

Appendix E Larger Sites in Christchurch Borough Deliverability Assessment – Updates September 2013

Site Ref	Address	Housing Potential comments in SHLAA database	Further comments on deliverability	Total Potential	Yrs 1 - 5	Yrs 6 - 15
8/11/0452	Urban Extension Site, Land south of the railway line at Roeshot Hill	Latest estimate of 950 units from Stage 2 Masterplanning work.	<p>The Stage 2 Masterplanning work has informed the development of Policy CN1 in the Core Strategy for an urban extension comprising about 950 dwellings. It is envisaged that development will be phased over a period of 9 years with possible commencement in 2014/15.</p> <ul style="list-style-type: none"> • The stage 2 master planning process identifies the main infrastructure requirements for the urban extension including highways improvements, education, health, public transport, open space, SANG provision and retail. This process also assesses the timing and viability of infrastructure provision to ensure that the preferred strategy and infrastructure plan for the urban extension is deliverable. • A viability assessment has been undertaken through Master planning work and CIL viability assessment. The impact of undergrounding the pylons has been subject to viability testing. • The impact of the urban extension has been tested through the South East Dorset Multi Modal Study and the A35 Route Management Study. These studies will inform highways improvements required primarily along the A35 and the Council will work closely with Dorset County Council and the developer concerning implementation of transport infrastructure improvements. • The Council has worked closely with Natural England and the landowner towards the production of a SANGs strategy that will provide mitigation to avoid harmful impacts on the heathlands. • The Habitats Regulations Assessment has identified mitigation measures including a buffer zone which will avoid adverse impacts. 	950	200	750

			<ul style="list-style-type: none"> Flood risk affected areas form a small proportion of the site. The Environment Agency have not raised significant flood risk issues as development is not proposed within a flood risk affected area. 			
8/11/0066	Hoburne Farm development, phase 8	Figures from DCC monitoring return. Phasing based on past completion rates	<p>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.</p> <p>2012/13 completions = 10 units</p>	108	64	44
8/11/0525	Land adj Hoburne Farm development, adj SHLAA site 8/11/0066	Land adj final phase of Hoburne Farm estate. Majority designated as open space under Policy L9 of Local Plan. Pre - app discussions held. Future masterplanning exercise will address the issue of providing appropriate open space to contribute towards meeting the needs of the Local Needs Area.	<p>Pre application discussions have been held on this site and a planning application is anticipated in 2013. Development is anticipated to take place mainly within the first five years.</p> <p>If consent secured 2013, development likely to start in 2014. Pre – application discussions held in August 2013 to progress this further.</p>	100	60	40
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.	<p>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.</p> <p>Agent confirmed March 2013 that this is still the intention of the landowner.</p>	200		200

8/01/0342	Land to the west of Salisbury Road, south of Burton Village	Site is in Green Belt, however shortage of available land within urban area and extent of local housing need provide exceptional circumstances to consider an amendment to the green belt boundary. Development will be located to the immediate south of Burton and so there will be access to the facilities in Burton and Christchurch town centre. Estimated potential for 45 dwellings taking into account constraints by part of site being within flood zone 2 and 3a.	<p>This site was a submitted site in SHLAA 2011. It is included as a housing allocation in the Core Strategy - Policy CN2.</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. 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. The Council is working closely with the landowner to ensure that appropriate ecological surveys are undertaken. Viability work has been undertaken by Meyrick Estates to support a development of 90 units. This includes an updated Sustainability Assessment, Flood Risk Assessment, Transport Assessment, ecology and heritage impact assessments. This has positive implications for a development of 45 units. 	45	30	15
8/03/0293	Cobbs Caravan Park, Gordon Road, Highcliffe	Viable holiday park providing tourist accommodation. However if this use was to discontinue there may be potential for approximately 39 units at a 30dph capacity	<p>A telephone enquiry in October 2012 has indicated an interest in this site for residential use and that a planning application may be forthcoming. Part of site is in a SNCI (Policy ENV14) and the site abuts a green corridor (policy ENV 15) so development needs to avoid this area.</p> <p>Pre – application discussions held in 2013 and an outline application submitted in August 2013 for a total of 45 dwellings. 8/13/0393</p>	39		39
8/08/0073	Garage, car sales (former filling station) 55 Bridge Street	Outline planning permission for 44 flats granted 27.1.12 - Ref 8/10/0318	<p>An outline planning permission has been granted. There is potential for this site to be delivered within 5 years.</p> <p>A full planning application was submitted in Feb 2013. Ref 8/13/0065</p>	44	44	

8/07/0274	Christchurch Hospital, Fairmile Road	On-going discussions with NHS on redevelopment of this site, for primarily health care related uses. Submitted application includes an 80 bed care home, 36 senior living apartments and outline application for 33 houses and 48 flats for key worker housing.	Although an application was refused at committee on 3.1.13, a re-submission is expected soon. 8/13/0028 Mixed use application to include full permission for 35 senior living apartments and outline planning permission up to 30 houses and up to 48 flats for key workers had mandate to approve on 14 March 2013 subject to a legal agreement. (total 113 units)	117	117	
8/04/0272	Avon View Nursing Home, 10 Bronte Avenue	Planning permission for 38 houses - ref 8/10/0542. Under construction	Site under construction, so certain of being developed within 5 years. 17 units constructed 2012/13	39	39	
8/05/0208	HM Coastguard Training Centre, Seaway Avenue	Redevelop for 100% residential, similar density to neighbouring housing, retaining mature trees	Small part of site within existing open space Policy L1 and mature trees a constraint. Contact has been made with the Maritime and Coastguard Agency's Estates department in Dec 2012. They have plans to dispose of the site by 2015 and have had initial discussions with the planning department in August 2012. Development services officer confirms that a process of public consultation has been instigated, so it is assumed that a planning application is imminent.	35		35
8/11/0286	Seawards Autocentre, Grange Road	Potential for 36 units if 30dph	A previous application for residential use was withdrawn in 2000. The type of employment use on the site is more likely to change within the 15 year period. Employment protection policy to be taken into consideration, but no other significant constraints to redevelopment for residential use. Adjacent to residential area. 8/13/0317 Application submitted July 2013 to demolish existing commercial buildings and erect 14 dwellings and 17 small business units (B1 use).	36		36

8/11/0196	Keith Motors / KFC, Lyndhurst Road	Release isolated employment site for residential. Retain restaurant site in commercial use. Redevelop garage to form high quality 2 to 3 storey flats and semi-detached housing, parking and amenity greenspace	Car garage, sales forecourt and fast food restaurant on edge of residential area. No indication of any proposals for residential use but this may come forward within the 15 year period. Assume that restaurant remains in commercial use. No updates	35		35
8/11/0285	Council works depot and Christchurch Business centre	Site suitable for mixed use. Residential acceptable in principle. Potential restricted by flood risk. Housing and flats in eastern part of site, commercial uses in west. Flood walls may be required.	At the Resources Committee on 8 March 2012 members agreed that the Council's primary purpose for the land in its ownership at Grange Road should continue to be for employment use. This does not preclude part of the site being developed for housing. The Council is currently exploring options for mixed use. Consultants have been appointed to look at options for redevelopment of this site for residential, employment, a mix of the 2 or other use. The Council has prepared a sequential test for a flood risk assessment.	30		30
8/01/0344	Former Homefield School, Salisbury Road	Planning permission 8/11/0136 granted 21.3.12 redevelopment of site to provide a 64 bed care home and 29 independent, age restricted living units (19 x 2bed and 10 x 3 bed) Demolish existing outbuildings and partial demolition of Winkton Lodge.	Building Control applications submitted, which indicates that this site will be developed soon. Site under construction 2012/13	30		30
8/07/0023	217 - 225 Barrack Road	Outline planning permission 8/10/0059 granted for 3 blocks of flats - total 34 units (29 net). FRA for the site suggests entire site not in flood zone 2.	Outline permission granted. There is potential for this site to be delivered within 5 years. No updates	29	29	

8/07/0121	33 Clarendon Road and Land R/O 3 - 55 Clarendon Road	8/07/0522 outline permission 8/11/0419 Reserved Matters permission granted 5.4.12. 24 dwellings (7 flats and 17 houses).	Reserved Matters permission granted. There is potential for this site to be delivered within 5 years. Site under construction 2012/13	24	24	
8/10/0046 8/10/0047 8/10/0048 8/10/0456	Various sites on former Magistrates Court site	20 + 12 + 10 +10 = 52 units - estimates of redevelopment taken in line with former Magistrates Court brief and taking into account flood risk constraints	Discussions have been held on the future redevelopment of this site. In the absence of further information on redevelopment of Magistrates Court Site, the site potential assessments in earlier SHLAA's have been retained. At the Special Planning Control committee 23.10.12 at which 2 supermarket applications were considered, Turley Associates submitted a feasibility study which showed a possible development of a foodstore on the Magistrates Court site, a sequentially preferable site. Information has been provided by Dorset Development Partnerships confirming their intention to develop a planning strategy for the site. Dorset Development Partnership (DDP) represent Dorset County Council, Dorset Police and St Mary Magdalane Trust the major land owners of the former Magistrates Court site, who have a landowner agreement to bring forward development proposals on the site. The Magistrates Court site has been identified as a strategic development site within the emerging Core Strategy. On-going discussions still taking place in 2013 on the future of this site	52		52