



5 Year Housing Land Supply for Christchurch and East Dorset Councils

2018 - 2023



Prepared by Christchurch Borough Council and

East Dorset District Council

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1 5 Year Housing Land Supply

Introduction

1.1 The Christchurch and East Dorset Core Strategy sets a single housing delivery target of 8,490 dwellings for the 15 year period 2013 to 2028. The commitment to a single target shows a strong partnership approach, as recommended by the Localism Act duty to co-operate. As there is a single target it is necessary to provide a single housing trajectory combining delivery over the two authority areas. Information to continuously monitor the supply of housing is also amalgamated in to a single Authorities Monitoring Report.

1.2 The National Planning Policy Framework requires all planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing delivery target. This report is an update to Appendix 1 of the **Christchurch and East Dorset Local Plan Part 1 - Core Strategy** (April 2014) taking in to account annual completions since 2013/2014, to provide an up-to-date picture of the 5 year housing land supply for Christchurch and East Dorset for 2018 - 2023. Schedules of all sites that comprise this 5 year supply are contained in sections 2 and 4 of this report. In addition to this, sections 3 and 5 of this report provide detail of a site's deliverability where it meets the National Planning Policy Framework's definition of major development.

Housing Delivery

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

1.4 The prediction of housing completions has been informed by evidence in the Strategic Housing Land Availability Assessments (SHLAA) updates, pre-application meetings with the prospective developers, discussions with case officers and planning agents and planning permissions where they have been issued.

1.5 It is predicted that development on the New Neighbourhood strategic sites will take place in a phased manner as set out within Table 1.

Settlement	Site	Years															Total
		2013 / 2014 completions	2014 / 2015 completions	2015 / 2016 completions	2016 / 2017 completions	2017 / 2018 completions	2018 / 2019	2019 / 2020	2020 / 2021	2021 / 2022	2022 / 2023	2023 / 2024	2024 / 2025	2025 / 2026	2026 / 2027	2027 / 2028	
Christchurch	Roeshot Hill								125	135	135	140	135	135	135	135	1075
	Burton									45							45
Wimborne	St Margaret's Hill								12								12
	Cuthbury Allotments							45	46	46	46						183
	North Wimborne						60	75	75	75	75	75	75	75	45		630
	Stone Lane													30	30	30	90
	South of Leigh Road						40	120	120	120	120	84					604
Corfe Mullen	Lockyer's School																0
	North of Wimborne Road							22	45	45							112
Ferndown and West Parley	Holmwood House				2	125	21										148
	Coppins		2	36													38
	East of New Road							21	50	60	60	65	65	65			386
	West of New Road							10	40	40	40						130
Verwood	NE Verwood						20	40	25								65
	NW Verwood						20	40	40	60	60	40	10				270
Total		0	2	36	2	125	161	353	578	626	536	404	285	305	210	165	3788
Cumulative Total		0	2	38	40	165	326	679	1257	1883	2419	2823	3108	3413	3623	3788	

Table 1

1.6 The timing for the delivery of these strategic sites reflects the best judgement of their position at the time that this document is published. There is currently limited information on the timing of Stone Lane, Wimborne (WMC4) and subsequently this has been placed at the end of the plan period until further clarification is received. The Lockyer's School portion of the Corfe Mullen (CM1) allocation is now not expected to come forward. This is because the school has received Academy Status and associated investment, so the site will not be vacated. Further details of these strategic sites are contained in sections 3 and 5 of this report.

Housing for older people

1.7 The Planning Practice Guidance (PPG) now includes guidance on housing for older people and what local planning authorities should be including within their housing figures. It states,

- *'Local planning authorities will need to count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement. For residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published census data'* (043 Reference ID: 3-043-20180913).

1.8 Where a proposal or planning permission comprises bed spaces in a care home rather than a self-contained unit, the potential is recorded using the national ratio established in paragraph 43 of the PPG and paragraph 11 of the Housing Delivery Test Measurement Rule Book (July 2018). The ratio applied will be based on the national average number of adults in all households, with a ratio of 1.8. This is to reflect the assumption that a bed space in a care home may not necessarily result in the freeing up of a dwelling, and therefore may not always represent a new dwelling within the 5 year housing supply. Self-contained dwellings provided for the elderly are counted as one additional dwelling (for each net dwelling proposed) regardless of the number of 'bed spaces' or bedrooms.

1.9 It is considered reasonable for the Councils to take existing schemes with planning permission into account because they will provide housing to meet a particular need whilst also freeing some existing dwellings for use by other households. Christchurch and East Dorset's 5 year supply now include these development types, and have added sites granted permission since 1st April 2013.

Caravan Sites

1.10 Certain caravan sites across Christchurch and East Dorset have recently been granted permanent residential status. This follows a recent PINS decision and in the context of housing supply, relates to a grant of planning permission for a caravan site where it is specifically for a permanent residential use or 'human habitation' with no other restrictions (such as holiday use only).

1.11 Whilst in most cases the sites exist already, they are only counted as potential in the monitoring year that the permission was granted (generally through a Certificate of Lawful Development or full permission). They are then monitored for completions via the site licence agreed with the Councils' Public Health and Protection team.

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

1.12 The NPPF requires that local authorities identify and update annually, a supply of 'specific deliverable' sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period). The NPPF also states that a 20% buffer is required where there has been significant under delivery over the previous three years, to improve the prospect of achieving the planned supply.

1.13 The buffers are also related to further national policy recently introduced in the form of the Housing Delivery Test. This sets out the detailed requirements through the PPG and Housing Delivery Test Measurement Rule Book and certain consequences will apply for a Council if historic delivery rates fall within certain bands (PPG Paragraph: 062 Reference ID: 3-062-20180913).

1.14 To be included in the five year supply, sites must be considered deliverable, i.e. 'suitable', 'available' and 'economically viable' as defined in the NPPF and PPG. Where a site does not currently meet one of these three requirements, but it is considered that they could be met in the future, the site is assessed as being 'developable' (as defined in NPPF Annex 2 Glossary) and is included within the 6-15 year period. Sites within this 6-15 year period are therefore not included in this document.

Applying Buffers to Christchurch and East Dorset's Housing Supply

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

1.16 The recently published results of the Housing Delivery Test require the Councils to apply a 20% buffer to the 5 year housing land supply. This is because delivery has fallen below 85% of the Core Strategy's annual housing target over the past 3 years. The calculations below show figures for both buffers, however for the purposes of this report the 20% buffer has been assumed.

Addressing the Plan Period Shortfall

1.17 Further to the addition of the buffer, when calculating the five years' worth of housing land, the shortfall since the start of the Core Strategy plan period in 2013 also needs to be taken in to account. National Planning Practice Guidance (NPPG) at Paragraph: 037 Ref ID: 3-037-20180913 and Paragraph: 044 Ref ID: 3-044-20180913 set out that Local Planning Authorities need to deal with any undersupply within the rolling first 5 years of the plan period.

1.18 The approach of addressing the shortfall in this way is often also referred to as using the 'Sedgefield' methodology. Other methods look to spread shortfall arising across the full plan period, and referred to as the 'Liverpool' methodology. However, if a local authorities wishes to take the latter as an approach, it should normally be through the plan-making and examination process.

1.19 Since 2017, Christchurch and East Dorset Councils have used the 'Sedgefield' methodology, to best clarify the Councils' position against national guidance and to use a more simplified approach to calculating the 5 year supply. This is a change in position to previous years' 5 year supply documents where a hybrid approach was used which brought forward the previous year's shortfall, with the remainder spread across the Core Strategy plan period. The change is to ensure a more robust position for future planning decisions.

Calculating Christchurch and East Dorset's 5 Year Supply

1.20 Paragraph 030 Reference ID: 3-030-20180913 of the National Planning Practice Guidance Paragraph sets out that "*Housing requirement figures in strategic policies should be used as the starting point for calculating the 5 year supply*".

1.21 It goes further to explain that this is the case for the first 5 years of the plan or where a plan has been reviewed and found not to need updating. However, in all other circumstances the starting point will be local housing need using the standard method.

1.22 For Christchurch and East Dorset the 2012 Strategic Housing Market Assessment suggests a housing requirement of 555 p.a. plus 2% to account for vacant dwellings and second homes. Based on 566 p.a., this gives a 15 year total of 8,490 dwellings, and forms the target in the Christchurch and East Dorset Local Plan Part 1 - Core Strategy. The Core Strategy was adopted in April 2014, so as of this monitoring year is still less than 5 years old and considered up to date.

1.23 There is currently a Local Government Review underway directly involving Christchurch and East Dorset Councils, with two new unitary Councils forming on the 1st April 2019. Christchurch will become part of Bournemouth, Christchurch and Poole Council and East Dorset will be part of the wider Dorset Council. The Core Strategy will continue to provide the basis for the housing target across the Christchurch and East Dorset geographical area, and therefore continue to be the starting point for the 5 Year Supply. The Councils will however take advice or direction from central Government, or from decisions made following the formation of the new Councils on which targets to use in future years.

1.24 Table 3 updates the housing supply and requirements from the table first published in Appendix 1 of the Core Strategy and has done so by making the calculations shown in Table 2, using a revised and simplified approach to addressing the shortfall that has occurred since the adoption of the Core Strategy. It also shows the figures with both a 5% and 20% buffer applied:

Description	2018 5 year supply requirement
Joint Core Strategy Housing Requirement 2013-2028	8,490 (566 dpa)
Basic 5 Year Requirement	2,830 (566 x 5)
Dwellings Required between 2013-2018	2,830 (566 x 5)
Completions 1st April 2013-31st March 2018	1,828 (305 + 334 + 354 + 430 + 405)
Shortfall	1,002 (2,830 - 1,828)
5 Year Requirement Plus Shortfall	3,832 (2,830 + 1,002)
5% Buffer	
+5% Buffer of 5yr requirement + shortfall	4,024 (192 + 3,832)
5 Year Requirement 2016-2021 (5% Buffer)	4,024 (805 dpa)
Council's Deliverable Supply 2018-2023	4,384
Year Supply	5.45
Shortfall/Surplus	+360
20% Buffer	
+20% Buffer of 5yr requirement + shortfall	4,598 (766 + 3,832)
5 Year Requirement 2016-2021 (20% Buffer)	4,598 (920 dpa)
Council's Deliverable Supply 2018-2023	4,384
Year Supply	4.77
Shortfall/Surplus	-214

Table 2

1 5 Year Housing Land Supply

1.25 Table 2 along with the following charts bring together the predicted housing delivery identified in the Core Strategy and measures this against the proposed housing target with a **20% buffer**. They show that in the next five years of the plan period the housing supply is **4,384** set against a target of **4,598**. This results in a shortfall of 214 dwellings over the Core Strategy target, including a 20% buffer and previous shortfall against the Core Strategy Housing Target. This equates to a 5 year supply of **4.77 years**.

Housing Supply and Requirement for Christchurch and East Dorset												
Year	1	2	3	4	5	Completions	Household projection (+20% NPPF buffer and plan period undersupply)	7	8	9	10	11
	Housing Supply											
	SHLAA	Strategic Sites	Total	Cumulative	Affordable Housing Provision							
2013/14						305						
2014/15						334						
2015/16						354						
2016/17						430						
2017/18						405						
2018/19	425	161	586	586	204		920	920	6,662	-334	-334	1,337
2019/20	426	353	779	1,365	271		920	1,840	6,076	-141	-475	1,617
2020/21	426	578	1,004	2,369	350		920	2,760	5,297	84	-391	2,229
2021/22	426	626	1,052	3,421	367		919	3,679	4,293	133	-258	1,177
2022/23	427	536	963	4,384	336		919	4,598	3,241	44	-214	456
2023/24	345	404	749	5,157	261		413	5,011	2,278	336	122	382
2024/25	345	285	630	5,787	220		413	5,424	1,529	217	339	300
2025/26	345	305	650	6,437	227		413	5,837	899	237	576	125
2026/27	344	210	554	6,991	193		413	6,250	249	141	717	-305
2027/28	344	165	509	7,500	178		412	6,662	-305	97	814	-814
Totals	3,853	3,623	7,476		2,607	1,828	6,662		-814			

Table 3 (20% Buffer)

Calculation of Column 1 - Housing supply, SHLAA sites

1.26 The Strategic Housing Land Availability Assessments (SHLAAs) have been used to complete this column. The SHLAA reports for Christchurch and East Dorset set out the assumptions made on windfall and where relevant non-implementation rates. The assessment works on a rolling 15 year timeframe, and as with the household projection the SHLAA figures are split between the 5 year supply and 6 to 15 year supply, and then annualised by an even split of the figure. The final 5 years of the 6-15 year supply (2028-2033) have been removed as they are beyond the Core Strategy plan period.

Calculation of Affordable Housing

1.27 Affordable housing provision has been calculated as 35% of the total remaining housing supply to reflect the Councils' aim for affordable housing delivery set out in Core Strategy Policy KS4.



Chart 1 (20% Buffer)

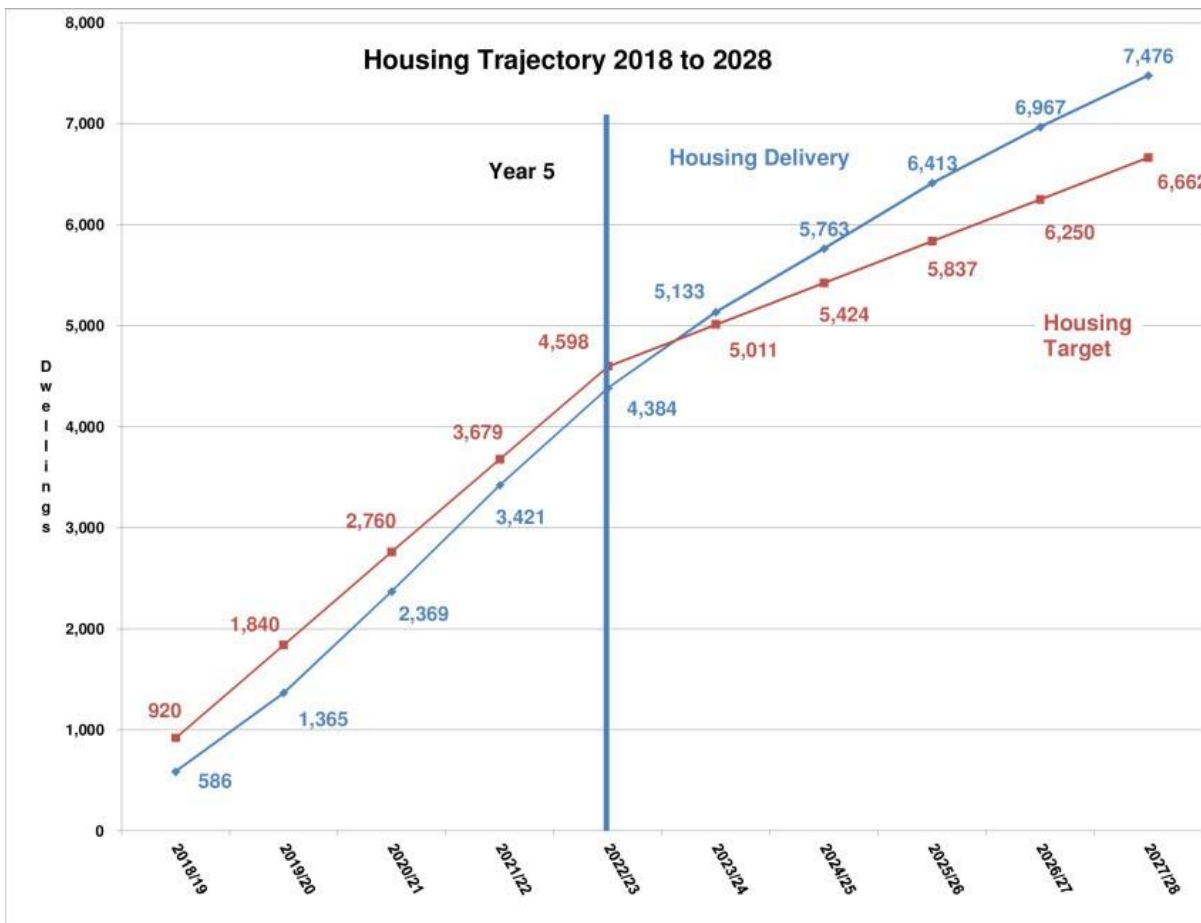


Chart 2 (20% Buffer)

1 5 Year Housing Land Supply

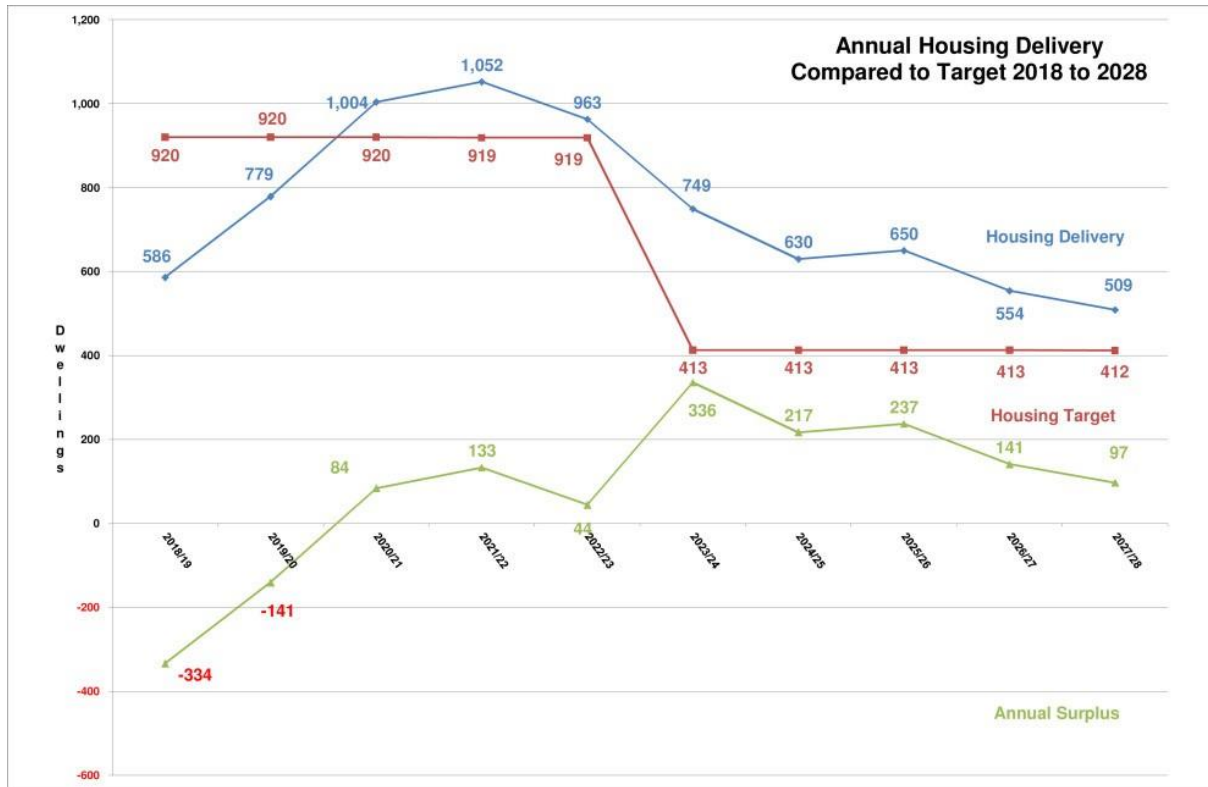


Chart 3 (20% Buffer)

2 Christchurch 5 Year Supply Sites

All 5 Year Supply sites within Christchurch Borough Council

Settlement	Full Address	SHLAA Ref No	Years 1 to 5
Burton	1-2 Preston Lane & Avon Lee Cottage and Vicarage at Preston Lane	8/01/0313	4
Burton	Barn at No.45 Salisbury Road (Waters Farm) Land west of Salisbury Road, Burton, east of 56-60 Martins Hill Lane	8/01/0342	45
Burton	The Anchorage The Anchorage, Bockhampton Road	8/01/2010	1
Christchurch urban area	11 Avon Run Close	8/05/0366	2
Christchurch urban area	11 Beaulieu Road and Land adjacent	8/07/0271	2
Christchurch urban area	112 Stony Lane	8/01/2006	1
Christchurch urban area	117 Pauntley Road	8/05/0447	1
Christchurch urban area	14-42a Grove Road West	8/07/0419	11
Christchurch urban area	1-5 Seaton Close, 15 Seaton Road & 14 Chewton Common Road	8/03/0441	1
Christchurch urban area	165-173 Lymington Road, 1-19a Rothesay Drive	8/03/0411	15
Christchurch urban area	1-7 Highcliffe Corner, 405 Lymington Road and land adjacent	8/03/0390	2
Christchurch urban area	17 Stanpit	8/08/0283	3
Christchurch urban area	19 Darwin Avenue	8/04/0422	1
Christchurch urban area	217-225 Barrack Road	8/07/0023	29
Christchurch urban area	2-20 Somerford Avenue	8/11/0430	1
Christchurch urban area	22-38 Wharncliffe Road & 5-23 Waterford Gardens	8/03/0422	5
Christchurch urban area	23 Bridge Street	8/10/0471	1

2 Christchurch 5 Year Supply Sites

Settlement	Full Address	SHLAA Ref No	Years 1 to 5
Christchurch urban area	2-4 Glenville Road	8/06/0462	-1
Christchurch urban area	260 - 262 Lymington Road	8/03/0484	2
Christchurch urban area	261-275 Lymington Road	8/03/0444	27
Christchurch urban area	27-43 River Way	8/09/0419	4
Christchurch urban area	278-280 Lymington Road and land r/o 278-298a Lymington Road, & Jesmond Ave	8/03/0450	5
Christchurch urban area	281-315 Lymington Road	8/03/0403	6
Christchurch urban area	282-314 Lymington Road	8/03/0449	19
Christchurch urban area	29-33 Wharnccliffe Road	8/03/0418	5
Christchurch urban area	2A Avenue Road	8/07/0433	2
Christchurch urban area	32-34 Bargates	8/10/0472	1
Christchurch urban area	34 & 42-46 Ringwood Road	8/06/0224	17
Christchurch urban area	3-4 Germaine Close	8/03/0396	2
Christchurch urban area	40 Old Barn Road	8/09/0430	2
Christchurch urban area	5 Burnett Road	8/07/0434	1
Christchurch urban area	51-55 Clarendon Road	8/07/0412	2
Christchurch urban area	62-64 Manning Ave	8/11/0527	3
Christchurch urban area	63a-77 Somerford Road	8/02/0281	10
Christchurch urban area	64 Hurn Way	8/09/0431	2
Christchurch urban area	77 Stour Road	8/10/0427	1
Christchurch urban area	8-12 West View Road	8/08/0384	1

Settlement	Full Address	SHLAA Ref No	Years 1 to 5
Christchurch urban area	8-18 Glenville Road	8/06/0199	4
Christchurch urban area	90a Bargates	8/10/0465	1
Christchurch urban area	Adjacent 25 Millhams Street	8/10/0461	2
Christchurch urban area	Car parking at Darwin Avenue	8/04/0341	2
Christchurch urban area	Garages at Melbourne Road (adj 49)	8/04/0327	4
Christchurch urban area	Garages at Poplar Close (r/o 10-12a Seaton Road)	8/03/0437	2
Christchurch urban area	Garages at Tensing Road	8/02/0424	3
Christchurch urban area	High Clockhouse Farm, Burley Road	8/01/2011	1
Christchurch urban area	Land Adj 14 Lodge Road	8/04/0423	1
Christchurch urban area	Land Adj Alan Court, Waterford Road	8/03/0486	9
Christchurch urban area	Land Adj Tucks Fold, Preston Lane	8/01/2012	6
Christchurch urban area	Land between 83a and 85 Mudeford	8/05/0450	1
Christchurch urban area	Land r/o 115 The Grove	8/04/0320	1
Christchurch urban area	land r/o 125 Burton Road	8/02/0377	1
Christchurch urban area	Land r/o 8-26 Elizabeth Avenue	8/07/0416	5
Christchurch urban area	Magistrates Court site	8/10/0469	168
Christchurch urban area	R/O 1-3 Hamilton Close	8/05/0234	1
Christchurch urban area	Strete Mount, Bingham Road	8/02/0432	-3
Christchurch urban area	2 Amberwood Drive 2 Amberwood Drive	8/06/0461	1
Christchurch urban area	2-10 Stuart Road 2-10 Stuart Road	8/03/0489	43
Christchurch urban area	41 a Wortley Road 41 a Wortley Road	8/03/0488	1
Christchurch urban area	Brook House Residential Care Home 213 Barrack Road	8/07/0290	8
Christchurch urban area	Car sales & forecourt 170-174 Barrack Road	8/07/0029	27

2 Christchurch 5 Year Supply Sites

Settlement	Full Address	SHLAA Ref No	Years 1 to 5
Christchurch urban area	Christchurch Hospital Fairmile Road	8/07/0274	78
Christchurch urban area	Crooked Beam restaurant (includes flat above) 2 The Grove	8/09/0111	5
Christchurch urban area	HM Coastguard Training Centre Seaway Avenue	8/05/0208	26
Christchurch urban area	Hoburne Farm phase 8	8/11/0066	29
Christchurch urban area	Land at Hoburne Farm Estate -adj SHLAA site 8/11/0066 Adj SHLAA Site 8/11/0066	8/11/0525	45
Christchurch urban area	Local Plan H9 policy area Seaview Road / Aveue Road / Chewton farm Road	8/06/0204	1
Christchurch urban area	Naseby Care and Nursing Home 8 Avenue Road	8/07/0432	9
Christchurch urban area	Newtown House Care Home Newtown House, Waterford Road	8/03/0487	9
Christchurch urban area	Pinebeach Nursing Home 53 Southcliffe Road	8/05/0328	9
Christchurch urban area	Qinetiq Bailey Drive	8/07/0275	25
Christchurch urban area	Reid Steel Site Reid Steel, Avon Trading Park	8/07/0435	123
Christchurch urban area	Royalties House 4 Fairfield Close	8/10/0464	4
Christchurch urban area	St Georges Church Hall Fitzmaurice Road	8/07/0261	3
Christchurch urban area	Stephen House Stephen House 23 A Bargates	8/10/0468	1
Christchurch urban area	Stony Lane / Bridge Street	8/08/0468	80
Christchurch urban area	The Amberwood Inn Public House and r/o United Reform Church Ringwood Road	8/06/0268	1

Settlement	Full Address	SHLAA Ref No	Years 1 to 5
Christchurch urban area	The Farmhouse, Hoburne Park Hoburne Lane	8/11/0458	10
Christchurch urban area	The Pines Hotel The Pines Hotel, 39 Mudeford	8/05/0452	9
Christchurch urban area	The Royalty View Guest House 24 Fairfield	8/10/0470	5
Christchurch Urban Area	Urban Extension Site Land south of the railway line at Roeshot Hill	8/11/0452	395
Christchurch urban area	Workshop Rear of 18 Gordon Road	8/03/0474	4

3 Christchurch Major Development Site Details

Deliverability Details for Major Developments

3.1 For the sites meeting the definition of 'major developments' in the list of all deliverable sites in Christchurch in section 2, the following provides further details on their progress and deliverability.

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
8/11/0452	Christchurch Urban Extension	<p>Residential Outline approval subject to legal agreement for 875 units. Remaining potential on the allotments site (forming part of the CN1 allocation is 200 units, based on, master planning evidence).</p> <p>875 plus 200 on allotments = 1075, phased over 8 yrs.</p>	<p>Outline application for 875 units approved June 2017, subject to the completion of a legal agreement. Anticipated legal agreement signed and issued in January 2019.</p> <p>Ongoing discussions regarding housing mix, viability and securing undergrounding of pylons.</p> <p>Education contribution agreed with DCC.</p> <p>SANG application approved subject to legal agreement for Christchurch, New Forest District Council and New Forest National Park (2016).</p> <p>Inter authority legal agreement for SANG issued 4th December 2018.</p> <p>Anticipated submission of residential reserved matters (Q1 2019). Estimated start on site Q1 2020 with completion by 2027 / 28.</p>	1075	395	680
8/11/0066	Hoburne Farm development, phase 8	Potential reduced to 29 to reflect completions to 2017. Phasing assuming average 15 a year based on 2015-2018 completions.	Monitoring records show that there has been a steady rate of completions each year of this development. This indicates that this is likely to continue.	29	29	0

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
8/11/0525	Land adjacent to Hoburne Farm development, (adjacent to SHLAA site 8/11/0066)	Outline permission granted (20/07/17) for 38 dwellings. Site has assessed potential for approximately 100 dwellings subject to SANG delivery.	Outline permission granted for 38 dwellings 20/7/17. Remaining potential dependent on delivery of SANG. Strategic SANG option identified at Cranemoor Common which would enable full potential to be delivered. Stour Valley Strategic SANG option also identified as part of Local Plan review which would enable full potential to come forward.	100	45	55
8/11/0287	Hoburne Caravan Park, Hoburne Lane	High quality and high profile tourist accommodation. If this use discontinues there may be potential for residential use at latter end of 15 year period. Estimate approximately 200 units if part of site redeveloped.	Preliminary discussions have been held which indicate that that there may be potential for possible redevelopment of part of the site in the long term.	200		200
8/01/0342	Land South of Burton Village	Site is allocated in the Core Strategy for 45 dwellings under Policy CN2.	<p>Discussion has commenced with Intelligent Land (acting on behalf of Meyrick Estates) as part of the Local Plan Review process. This process is informing the preparation of the Pre Submission Christchurch Local Plan. Formal pre app for the Core Strategy allocation has not yet commenced.</p> <ul style="list-style-type: none"> The impact of development proposed in the Core Strategy including the Burton site has been assessed through the preparation of the South East Dorset Multi Modal Study and the A35 Route Management Study. This assessment will be updated through the 2019 SEDMMTS refresh. The site is affected by flood risk but the site area identified on the plan in the Core Strategy includes areas where open space will be provided and development will be directed outside the flood zone. A flood management strategy will be prepared to address on site flood risk. 	45	45	

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
			<ul style="list-style-type: none"> The Council is working closely with the landowner to ensure that appropriate ecological surveys are undertaken. <p>Further work was undertaken by Meyrick Estates (as part of their submission for the Core Strategy preparation) to support a development of 90 units. This included an updated Sustainability Assessment, Flood Risk Assessment, Transport Assessment, ecology and heritage impact assessments: this has positive implications for a development of 45 units.</p> <p>Through the Local Plan review process Meyrick Estates are undertaking further technical work examining potential for a larger scale proposal of c150 – 300 dwellings.</p>			
8/07/0274	Christchurch Hospital	Approval 01.05.14 Full 8/13/0028 for 80 bed care home, 35 senior living apartments, outline 30 houses, 48 flats -potential updated (from 117) to reflect this and to include 40 (50%) in lieu of care home spaces. 2017 35 senior apartments completed. Potential reduced 118 to 78 (30 houses & 48 flats)	Care home and 35 senior living apartments already completed. Anticipated that implementation of remainder of site will follow.	78	78	
8/03/0489	2-10 Stuart Road	8/15/0584 granted 28/8/16 demolish existing dwellings & erect 48 sheltered apartments.	Under construction in 2018, with all units counted upon full completions of the scheme.	43	43	
8/03/0450	278-280 Lymington Road and land r/o 278-298a Lymington Road, & Jesmond Ave	Retain commercial uses and majority of parking. Extend rear of 298 and redevelop	Outline application received March 2017 – amended to provide 35 dwellings and 68 bed care home. This exceeds the potential identified in the SHLAA. Whilst the application	48	5	43

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
		garages to create additional flats. Site expanded to include approx. 2 ha of land formerly (but no longer) safeguarded for a Highcliffe Relief Road (reg18 site-LP1sc48): this land may have potential for 35 dwellings on basis that some land likely to be required for amenity open space /wildlife (total net potential 8+35+ 5 terrace houses app 8/16/1209.	was refused 12/2/2018, the principle of development was not an issue and the application is an indication of the developer's intention to develop the site.			
8/10/0469	Magistrates Court site	Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Planning application submitted with potential of 170 dwellings. Scheme includes the demolition of 2 dwellings 19a Twynam Ave and 41 Barrack Rd.	Planning application submitted for the Magistrates Court Site (December 2018).	168	168	
8/02/0281	63a-77 Somerford Road	If site developed comprehensively may be potential for 20 units if areas of flood risk avoided and safe access obtained. Assumed suitable/achievable/ as 63 Somerford Rd PP granted 30/12/2016 app 8/16/2157F for construction of 3rd storey- 6 flats (potential unaltered). 8/16/0074 granted 63a 11/4/16 COU B1 to 4 flats	Live permission - not started 2017	20	10	10
8/05/0208	HM Coastguard Training Centre, Seaway Avenue	Redevelop for 100% residential, 1 and 2 storey at density similar to	Allowed on appeal so development anticipated within the 5 year.	26	26	

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
		neighbouring housing, retaining mature trees. 9/11/15 update: Appeal B allowed APP/E1210/W/15/3002699 outline app 8/14/0461 allowed - max 26 houses.				
8/07/0029	Car sales & forecourt, 170-174 Barrack Road	Erect 3 storey building consisting of 371m ² A1 retail space at ground floor & 6 flats. 8/12/0124 submitted March 2012 granted 11.5.12. New consent 8/17/0607 27 1 bed Flats (28.07.17).	27 flats under construction and anticipated completion in current monitoring year 2018/19.	27	27	
8/03/0444	261-275 Lymington Road	Theoretical potential through conversion of 1st floors to flats but buildings do not appear appropriate for conversion, not addition of extra storey. Access to 261 prevents development of car parking to side. Insufficient space to develop to rear. Potential updated to reflect permission 8/16/0459.	Live permission 8/16/0459 not started 2018.	27	27	
8/07/0023	217-225 Barrack Road	Outline planning permission granted 8/10/0059 for 3 blocks flats - total 34 units (29 net). Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.	Reserve matters (8/13/0554) granted 13/2/14 for 34 flats. 2017 – not started.	29	29	
8/07/0275	Qinetiq Bailey Drive	Planning permission for food store and affordable units now lapsed. New permission for MOT facility 15.05.17 but	Although planning permission for foodstore and residential units has lapsed, the principle of residential on a proportion of the site is established. Therefore, potential for residential development to come forward within the 5 year.	25	25	

Site Ref	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
		not yet implemented so maintain potential for residential until implementation of new scheme. Site assessed against the 2017 SFRA Level 2.				
8/07/0435	Reid Steel, Avon Trading Park.	Pre application discussions have been undertaken on the Reid Steel site, Avon Trading Park.	<p>In response to the Local Plan review 'Options' consultation (2018), a proposal for 190 dwellings was submitted. However, subsequent pre-app discussion suggests applicant currently pursuing lower density option of 123.</p> <p>This is a brownfield site within the existing urban area with no significant constraints to prevent development coming forward within the next 5 years.</p>	123	123	
8/08/0468	Stony Lane / Bridge Street	As part of the Christchurch Local Plan Review process Draft Policy 5.2 identifies A strategic area including Stony Land South, Bridge Street and the Gasworks Site as a proposed allocation for mixed used development. As part of this process sites within this strategic area have been submitted for consideration as part of the Local Plan Review. Based on the submitted sites, there is a minimum potential for 200 dwellings within this area. As the Local Plan review progresses it is considered that there is potential for in excess of 200 residential units.	<p>On behalf of the Council, Jeremy Benn Associates are producing a town centre flood risk study for this area which is identifying floodrisk mitigation measures to enable residential development to come forward.</p> <p>These mitigation measures are informing the preparation of an SPD for this area which will provide the planning framework for mixed use development including residential development to come forward. It is also intended that the site is allocated through the Christchurch Local Plan review, however once the SPD is adopted residential development will be able to come forward in advance of the Local Plan adoption. Therefore, it is considered that there is realistic potential for development to come forward within the next 5 years.</p> <p>The floodrisk study and SPD preparation has engaged relevant landowners in this strategic area who would bring forward development in accordance with the SPD. The Environment Agency is also a key stakeholder in the preparation of the study and the SPD.</p>	200	80	120

4 East Dorset 5 Year Supply Sites

All 5 Year Supply sites within East Dorset District Council

Current Planning Permissions

Settlement	Site Address	Application Number	Type	Net Dwellings
Alderholt	Alderholt Surplus Stores, Daggons Road	3/11/0558	RM	89
Alderholt	Drove End Farm, Hillbury Road	3/17/0061	F	1
Alderholt	Land north of Ringwood Road	3/16/1446	O	43
Alderholt	Montana, 4 Hillbury Road	3/17/1875	F	1
Alderholt	Montana, 4 Hillbury Road	3/17/0347	F	3
Alderholt	The Cottage, Camel Green Road	3/16/1376	F	1
Colehill	20 Hayes Close	3/17/0162	F	1
Colehill	20/22 Sunnybank Way	3/12/0439	F	2
Colehill	58 Beaucroft Lane	3/17/0507		2
Colehill	66 Hayes Lane	3/16/2321	F	4
Colehill	Bedborough Farm, Uddens Drive	3/16/2693	F	1
Colehill	Land to East and West of Cranborne Road	3/14/0016	O	<i>See separate table for 5 yr potential</i>
Colehill	Land to East Cranborne Road	3/17/1389	RM	<i>See separate table for 5 yr potential</i>
Colehill	Land to the east of Cranborne Road	3/18/0054	RM	<i>See separate table for 5 yr potential</i>
Colehill	R/O 103 Wimborne Road West	3/17/1223	F	1
Corfe Mullen	1 Louise Court, Corfe Mullen	3/15/0231	F	1
Corfe Mullen	10 Blandford Road	3/04/1589	F	3
Corfe Mullen	150 Springdale Road	3/17/0708	F	1
Corfe Mullen	24a Stour View Gardens/91 Wimborne Road	3/15/0332	O	3
Corfe Mullen	33 & 35 Wimborne Road	3/17/3176	F	2
Corfe Mullen	34 Highfield Road	3/17/3618	F	1
Corfe Mullen	6 Brownsea Avenue	3/16/0367	F	1
Corfe Mullen	82 Wimborne Road	3/15/0373	F	1
Corfe Mullen	96 & 98 Wimborne Road	3/17/1067	F	2
Corfe Mullen	Home Farm, Waterloo Road	3/16/1742	PRIOR	1
Corfe Mullen	Land r/o 4-6 Dennis Road	3/17/1919	F	1

Settlement	Site Address	Application Number	Type	Net Dwellings
Corfe Mullen	Land to The North Of Wimborne Road	3/15/1122	O	<i>See separate table for 5 yr potential</i>
Corfe Mullen	Mill House, Mill Street	3/14/0933	F	1
Corfe Mullen	r/o 32C Corfe View Road	3/17/2534	F	1
Corfe Mullen	R/O Smugglers Hyde, 47 Brook Lane	3/16/1856	F	1
Corfe Mullen	The Paddocks, Dorchester Road	3/15/0476	F	-1
Corfe Mullen	The Post Office, Blandford Road	3/16/2912	F	1
Ferndown	1 Carroll Avenue & 430 Ringwood Road, Ferndown	3/14/1091	O	12
Ferndown	11 Carroll Avenue	3/15/1045	F	1
Ferndown	11 Fernlea Close	3/16/2847	F	4
Ferndown	12 Beaufoys Avenue, Ferndown	3/16/0280	F	11
Ferndown	130 Ringwood Road, Lomgham	3/17/1488	F	4
Ferndown	14 Church Road	3/16/0006	F	-2
Ferndown	14 Church Road (C2 Element)	3/16/0006	F	38
Ferndown	179 Victoria Road	3/16/2697	F	1
Ferndown	18 Mayfield Close, Ferndown	3/16/0176	F	1
Ferndown	183 Victoria Road,	3/17/2950	F	1
Ferndown	30 Golf Links Road	3/15/1208	F	10
Ferndown	390-394 Ringwood Road	3/16/2737	F	6
Ferndown	52 Golf Links Road	3/15/0723	F	7
Ferndown	7 Angel Lane	3/17/1977	F	1
Ferndown	72 Lomgham Farm House, Ringwood Road	3/15/0299	F	1
Ferndown	8 Sycamore Place	3/16/0191	F	1
Ferndown	9 Fernlea Close Ferndown Dorset BH22 8HH	3/16/2848	O	4
Ferndown	93 Golf Links Road	3/16/0720	F	7
Ferndown	Adj 21 Ameys Lane	3/16/1168	F	1
Ferndown	Area B The Warren, Badgers Walk (C2 Element)	3/09/1017 out 3/12/0576 RM	RM	33
Ferndown	Area D The Warren, Badgers Walk, Ferndown (C2 Element)	3/13/01181 RM, 3/12/0738 Out	RM	28
Ferndown	Land adj Holmwood House Ringwood Road Lomgham Ferndown Dorset BH22 9AP	3/15/1197	RM	<i>See separate table for 5 yr potential</i>

4 East Dorset 5 Year Supply Sites

Settlement	Site Address	Application Number	Type	Net Dwellings
Ferndown	Peveril House 382 - 388 Ringwood Road	3/14/0488	PRIOR	24
Ferndown	Plot Adj 11 Fernlea Close Ferndown Dorset BH22 8HH	3/16/2846	O	1
Ferndown	Sequoia House, 398A Ringwood Road	3/16/2706	PRIOR	1
Ferndown	Stapehill Abbey 276 Wimborne Road West Wimborne Dorset BH21 2EB	3/14/0245	F	40
Ferndown	Stapehill Church Site Wimborne Road West Stapehill Wimborne	3/12/0900	F	6
Ferndown	The Warren (Phases B,C)	3/97/0742	F	14
Ferndown	The Warren (Phases E)	3/06/0395	RM	25
Holt	Broomhill Methodist Church, Colehill Lane	3/17/1612	F	1
Holt	Horsehoes Farm	3/16/2485	PRIOR	1
Holt	The cow shed, Horseshoes Farm	3/17/1386	PRIOR	1
Holt	The milking parlour, Horseshoes Farm	3/17/1384	PRIOR	1
Holt	The Old Dairy, Holt Lodge Farm, Horton	3/15/1064	F	1
Knowlton	All Hallows Farmhouse Monkton Wimborne St Giles Wimborne Dorset BH21 5NJ	3/13/1079	F	2
Knowlton	Black Barn Farm, Horton	3/16/0009	F	1
Knowlton	Global Orange Groves, Horton Road, Horton Heath	3/15/1136	PRIOR	3
Knowlton	Ivy Cottage, Horton Vale Nursery	3/15/1214	F	1
Knowlton	Slough House Slough Lane Horton Wimborne Dorset BH21 7JL	3/16/0051	F	1
Knowlton	Wigbeth Farm, Wigneth	3/17/0103	PRIOR	1
Sixpenny Handley	38 High Street	3/16/0028	F	3
Sixpenny Handley	Methodist Church, Pentridge	3/16/1566	F	1
Sixpenny Handley	Whitey Top Farm, Pentridge	3/17/0578	F	1
St Leonards & St Ives	1 Oaks Drive	3/17/2340	F	6
St Leonards & St Ives	15 Struan Gardens (Revised Scheme)	3/16/0163	F	1
St Leonards & St Ives	17 Oaks Drive	3/16/1595	F	1
St Leonards & St Ives	19 Oaks Drive	3/16/0873	F	1
St Leonards & St Ives	37 Bushmead Drive	3/16/2393	F	2

Settlement	Site Address	Application Number	Type	Net Dwellings
St Leonards & St Ives	49 Woolsbridge Road	3/16/0789	F	1
St Leonards & St Ives	6 Windsor Close	3/17/2072	F	1
St Leonards & St Ives	9 Boundary Lane,	3/16/2790	F	1
St Leonards & St Ives	Adj 2 Struan Gardens, Ashley Heath	3/16/0980	F	1
St Leonards & St Ives	B D O C (aka Little Paddock), Matchams Lane, Matchams	8/17/0874/CLP	CLD	45
St Leonards & St Ives	Plot 4 Land At 5 Egmont Close	3/13/0333	O	1
St Leonards & St Ives	St Leonards Hospital	3/14/0871	F	102
St Leonards & St Ives	St Leonards Hospital (C2 Element)	3/14/0871	O	44
Sturminster Marshall	30 Dullar Lane	3/16/0252	PRIOR	1
Sturminster Marshall	35 Churchill Close	3/17/0740	F	1
Sturminster Marshall	96 Hgh Street	3/17/3155	F	1
Sturminster Marshall	Bailie Farm Dullar Lane Sturminster Marshall Wimborne Dorset BH21 4AE	3/12/1000	O	4
Sturminster Marshall	Beech Lodge, Dullar Lane	3/16/2789	O	1
Sturminster Marshall	Hérons Green, Dorchester Road, Corfe Mullen	3/15/1068	F	3
Sturminster Marshall	Land East of Sheridan Way	3/11/0133	F	7
Sturminster Marshall	Sandstones, Balls Lane,	3/18/0141	F	1
Vale Of Allen	Cowleaze, Hinton Martell	3/15/0973	F	1
Vale Of Allen	Manor Farm Gussage All Saints	3/16/1350	F	1
Vale Of Allen	Manor Farm Gussage St Michael	3/16/1499	F	1
Vale Of Allen	Waimate, Woodcutts Lane To Lodge Road - Lane, Holt,	3/17/2269	F	1
Verwood	42 Ringwood Road (C2 Element)	3/16/0165	F	1
Verwood & 3X	19 Monmouth Drive, Verwood	3/15/0664	F	1
Verwood & 3X	58 - 60 Moneyfly Road Verwood Dorset BH31 6BL	3/13/0968	O	2
Verwood & 3X	Gorse Cottage, Sandy Lane	3/16/0090	F	3
Verwood & 3X	Land on North East Side of Ringwood Road	3/17/1299	RM	See separate table for 5 yr potential
Verwood & 3X	Land south of Howe lane	3/13/0674	O	29

4 East Dorset 5 Year Supply Sites

Settlement	Site Address	Application Number	Type	Net Dwellings
West Moors	1 Priory Road	3/15/0849	F	1
West Moors	14 Oakhurst Lane	3/16/2333	F	1
West Moors	2 Weavers Close	3/16/1088	F	1
West Moors	27 Glenwood Road,	3/17/0283	F	1
West Moors	Castleman Court, Station Road	3/16/2351	F	-10
West Moors	Land at Shaftesbury Close	3/17/0928	F	2
West Moors	Land to the rear (east) of Elmhurst Way	3/17/2809	F	2
West Moors	Rear Of 8 And 10 Ashurst Road West Moors Ferndown Dorset BH22 0LS	3/12/0793	F	2
West Parley	100 New Road	3/15/0358	F	1
West Parley	161 New Road	3/16/2822	F	2
West Parley	25 Chine Walk West Parley Ferndown Dorset BH22 8PR	3/13/0688	F	1
West Parley	39-41 Dudsbury Road,	3/17/2505	F	7
West Parley	Stour Park, Church Lane	3/17/1469	F	1
West Parley	Stourvale Nursery, Church Lane, West Parley	3/15/0458	PRIOR	3
West Parley	225 Christchurch Road	3/11/1155		5
West Parley	39 - 41 Dudsbury Road (C2 Element)	3/17/2505	F	-6
West Parley	Adj 19 Berkley Avenue	3/16/2575	F	1
West Parley	Bramble Farm, Church Lane	3/16/2805	F	1
Wimborne	12 Milton Road	3/17/0614	F	1
Wimborne	158 & 158A Leigh Road	3/11/0935	F	1
Wimborne	4 Church Street	3/17/1611	F	2
Wimborne	4 Rowlands Hill,	3/16/1231	F	7
Wimborne	43 Barnes Crescent	3/16/2767	F	2
Wimborne	46-54 Leigh Road	3/17/1962	PRIOR	6
Wimborne	51 Barnes Crescent	3/11/1009	F	1
Wimborne	6 Station Terrace	3/17/3007	F	1
Wimborne	Land at Fairfield Road (to the R/O 2 Chene Road)	3/17/0919	F	1
Wimborne	Land to the west of Brook Road (to the rear (east) of 33 and 35 Barnes Crescent),	3/17/0920	F	1
Wimborne	Marks Yard, Victoria Road, Wimborne	3/14/1233	O	10
Wimborne	Park Farm, Leigh Road	3/15/0789	O	<i>See separate table for 5 yr potential</i>

Settlement	Site Address	Application Number	Type	Net Dwellings
Wimborne	Rear Of 51 Barnes Crescent	3/17/3388	F	1
Wimborne	Walford Bridge Garage, Wimborne Road	3/15/1046	F	27

List of other deliverable sites (5 year supply)

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Alderholt	3 - 15 Park Lane, 58 - 70 Station Road, 4 - 24 Camel Green Road, Alderholt	3/01/0705	1
Alderholt	10 Station Road and land adjacent, Alderholt	3/01/0701	5
Alderholt	23 - 31 Blackwater Grove, Alderholt	3/01/0697	2
Alderholt	43 - 57 Station Road, Alderholt	3/01/0703	1
Colehill	108 - 120 Middlehill Road and 73 - 95 Hayes Lane, Colehill	3/03/0392	2
Colehill	16 Lonnen Road - 13 Middlehill Road, Colehill	3/03/0377	2
Colehill	202-244 Leigh Road, Colehill	3/03/0412	1
Colehill	21 - 41 Wimborne Road, Beech House - Firsdel, Northleigh Lane, Colehill	3/03/0373	1
Colehill	22 - 68 Beaucroft Lane, Wimborne	3/03/0368	1
Colehill	24 - 33 Park Homer Drive, Colehill	3/03/0383	1
Colehill	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill	3/03/0406	1
Colehill	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill	3/03/0461	1
Colehill	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill	3/03/0387	2
Colehill	Gullivers House, Smugglers Lane and 7 Lonnen Road, Colehill	3/03/0376	1

4 East Dorset 5 Year Supply Sites

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Colehill	Land adj 38 Beaucroft Lane, Colehill	3/03/0231	1
Colehill	Land at end of Boundary Drive, Colehill	3/03/0276	2
Colehill	Land off Wimborne Road, Colehill	3/03/0277	1
Colehill	Quarry Road, Colehill	3/03/0388	2
Colehill	Woodlands and Wingreen, Green Hill Close, Colehill	3/03/0372	1
Colehill	East Dorset Council Offices Furzehill	3/03/0095	34
Corfe Mullen	1 - 37 Central Avenue and 60 -80 Wareham Road, Corfe Mullen	3/04/0500	3
Corfe Mullen	1 - 52 Blythe Road, Corfe Mullen	3/04/0502	1
Corfe Mullen	1-13 Queens Road and 123-131 Wareham Road, Corfe Mullen	3/04/0545	2
Corfe Mullen	1-15 Dennis Road, 2-20 Highmoor Road and East Way, Corfe Mullen	3/04/0548	1
Corfe Mullen	140-172 Wareham Road and 13-17 Moorside Road, Corfe Mullen	3/04/0547	1
Corfe Mullen	18-46 Corfe View Road, Corfe Mullen	3/04/0546	1
Corfe Mullen	1-9 Wayground Road and 83-101 Wimborne Road, Corfe Mullen	3/04/0490	1
Corfe Mullen	2-20 Wyatts Lane and 114-122 Hillside Road, Corfe Mullen	3/04/0544	1
Corfe Mullen	23-33 Hanham Road, Corfe Mullen	3/04/0542	1
Corfe Mullen	9 - 29 Croft Close, Corfe Mullen	3/04/0501	1
Corfe Mullen	East End Methodist Church - 102 Wimborne Road, Corfe Mullen	3/04/0489	1

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Corfe Mullen	Higher Merley Lane, Corfe Mullen	3/04/0493	1
Corfe Mullen	Land adj 6 Birch Close	3/04/0775	1
Corfe Mullen	Land to North of Wimborne Road including the allotments	3/04/0270	112
Corfe Mullen	Dorset Soldier PH Wareham Road, Corfe Mullen	3/04/0009	12
Ferndown & West Parley	1-21 Hadrian Close, 70-74 Ellesfield Drive and 2-20 Heathlands Avenue, West Parley	3/24/0560	1
Ferndown & West Parley	129-137 Christchurch Road and 1 Linden Road, West Parley	3/24/0563	7
Ferndown & West Parley	1-3 Woodside Road, 11-14 Manor Close and 579-583 Ringwood Road, Ferndown	3/07/0534	19
Ferndown & West Parley	1-41 Chine Walk, 189-217 Christchurch Road, 25-43 Gallows Drive and Oak Close, West Parley	3/24/0565	3
Ferndown & West Parley	170-201 Victoria Road, Ferndown	3/07/0475	7
Ferndown & West Parley	17-43 Award Road, Ferndown	3/07/0472	1
Ferndown & West Parley	2 - 32 Martindale Avenue, 2 - 12 Hayes Lane and 11 - 53 Wimborne Road West, Stapehill	3/07/0402	3
Ferndown & West Parley	20 Christchurch Road, Longham	3/07/0028	1
Ferndown & West Parley	286-300 New Road, West Parley	3/24/0553	8
Ferndown & West Parley	38-84 Wimborne Road West, Ferndown	3/07/0410	5
Ferndown & West Parley	4-14 Queens Road, Ferndown	3/07/0473	1
Ferndown & West Parley	54-64 Dudsbury Avenue, Ferndown	3/07/0536	1

4 East Dorset 5 Year Supply Sites

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	73-93 Golf Links Road, Ferndown	3/07/0528	1
Ferndown & West Parley	76 - 146 Foxcroft Drive and 2 - 56 Dales Drive	3/07/0405	2
Ferndown & West Parley	81 - 103 Foxcroft Drive, 1 - 15 Briar Way, Colehill	3/07/0404	1
Ferndown & West Parley	82-88 Carroll Avenue and 48-60 Golf Links Road, Ferndown	3/07/0530	2
Ferndown & West Parley	84-116 Church Road, Ferndown	3/07/0465	2
Ferndown & West Parley	92 - 120A Wimborne Road West, Stapehill	3/07/0401	10
Ferndown & West Parley	Hayes Close and 1-29 Cedar Drive, Ferndown	3/07/0409	1
Ferndown & West Parley	Land at 10 - 32 Albert Road, Ferndown	3/07/0509	8
Ferndown & West Parley	Land at Glendale Avenue, Woodside Road and Greenwood Avenue, Ferndown	3/07/0508	1
Ferndown & West Parley	Land at Golf Links Road, Ringwood Road and Turbary Road, Ferndown	3/07/0513	4
Ferndown & West Parley	Land at Princes Road, Ferndown	3/07/0510	3
Ferndown & West Parley	Land at Stapehill Crescent, Ferndown	3/07/0126	10
Ferndown & West Parley	Land between Beaufoys Avenue, Wimborne Road East and Pinewood Road, Ferndown	3/07/0470	3
Ferndown & West Parley	Land between Dudsbury Avenue and Dudsbury Crescent, Ferndown	3/07/0538	7
Ferndown & West Parley	Land south of Christchurch Road and east of New Road, West Parley	3/24/0104	191
Ferndown & West Parley	Land to South of Carroll Avenue, Ferndown	3/07/0531	5
Ferndown & West Parley	Land to South of Dudsbury Avenue, Ferndown	3/07/0539	1

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	Orchard Close, Pringles Drive and land to north of Carroll Avenue, Ferndown	3/07/0533	2
Ferndown & West Parley	Land at Holmwood Park, Ferndown	3/07/0179	21
Ferndown & West Parley	Land south of Christchurch Road, west of Ridgeway	3/24/0802	130
Gaunts Common	Rooks Hill Gaunts Common	3/12/0786	1
Sixpenny Handley	28 - 44 High Street, Sixpenny Handley	3/20/0723	10
Sixpenny Handley	Land adj Back Lane Sixpenny Handley	3/20/0076	25
St Leonards & St Ives	1 - 12 Ashley Drive North, Torridon to Heather Villa, Horton Road, St Leonards	3/18/0612	1
St Leonards & St Ives	1 - 17 Bushmead Drive and Norris Close, St Leonards	3/18/0579	1
St Leonards & St Ives	1 - 25 Lions Lane and 53 - 57 Woolsbridge Road, St Leonards	3/18/0587	1
St Leonards & St Ives	101 - 111 Oaks Drive, 53 - 65 Braeside Road and 27 - 37 Lions Lane, St Leonards	3/18/0577	1
St Leonards & St Ives	108 - 112 Woolsbridge Road and 1 - 5 Monkworthy Drive, St Leonards	3/18/0603	1
St Leonards & St Ives	12 - 27 Struan Gardens, St Leonards	3/18/0610	1
St Leonards & St Ives	14 - 24 Ashley Drive North and 61 - 67 Ashley Drive South, St Leonards	3/18/0615	1
St Leonards & St Ives	14 - 24 Lions Lane and 6 - 15 Fernlea Close, St Leonards	3/18/0578	2
St Leonards & St Ives	2 - 12 Fernwood Close and 7-41 Sandy Lane, St Leonards	3/18/0627	1
St Leonards & St Ives	2 - 24 Heather Close, 60 - 70 Oaks Drive and Acorn Close, St Leonards	3/18/0576	1

4 East Dorset 5 Year Supply Sites

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	2 - 28 Woolsbridge Road, Kings Close and 162 - 166 Ringwood Road, St Leonards	3/18/0595	1
St Leonards & St Ives	2 - 51 Gainsborough Road, St Leonards	3/18/0600	1
St Leonards & St Ives	2 Lions Lane and 59 - 63 Woolsbridge Road, St Leonards	3/18/0586	1
St Leonards & St Ives	20 - 38 The Glade and 89 - 107 Woolsbridge Road, St Leonards	3/18/0583	1
St Leonards & St Ives	29 - 59 Ashley Drive South, St Leonards	3/18/0617	1
St Leonards & St Ives	32-60 Ringwood Road, St Leonards	3/18/0628	2
St Leonards & St Ives	6 - 34 Malmesbury Road and 3 - 29 Braeside Road, St Leonards	3/18/0574	2
St Leonards & St Ives	65 - 75 Sandy Lane and 17 - 26 Post Office Lane, St Leonards	3/18/0629	1
St Leonards & St Ives	8 - 18 Oaks Drive and 1 - 2 Cherry Tree Close, St Leonards	3/18/0572	4
St Leonards & St Ives	9 - 12A Cherry Tree Close and 1 - 17 Cedar Avenue, St Leonards	3/18/0573	2
St Leonards & St Ives	Ashley Drive West, St Leonards	3/18/0605	1
St Leonards & St Ives	Fir Tree Close and 1 - 19 Oaks Drive, St Leonards	3/18/0571	2
St Leonards & St Ives	Hazelmere Drive, 1 Forest Pines, Laurel Lane and 3 - 17 Woolsbridge Road, St Leonards	3/18/0592	1
St Leonards & St Ives	Hill Way, St Leonards	3/18/0602	1
St Leonards & St Ives	Laurel Close and 24 - 40 Braeside Road, St Leonards	3/18/0589	1
St Leonards & St Ives	Peveril Close, St Leonards	3/18/0604	1
St Leonards & St Ives	Russell Gardens and 18 - 24 Ringwood Road, St Leonards	3/18/0626	1

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	The Spinney, Struan Close and 1 - 11 Struan Gardens, St Leonards	3/18/0609	1
St Leonards & St Ives	Whitfield Park, St Leonards	3/18/0623	1
Sturminster Marshall	27 - 40 Churchill Close, Sturminster Marshall	3/21/0728	1
Sturminster Marshall	5 - 26 Churchill Close, 65 - 109 High Street, Sturminster Marshall	3/21/0729	1
Sturminster Marshall	6 - 32 Dullar Lane, Sturminster Marshall	3/21/0731	1
Sturminster Marshall	Beech Lodge - 5 Dullar Lane, Bailie House and Farm, Poole Road, Sturminster Marshall	3/21/0730	5
Sturminster Marshall	Churchill Arms Public House, Station Road, Sturminster Marshall	3/21/0725	2
Verwood	131 - 139 Newtown Road and 123 - 129 Lake Road, Verwood	3/22/0636	1
Verwood	28 - 46 Lake Road and Public Open Space to west, Verwood	3/22/0650	1
Verwood	38 - 50 Moneyfly Road, Verwood	3/22/0646	1
Verwood	44 - 70 Newtown Road and 42 - 50 Burnbake Road, Verwood	3/22/0656	1
Verwood	50 - 62 Lake Road, Verwood	3/22/0641	4
Verwood	71 - 75 Burnbake Road and 8 - 14 Bugdens Lane, Verwood	3/22/0655	4
Verwood	81 - 103 Manor Road, Verwood	3/22/0661	2
Verwood	Land off Ringwood Road, Verwood	3/22/0010	65

4 East Dorset 5 Year Supply Sites

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Verwood	The Oaks, Cranleigh House - Winton Lodge, Station Road and Wilverly - Shaftesbury House, Eastworth Road, Verwood	3/22/0667	1
Verwood	Land to North of Eastworth Farm	3/22/0803	220
West Moors	100 - 104 Station Road and 2 - 6a Pinehurst Road, West Moors	3/23/0677	1
West Moors	112 -116 Pinehurst Road and 2 - 16 Priory Road, West Moors	3/23/0518	3
West Moors	19-27 Uplands Road, West Moors	3/23/0520	1
West Moors	21-37 Abbey Road and 8-20 Uplands Road, West Moors	3/23/0522	2
West Moors	2-14 Abbey Road and 133-143 Pinehurst Road, West Moors	3/23/0523	1
West Moors	46 - 62 Pinehurst Road, West Moors	3/23/0675	1
Wimborne	1 Byron Road, Wimborne	3/25/0125	3
Wimborne	1 Lewens Lane and 34 Rowlands Hill, Wimborne	3/25/0364	1
Wimborne	1-14 St Catherines and 49-71 Poole Road, Wimborne	3/25/0429	1
Wimborne	126 - 156 Leigh Road, Wimborne	3/25/0357	2
Wimborne	14-20 Station Road, Wimborne	3/25/0425	1
Wimborne	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne	3/25/0415	8
Wimborne	60-82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	3/25/0420	8
Wimborne	8-40 Avenue Road, Wimborne	3/25/0427	1
Wimborne	Land at St Catherines	3/25/0163	12

Settlement	Full Address	SHLAA Site Ref Number	Potential Dwellings
Wimborne	Land south of King Street Car Park, Wimborne	3/25/0482	8
Wimborne	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne	3/25/0366	2
Wimborne	Old Road Car Park, Wimborne	3/25/0485	8
Wimborne	The Broads, Pamphill	3/16/0459	1
Wimborne	Westfield Close, Wimborne	3/25/0439	2
Wimborne	118-124 Leigh Road	3/25/0354	10
Wimborne	Land East and West of B3078 Cranborne Road, Wimborne	3/25/0797	360
Wimborne	Land South of Leigh Road	3/25/0805	90
Wimborne	Land South of Leigh Road	3/25/0800	430
Wimborne	Land to West of Cuthbury Gardens and Victoria Place, Wimborne	3/25/0798	183
Wimborne	St Margarets Hill	3/25/0799	12

5 East Dorset Major Development Site Details

Deliverability Details for Major Developments

5.1 For the sites meeting the definition of 'major developments' in the list of all deliverable sites in East Dorset in section 4, the following provides further details on their progress and deliverability.

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
3/25/0798, 3/25/0799	WMC5	Cuthbury Allotments / Julians Road / St Margaret's Close		<p><u>Cuthbury Allotments:</u></p> <ul style="list-style-type: none"> Full application submitted for 203 dwellings by Wyatt Homes (net increase of 183 dwellings) for Cuthbury Allotments Planning Reference - (3/17/0255). SANG strategy and management plan agreed. Application requires the relocation of the football pitch to WMC8, which has now been granted subject to s106 agreement. Replacement statutory allotments to be provided through separate application, in part on Land South of Leigh Road and adjacent to Julian's Road Wimborne. Planning application approved subject to legal agreement in December 2018. Anticipated start on site Q1 2019. <p><u>St Margaret's Hill:</u></p> <ul style="list-style-type: none"> St Margaret's Hill element of allocation is owned by East Dorset District Council and the site will come forward separately to Cuthbury Allotments. Potential is currently assessed at 12 units, due to a covenant restricting development to a reduced density. 	195	195	

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
				<ul style="list-style-type: none"> EDDC have assessed site viability and are considering development options. 			
3/16/0449	WMC6	Stone Lane Industrial Estate		<ul style="list-style-type: none"> Allocation is currently anticipated to come forward toward the end of the plan period (2025/26). 	90	0	90
3/25/0797	WMC7	East and West of Cranborne Road, North of Wimborne		<ul style="list-style-type: none"> Outline application granted for up to 630 homes (S106 signed in March 2017). RM applications for 318 dwellings now approved, and first completions taking place in 2018. RM Pre application discussions currently taking place on western parcel. 	630	360	270
3/25/0800, 3/25/0805	WMC8	South of Leigh Road		<p>The site is in different ownerships, with applications covering the whole site now in.</p> <ul style="list-style-type: none"> Consent granted (May 2015) for the point of access off Leigh Road for Wyatt Homes. - <p><u>Larger Wyatts Scheme:</u></p> <ul style="list-style-type: none"> Full Application by Wyatt Homes for 81 homes granted and consent issued April 2018. Development commenced on site. - <p><u>Smaller Wyatts Scheme:</u></p>	604	520	84

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
				<ul style="list-style-type: none"> Second Wyatt Homes scheme for 44 units, full application submitted in April 2017 and currently under consideration (3/17/0848). It is due to go to planning committee in February 2019. <p><u>Gleeson Scheme:</u></p> <ul style="list-style-type: none"> Outline application for Gleeson's site for 305 dwellings granted subject to S106 agreement, s106 now signed and consent issued Jan 2018. RM application (305 units) under consideration and anticipated for January 2019 committee (3/18/2262/RM) Additional Hybrid application for 174 units submitted on Land South of Leigh Road (Ref 3/18/3305) Hybrid application – Outline housing and full application for community sports facility). 			
3/04/0270, 3/04/0801	CM1	Lockyers School and land North of Wimborne Road		<p><u>North of Wimborne Road:</u></p> <ul style="list-style-type: none"> Outline planning permission granted September 2016 for North of Wimborne Road 112 dwellings by Harry J Palmer and Canford Estates, with the s106 now signed and consent issued (Planning Reference - 3/15/0122OUT) Application submitted for replacement allotments on Broadmoor Lane, approved September 2016. SANG granted consent in the Borough of Poole. Pre app discussions underway on RM application. 	112	112	

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
				<p><u>Lockyers School:</u></p> <ul style="list-style-type: none"> The Lockyers School site has now been removed from the SHLAA as the school has received Academy Status and associated investment and the site will not be vacated. 			
3/07/0179	FWP3	Land adjacent to Holmwood House		<ul style="list-style-type: none"> Outline and reserved matters applications approved for 148 dwellings (Planning References - 3/13/0848/OUT and 3/16/0089/RM) Site currently being implemented by Bellway Homes and construction well advanced (Final completions anticipated Q1 2019). 	21	21	
3/24/0104	FWP6	Land East of New Road		<ul style="list-style-type: none"> An outline application now submitted for the housing (including full details of the link road), with a separate application for the SANG. The link road will be advanced funded (through loan agreement to be repaid by developer) and constructed by DCC to ensure timely delivery of link road. Change of use SANG application submitted in December 2017 in conjunction with residential application, currently being considered. Planning committee anticipated Q1 2019 for SANG and residential applications. 	386	191	386
3/24/0802	FWP7	Land West of New Road		<ul style="list-style-type: none"> Formal pre app at advanced stage and Full application anticipated in Q1 2019 for c130 dwellings. SANG agreed with Natural England. 	130	130	

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
				<ul style="list-style-type: none"> Awaiting confirmation of Housing Infrastructure Funding (2.25M) to fund 50% of Western Link Road cost. DCC designing and building the western link road in step with the East of New Road link road. 			
3/22/0803	VTSW4	North Western Verwood New Neighbourhood.		<p><u>Pennyfarthing Site:</u></p> <ul style="list-style-type: none"> Outline application approved for 230 dwellings (including SANG) on the Pennyfarthing site and consent now issued following signing of legal agreement. RM application on Phase 1 anticipated Q1 2019. <p><u>Bargates Site:</u></p> <ul style="list-style-type: none"> Bargates proportion of the application for 40 dwellings was refused due to issues of SANG delivery and access. These are expected to be resolved shortly with the site entering construction towards the end of the 5 year period. 	270	220	50
3/22/0010	VTSW5	North East Verwood New Neighbourhood.		<ul style="list-style-type: none"> Outline application granted agreeing principle of development up to 65 dwellings, with S106 agreed, including details of a SANG in the adjoining Forestry Commission land. Reserved Matters application approved October 2017 approved, with construction commenced June 2018. 	65	65	
3/20/0076	CHASE6 (Saved Policy)	Land adj Back Lane Sixpenny Handley		Site allocated in East Dorset Local Plan (CHASE6 (Saved Policy)) for about 25 units. Whilst the bypass is no longer being progressed it is still anticipated that this allocation will come forward within 5 years.	25	25	

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
3/03/0095	RA2	East Dorset Council Offices Furzehill		The Furzehill Council Offices were considered surplus to requirements following the partnership working between Christchurch and East Dorset Councils. A tender process was undertaken to identify the developer for the site. Pre-Application discussions are now progressing with the developer for the site based on 36 dwellings (34 net).	34	34	
3/07/0534		1-3 Woodside Road, 11-14 Manor Close and 579-583 Ringwood Road, Ferndown.	Windfall sites	Potential for redevelopment proposals similar to neighbouring schemes.	19	19	
3/04/0009		Dorset Soldier PH Wareham Road, Corfe Mullen		Site submitted most recently by landowner as part of Local Plan Review. Assessed potential of up to 12 dwellings which is realistic for a flatted scheme. Envisage that this could come forward within the next 5 years due to its location in the urban area surrounded by residential development.	12	12	
3/25/0163		Land at St Catherines, Wimborne		Key issue would be the loss of open space and allotments - A replacement site would be required if this site was to come forward. Potential for 20 dwellings in TC High Density Zone above developer estimate.	20	12	8
3/07/0126		Land at Stapehill Crescent, Ferndown	Windfall sites	Delivery will depend on acquiring rear gardens of existing properties and re-assigning car parking from garage courts.	10	10	
3/25/0354		118-124 Leigh Road, Wimborne	Windfall sites	The garage land and low density housing in this area provide a good opportunity for wholesale redevelopment of this site, to possibly include new shop units with flats over.	21	10	11
3/07/0401		92 - 120A Wimborne Road West, Stapehill	Windfall sites	Area to west outside of builders merchants site could come forward on its own. 25.08.17 Updated capacity to 80 units as within 60dph density zone and within urban area.	80	10	70

Site Ref	Core Strategy Policy (if relevant)	Address	Evidence of Housing potential	Further Comments on Deliverability	Total potential	Yrs 1-5	Yrs 6-15
3/20/0723		28 - 44 High Street, Sixpenny Handley	Windfall sites	<ul style="list-style-type: none"> This is a significant area of land with potential for limited residential development if access can be achieved, as was the case at 38 High Street for 3 units. Full planning application to the rear of 28 High Street submitted for 10 units. 	14	10	4
3/14/1091 / 3/16/1306/FUL <i>(Planning Application References)</i>		1 Carroll Avenue & 430 Ringwood Road, Ferndown		<ul style="list-style-type: none"> Outline Permission for the demolition of the existing buildings and erection of a development of 12 apartments. Full planning permission for 15 flats approved (1st November 2018). 	15	15	
3/13/0674 <i>(Planning Permission Reference)</i>		Land south of Howe Lane, Verwood		Outline Permission to construct residential development of 29 homes comprising 15x4 bedroom houses, 7x3 bedroom houses, 2x2 bedroom houses, 2x2 bedroom flats and 3x1 bedroom flats (Appeal Allowed 20/01/16.	29	29	
3/16/1446 <i>(Planning Permission Reference)</i>		Land north of Ringwood Road, Alderholt		<ul style="list-style-type: none"> Outline planning permission for the demolition of The Hawthorns former horticultural nursery and bungalow and erection of up to 60 dwellings (including up to 50% affordable housing). Site also considered as part of Local Plan Review 'Options' Consultation 2018. 	43	43	
8/17/0874/CLP <i>(Planning Permission Reference)</i>		B D O C (aka Little Paddock), Matchams Lane, Matchams		Certificate of Lawfulness confirming permanent residential status of the caravan site.	45	45	