

Assessment of Intelligent Land's Analysis of Housing Supply in Christchurch Borough: Sites where IL assess less or 0 supply for 1 - 5 year in 2012 SHLAA						
Site Ref No.	Site Address	CBC 2012 - 2017	IL 2012- 2017	IL comments	CBC Comments	Re-considerd CBC 2012-17
8/03/0062	40 - 44 Wharnclyffe Road	8	0	The last five planning applications have been refused - not available or achievable now.	Initial assessment of potential based on previous consent for 11 flats in 2004 which had lapsed in 2009. . Application for 4 flats on No. 42 refused and various applications for replacement dwelling on No. 42 granted. Should be moved into 6 - 15 year supply	0
8/07/0023	221 Barrack Road	29	0	Both planning applications have been refused - not available or achievable now.	8/10/0059 Outline planning permission granted 24.12.10 on 217 - 225 Barrack Road for 3 blocks flats - total 34 units (29 net),	29
8/07/0148	157 - 159 Barrack Road	12	0	Occupied houses - not available or achievable now.	8/08/0054 Full planning permission for demolition and replacment with block of 14 flats G 22.4.08 Exp 21.4.11. Lapsed consent - should be moved to 6 - 15 year supply	0
8/07/0290	213 Barrack Road	8	0	Occupied guest house, not available or achievable now.	8/10/0508 Erection of black of 8 flats after demolition of existing former care home. Still potential to implement planning permission.	8
8/08/0018	Former petrol station, 36 - 40 Purewell	5	7		8/11/0359 erection of 5 x 2/2½ storey 2 bed dwellings Granted 23.2.12. Planning permission for 5 not 7 units	5
8/10/0119	43 High Street	19	0	Unlikely to be viable in the current economic climate - not achievable now.	8/10/0011 Planning permission granted 11.1.10 for mixed scheme including 19 residential units. 8/13/0211 Applications submitted 2013 for mixed use scheme including 26 sheltered apartments. Indicates potential for residential on-site	19
8/07/0274	Christchurch Hospital, Fairmile Road	117	0	Insufficient certainty over delivery - not available or achievable now	At the time of finalising the SHLAA, it was anticipated a revised application would be submitted for a similar number of units. Subsequently the 8/13/0028 mixed use application including 113 residential units was approved subject to legal agreement March 2013 indicating certainty over delivery. SHLAA 2013 will be adjusted to 113 units.	117
8/02/0396	1 - 12 Scotts Green	8	3	27 new - 24 existing = net gain 3	8/10/0420 Appeal allowed 14.7.11. demolition of 24 flats and erection of 32 new residential units. Net gain of 8 units. Information on number of units correct at the time of SHLAA 2012. Subsequent consent for 27 units will be included in SHLAA 2013	8
8/03/0102	Highcliffe Police Station, 409 Lymington Road	6	0	Police station currently in use, not available now.	Police station as a public interface closed for some. Included in 2012 SHLAA as planning application 8/12/0323 for 6 flats had an officer recommendation to grant overturned and a re-submission was anticipated. Subsequently appeal allowed. Now has planning permisson for 6 flats.	6

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8/10/0422	59 Stour Road	7	0	Occupied guest house - not available or achievable now	Planning permission for 8 flats refused in 2008. Included in SHLAA as assumed re-submission. Planning permission for change of use to guest house has been implemented so should be removed from SHLAA.	0
8/11/0066	Hoburne Phase 8	64	40	Currently building 18 from previous phase. Will complete by end 12/13. Query no social therefore 20dpa	Monitoring indicates steady rate of completions each year. 2012/13 10 units completed. The estimate of 64 units in the first 5 year period still seems reasonable.	64
8/01/0342	Land south of Burton	30	20	Landowner's latest delivery projection	Information on estimated delivery of 30 units within 1 - 5 year period correct at the time of 2012 SHLAA. This can be revised in 2013 update	30
8/11/0452	Urban extension site	200	50	Promoter developer's latest delivery projection	Information on estimated delivery of 200 units within taken from phasing plan in masterplanning report. This was the most current information available at the time of 2012 SHLAA. Any amended delivery projections will be factored into the 2013 SHLAA	200
8/11/0525	Site adj 8/11/0066 - Hoburne	40	0	Won't start until Phase 8 started - suitable for years 6 - 15	Latest communication from agent (March 2013) confirmed that if consent secured 2013, development likely to start in 2014. Anticipated to take place mainly in 5 years. CBC estimate 60 in 1 - 5 and 40 in 6 - 15 year period. This may be an under-estimate and there could be 100 built in 5 year period.	40
Total		553	120			526