

Monitoring Report 4: Retail and Town Centres

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

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

Completions of A1 Retail floor space m² CHRISTCHURCH 2015-2016 (losses shown as negative values)														
<i>(for the purposes of this table A1 includes only convenience* and comparison** shopping so excludes uses as hairdressers)</i>														
Retail Centre	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Total for Each Centre/location		Local Plan Target convenience Net m ²	Local Plan Target comparison Net m ²
	Convenience*	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
Christchurch Town Centre CH1		-8.30										-8.30	2,300	7,500
Highcliffe District Centre				-1000								-1000		500 (CH4)
Purewell, Local Centre													No Target	No Target
Barrack Rd, Local Centre													No Target	No Target
Other shopping Parades **(defined on policies map)													No Target	No Target
Within New Neighbourhoods (Christchurch Urban extension)														
Retail Parks (Out of Centre i.e. outside Primary Shopping Area)														
Other Out of Centre														
Totals Christchurch		-8.30		-1000								0	-1008.3	

** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4

- i) 88 – 98 Mudeford
- ii) 2 – 10 Falcon Drive
- iii) 172 – 190 Somerford Road
- iv) 42 – 44 Hunt Road
- v) 27 – 45 Somerford Road
- vi) 22 & 28 Jellicoe Drive
- vii) 111, 98 – 112 Ringwood Road and 2 Glenville Road
- viii) 15 – 22 Lakewood Road
- ix) 5 – 11 Saulfland Place
- x) Bure Lane Arcade
- xi) 111 – 113 Burton Green, Salisbury Road
- xii) 1 – 11 Avon View Parade
- xiii) 1 – 5 Fairmile Parade
- xiv) St Catherines Parade, Fairmile Road
- xv) 32 – 60 The Grove
- xvi) 1 – 15 Marlow Drive
- xvii) 108 – 116 Stour Road
- xviii) Hurn Village Shop

* Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

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

Completions of A1 Retail floor space m² CHRISTCHURCH 2016-2017 (losses shown as negative values)

(for the purposes of this table A1 includes only convenience and comparison** shopping so excludes uses as hairdressers)*

Retail Centre	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Total for Each Centre/location		Local Plan Target convenience Net m ²	Local Plan Target comparison Net m ²
	Convenience *	Comparison *	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
Christchurch Town Centre CH1													2,300	7,500
Highcliffe District Centre														500 (CH4)
Purewell, Local Centre													No Target	No Target
Barrack Rd, Local Centre				- 39.10								-39.10	No Target	No Target
Other shopping Parades **(defined on policies map)										-23.00		-23	No Target	No Target
Within New Neighbourhoods (Christchurch Urban extension)														
Retail Parks (Out of Centre i.e. outside Primary Shopping Area)									2,235	2,155	2235	2155		
Other Out of Centre														
Totals Christchurch				- 39.10					2,235	2,132.	2,235	2092.9		

** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4

- i) 88 – 98 Mudeford
- ii) 2 – 10 Falcon Drive
- iii) 172 – 190 Somerford Road
- iv) 42 – 44 Hunt Road
- v) 27 – 45 Somerford Road
- vi) 22 & 28 Jellicoe Drive
- vii) 111, 98 – 112 Ringwood Road and 2 Glenville Road
- viii) 15 – 22 Lakewood Road
- ix) 5 – 11 Saulfland Place
- x) Bure Lane Arcade
- xi) 111 – 113 Burton Green, Salisbury Road
- xii) 1 – 11 Avon View Parade
- xiii) 1 – 5 Fairmile Parade
- xiv) St Catherines Parade, Fairmile Road
- xv) 32 – 60 The Grove
- xvi) 1 – 15 Marlow Drive
- xvii) 108 – 116 Stour Road
- xviii) Hurn Village Shop

Completions of A1 Retail floor space m² CHRISTCHURCH 2017-2018 (losses shown as negative values)														
<i>(for the purposes of this table A1 includes only convenience* and comparison** shopping so excludes uses as hairdressers)</i>														
Retail Centre	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Total for Each Centre /location		Local Plan Target convenience Net m ²	Local Plan Target comparison Net m ²
	Convenience *	Comparison *	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
Christchurch Town Centre CH1				-24.4		30					1200		1205.6	
Highcliffe District Centre														500 (CH4)
Purewell, Local Centre													No Target	No Target
Barrack Rd, Local Centre													No Target	No Target
Other shopping Parades **(defined on policies map)													No Target	No Target
Within New Neighbourhoods (Christchurch Urban extension)														
Retail Parks (Out of Centre i.e. outside Primary Shopping Area)														
Other Out of Centre														
Totals Christchurch				-24.4		30					1200		1205.6	

** Christchurch Local Parades (PC5 – defined in former Local Plan policy ES4

- xix) 88 – 98 Mudeford
- xx) 2 – 10 Falcon Drive
- xxi) 172 – 190 Somerford Road
- xxii) 42 – 44 Hunt Road
- xxiii) 27 – 45 Somerford Road
- xxiv) 22 & 28 Jellicoe Drive
- xxv) 111, 98 – 112 Ringwood Road and 2 Glenville Road
- xxvi) 15 – 22 Lakewood Road
- xxvii) 5 – 11 Saulfland Place
- xxviii) Bure Lane Arcade
- xxix) 111 – 113 Burton Green, Salisbury Road
- xxx) 1 – 11 Avon View Parade
- xxxi) 1 – 5 Fairmile Parade
- xxxii) St Catherines Parade, Fairmile Road
- xxxiii) 32 – 60 The Grove
- xxxiv) 1 – 15 Marlow Drive
- xxxv) 108 – 116 Stour Road
- xxxvi) Hurn Village Shop

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

* Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

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

Completions of A1 Retail Floorspace m² EAST DORSET 2015-2016 (losses shown as negative values) <i>(for the purposes of this table A1 includes only convenience and comparison shopping so excludes uses as hairdressers)</i>																
	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Within defined monitoring area (to be mapped)		Total for Each Centre/location		Local Plan Target convenience m ²	Local Plan Target comparison m ²
	Convenience *	Comparison *	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
Retail Centre																
EAST DORSET																
Ferndown Town centre	-47.78								202				154.22	0	1400-1500	1500-1600
Verwood Town centre															600-650	700-800
Wimborne Town										-29			-29		400-500	2,500-2550
West Moors															40-50	150-200
Corfe Mullen Local Centre (monitoring area to be defined)															No Target	No Target
West Parley																
Retail Parks																
Within New Neighbourhoods																
Other Out of Centre																
Totals East Dorset	-47.78								202	-29			154.22	-29		

* Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

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

Completions of A1 Retail Floorspace m² EAST DORSET 2016-2017 (losses shown as negative values) <i>(for the purposes of this table A1 includes only convenience and comparison shopping so excludes uses as hairdressers)</i>																
Retail Centre	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Within defined monitoring area (to be mapped)		Total for Each Centre/location		Local Plan Target convenience m ²	Local Plan Target comparison m ²
	Convenience *	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
EAST DORSET																
Ferndown Town centre	-														1400-1500	1500-1600
Verwood Town centre															600-650	700-800
Wimborne Town															400-500	2,500-2550
West Moors															40-50	150-200
Corfe Mullen Local Centre (monitoring area to be defined)															No Target	No Target
West Parley										40.00				40.00		
Retail Parks																
Within New Neighbourhoods																
Other Out of Centre									139.66				139.66			
Totals East Dorset									139.66	40.00			139.66	40.00		

* Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

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

Completions of A1 Retail Floorspace m² EAST DORSET 2017--2018 (losses shown as negative values) <i>(for the purposes of this table A1 includes only convenience and comparison shopping so excludes uses as hairdressers)</i>																
Retail Centre	Primary shopping frontages		Secondary shopping frontages		Outside primary and secondary shopping frontages but inside primary shopping area		Edge of Centre (NPPF definition - 300m from Primary Shopping Area)		Other Out of Centre		Within defined monitoring area (to be mapped)		Total for Each Centre/location		Local Plan Target convenience m ²	Local Plan Target comparison m ²
	Convenience *	Comparison*	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison	convenience	comparison		
EAST DORSET																
Ferndown Town centre	-														1400-1500	1500-1600
Verwood Town centre															600-650	700-800
Wimborne Town															400-500	2,500-2550
West Moors						51			29.5				29.5	51	40-50	150-200
Corfe Mullen Local Centre (monitoring area to be defined)										56				56	No Target	No Target
West Parley																
Retail Parks																
Within New Neighbourhoods																
Other Out of Centre																
Totals East Dorset						51			29.5	56			29.5	107		

* Comparison – durable goods such as clothing, household goods, furniture, DIY and electrical goods

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

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

Retail Floorspace Delivery Against Policy KS8 2015-2016				
	Total net gain in retail A1 floorspace (from tables above)		Local Plan Target (policy KS8) to 2031	
	Convenience	Comparison	Convenience	Comparison
Christchurch	0	-1008.34	2,300	8,100
East Dorset	154.22	-29	4,000	5,200
Totals	154.22	-1037.3	6,300	13,300

Retail Floorspace Delivery Against Policy KS8 2016-2017				
	Total net gain in retail A1 floorspace (from tables above)		Local Plan Target (policy KS8) to 2031	
	Convenience	Comparison	Convenience	Comparison
Christchurch	2235.00	2092.90	2,300	8,100
East Dorset	139.66	40.00	4,000	5,200
Totals	2374.66	2132.90	6,300	13,300

Retail Floorspace Delivery Against Policy KS8 2017--2018				
	Total net gain in retail A1 floorspace (from tables above)		Local Plan Target (policy KS8) to 2031	
	Convenience	Comparison	Convenience	Comparison
Christchurch	0	1205.6	2,300	8,100
East Dorset	29.5	107	4,000	5,200
Totals	29.5	1,312.6	6,300	13,300

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

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

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

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

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

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

Christchurch Net Completions (of Gross Internal Floorspace) Town Centre Uses 2015-2016 (losses shown as negative values)

Use Class	Floorspace completions (m ²) within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 (all A1 uses)	-67.8	-1000						
A2 financial and professional services		-71						
A3 restaurants and cafes		200						
A4 pubs-drinking premises		71						
A5 Hot food takeaway								
C1 hotels								
D1 non-residential institutions		800						
D2 assembly and leisure								

Christchurch Net Completions (of Gross Internal Floorspace) Town Centre Uses 2016-2017 (losses shown as negative values)

Use Class	Floorspace completions (m ²) within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 (all A1 uses)		-39.1				-123.6	4,394.00	
A2 financial and professional services								
A3 restaurants and cafes				14.40				
A4 pubs-drinking premises								
A5 Hot food takeaway		39.10						
C1 hotels								
D1 non-residential institutions								216
D2 assembly and leisure								

Christchurch Net Completions (of Gross Internal Floorspace) Town Centre Uses 2017-2018 (losses shown as negative values)								
Use Class	Floorspace completions (m ²) within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 (all A1 uses)		-198.4	-30					1,200
A2 financial and professional services								
A3 restaurants and cafes								129.8
A4 pubs-drinking premises		98						
A5 Hot food takeaway		103						
C1 hotels								
D1 non-residential institutions								51.1
D2 assembly and leisure								

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

East Dorset Net Completions (of Gross Internal Floorspace) Town Centre Uses 2015-2016 (losses shown as negative values)								
Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 retail	-47.78							173
A2 financial and professional services								
A3 restaurants and cafes								196.3
A4 pubs-drinking premises								
A5 Hot food takeaway								
C1 hotels								
D1 non-residential institutions	47.78							144
D2 assembly and leisure								

EAST DORSET Net Completions (of Gross Internal Floorspace) Town Centre Uses 2016 – 2017								
Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 retail								179.66
A2 financial and professional services	-90.							
A3 restaurants and cafes	90.00							-9.50
A4 pubs-drinking premises								
A5 Hot food takeaway								
C1 hotels								
D1 non-residential institutions								-40.
D2 assembly and leisure								

EAST DORSET Net Completions (of Gross Internal Floorspace) Town Centre Uses 2017-2018									
Use Class	Floorspace completions within Primary Shopping frontages	Floorspace (m ²) completions Secondary Shopping Frontages	Floorspace (m ²) completions outside primary and secondary frontages	Outside primary and secondary shopping frontages but inside primary shopping area	Edge of Centre (NPPF definition - 300m from Primary Shopping Area)	New neighbourhoods	parades	Retail parks	Other Out of Centre
A1 retail				51					85.5
A2 financial and professional services									
A3 restaurants and cafes		-90							
A4 pubs-drinking premises		90							
A5 Hot food takeaway									
C1 hotels									
D1 non-residential institutions									
D2 assembly and leisure									

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