core Strategy (Policy HE2).

14 Local Services, Town Centres and Community Facilities

Objectives	
Source	Objective/Vision
Local Plan Objective	To review and develop policies which meet the community facilities needs of the Borough
Sustainability Appraisal Objective	9. Help communities to support social cohesion and to enable easy, safe and affordable access to basic services and facilities for everyone. 12. Facilitate a sustainable and growing economy for the District that create economic and employment opportunities as well as providing for vital and viable town centres.
Community Plan Vision	A Christchurch which is valued for its range of cultural and educational opportunities and where the quality of life is high

BD4 – Total amount of floorspace for ‘town centre uses’ (completed development during 2011/12) in town centres and within the local authority area (Source DCC and CBC monitoring)					
	A1	A2	B1a	D2	Total
Gross m ² town centres	670	0	0	0	0
Gross m ² LA area	670	0	0	0	0

- 14.1 There was only one development completed this year falling within the “town centre use classes” as defined in the BD4 table above – 1 retail unit and 5 flats above at 257 Lymington Road, Highcliffe. This could be as a result of the recession which has slowed down development in general. However outline planning permission was granted in October 2012 for a 5295m² food store together with a health and fitness facility and 25 affordable housing units at the former Qinetiq site at Bailey Drive. Also outline planning permission was granted for a 2952m² food store at Meteor Retail Park in March 2013.
- 14.2 The adopted Local Plan identifies a hierarchy of shopping cores in Christchurch: primary, secondary and local. Policy ES2 seeks to restrict ground floor non-retail uses in defined Primary shopping cores to no more than 20% in each core. Regular monitoring has shown that this policy has been successful as it allows flexibility in offering a range of services whilst maintaining a strong retail presence essential to the vitality and viability of the shopping centre. The following table illustrates the success of Policy ES2 in retaining a high proportion of ground floor retail uses. There has been a rise in the percentage of non-retail uses in the town centre and this can be attributed in part to the increase in A3 café uses eg Kelly’s Kitchen, Pizza Express and the Arcado Lounge. Although the percentage of A1 uses remains high and the town centre still has the highest proportion of retail uses of all the primary shopping cores, this loss of A1 uses is becoming a significant issue, particularly in view of how much additional A1 use that has been identified to delivery in the Core Strategy.

Proportion of ground floor A1 retail uses in Primary shopping cores (Source: Christchurch BC Monitoring)						
Year	Town Centre		Highcliffe		Bargates	
	% A1	% non A1	% A1	% non A1	% A1	% non A1
2005	78	22	72	28	71	29
2006	77	23	70	30	72	28
2007	76	24	70	30	72	28
2008	75	25	71	29	72	28
2009	76	24	70	30	72	28
2010	74	25	70	30	72	28
2011	74	25	70	30	72	28
2012	72	28	69	31	70	30

14.3 It is appreciated that the number and proportion of shops is not the only indicator of the vitality and viability of the shopping cores. A joint retail study with other Councils was completed in May 2008. Part of its remit was to assess how appropriate the existing Local Plan shopping core policies are. It concluded that the shopping core policies are still sound although there may be some need to reorganise boundaries of some of the core and secondary areas. However, further consideration of the issues raised during consultation on the Core Strategy resulted in a proposal for a revised threshold of 30% in Primary Shopping Cores in the Pre Submission Consultation document to allow for some limited flexibility of non A1 uses to be permitted. This approach was supported in the 2012 Retail study update.

14.3 The following table illustrates the progress made on the Local Plan site specific policies on shopping and community facilities.

Progress on Local Plan shopping and community facilities site specific proposals		
Local Plan Policy No.	Proposal	Progress
ES 5	Allocates land west of High Street for mainly shopping development but also to include residential, A2, A3, D1 and D2 uses	Town Centre Strategy adopted Nov 2003 to carry forward more detailed proposals. Adopted planning guidance ¹ further progresses this scheme. Planning permission granted on Cornfactor site (r/o 43 High Street) on 16.4.07 for a mixed use scheme comprising 5 x A1 retail units, 1 x A3 unit and 19 residential units. The former Royal Mail Sorting Office has planning permission for a mixed use

		development comprising 14 residential units, 160.4m ² A1 retail and 294.4m ² of B1 office space.
ES 6	Land on and adjoining southern side of Saxon Square allocated for mainly shopping development but also to include residential, A2, A3, D1 and D2 uses	A proposal to redevelop existing row of small shopping kiosks. There has been some consolidation of units in part of this block to increase the unit size, but no largescale development proposal has come forward as envisaged by the policy. This policy was deleted after 27 Sept 2007 ²
ES 7	Consolidation of existing retail units at Nos 108-116 Stour Road	No scheme has come forward for this local shopping area. It would appear unrealistic for this to happen, so this has been deleted after 27 September 2007 ²
ES 8	Shopping development on land adjacent to Royalty Inn, Bargates.	Policy envisaged limited retail development near the Royalty Inn combined with new pedestrian to enlarged car park as proposed in Policy P2. Work is on-going on developing options for the development of the Magistrates Court site. This policy has been retained as it is best to keep the option open in the interests of the future vitality and viability of Bargates shopping centre.
CF 1	Community hall at part of Christchurch hospital site residential development	Policy not implemented. Instead, funding was diverted into alternative nearby community facility at the Catherine Wheel (see below). Policy deleted after 27 September 2007 ²
CF 2	Community hall on part of former Catherine Wheel pub housing site.	Policy implemented. Community hall built on this site. Policy deleted after 27 September 2007 ²
CF 3	New changing room/toilets/meeting room/educational facility on land adjacent Stanpit Recreation Ground	Proposal for replacement pavilion to be carried forward, but community facilities part of this policy has been dropped as permission has been granted for the provision of a new interpretation centre at Stanpit Marsh, on a site nearby.
CF 4	Community facility at site adjoining The Globe pub, Lymington Road, Highcliffe	Discussions on-going about future of this site.

¹ Planning, Design and Development Framework for the Land West of the High Street including Druitt Gardens, the Lanes and the Cornfactor site, adopted 27 September 2005

² Source: CBC Status of Local Plan Policies beyond September 2007, published April 2007

- 14.5 As well as the proposals identified above, the head lease owners of Saxon Square (Deutsche Bank) have plans for the improvement and refurbishment of Saxon Square. Planning permission has been granted for a change of use of the former medical centre in Saxon Square for a 68 bed Travelodge. The council is working closely with landowners on developing options for the development of the Magistrates Court site.

15 Conclusions and Recommendations

- 15.5 Priority has been given to collecting information on the Core Output Indicators. The level of data collection has been maintained where possible but there have been a few gaps as explained at relevant parts of the report.
- 15.6 The Dorset Monitoring Group has met 3 times during 2011/12, providing a useful source of information and sharing of good working practice. Work will need to be ongoing in maintaining the collection of information for next year's monitoring report. As always, joint working with East Dorset District Council will be on-going as we aim to harmonise our monitoring reports as much as possible.
- 15.7 The requirements for monitoring and reporting have changed with the enactment of the Localism Bill. This will have implications for the future formats of monitoring reports. Decisions will need to be taken on whether some of the information need no longer be collected or whether alternative information on locally important issues needs to be reported on. Also when the Core Strategy is adopted the monitoring report will need to be changed to be able to monitor the policies contained in this DPD.

Appendix 1: Index of Deprivation 2010

The table below lists the seven domains of deprivation and the weight given to each domain.

Table 1: Domain Weights for the IMD 2010	
	Domain Weight
Income deprivation	22.5%
Employment deprivation	22.5%
Health deprivation and disability	13.5%
Education, skills and training deprivation	13.5%
Barriers to housing and services	9.3%
Crime	9.3%
Living Environment deprivation	9.3%

The table below ranks the 30 Super Output Areas (SOA's) within Christchurch, for their IMD (Index of Multiple Deprivation) Scores, giving a ranking score across the District, in Dorset (247 SOA's) and nationally (32,482 SOA's). The higher the IMD score, the more deprivation. The 3 maps overleaf illustrate this information.

LSOA CODE	LSOA Name	IMD National Rank	IMD County Rank	IMD District Rank
E01020347	Somerford East	5,243	9	1
E01020348	Somerford West	7,055	14	2
E01020346	Somerford South	10,408	25	3
E01020368	Bargates	14,471	50	4
E01020353	Jumpers Common	14,490	51	5
E01020364	Christchurch Harbour	16,447	69	6
E01020363	Purewell	16,740	72	7
E01020354	Mudford North	19,662	115	8
E01020349	Chewton	20,090	125	9
E01020357	Walkford	20,166	126	10
E01020344	Burton - Central	20,820	136	11
E01020361	Barracks	20,853	138	12
E01020345	Burton Green & Winkton	20,953	139	13
E01020359	Fairmile South & Hospital	21,541	142	14
E01020360	Portfield	21,701	144	15
E01020365	Hurn	22,575	153	16
E01020367	Priory	23,025	154	17
E01020351	Canberra Road	23,343	157	18
E01020343	Burton - Whitehayes	23,675	161	19
E01020352	Fairmile North	25,764	186	20
E01020369	Highcliffe West	26,041	187	21
E01020372	Hobourne North	26,431	194	22
E01020371	Wingfield	26,603	197	23
E01020362	Stanpit	26,825	199	24
E01020350	Highcliffe	27,520	203	25
E01020355	Friars Cliff	28,434	212	26
E01020356	Mudford Quay	28,617	214	27
E01020370	Hobourne South & Runway	28,667	215	28
E01020358	Hintonwood	29,760	224	29
E01020366	River Way	29,765	225	30

