

**East Dorset SHLAA 2012 Report**  
**Included Sites 1-5 years**

**Sites within the parishes of Colehill and Wimborne**

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/03/0231	
<i>Site Address:</i>	Land adj 38 Beaucroft Lane, Colehill BH21 2PA
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 0.11</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Site submitted by landowner
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None identified.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None identified.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	None identified.
<i>Topography:</i>	Slope downhill from NE to SW
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	None identified.
<i>Site Access:</i>	Beaucroft Lane is unmade (unadopted?) at this point.
<i>Infrastructure:</i>	Presumed that existing infrastructure can be used/extended.
<i>Townscape:</i>	Low density detached dwellings of various ages nearby. No.38 is a 1920's detached house; No.40 is a 1960's chalet style dwelling and to the N is a C19th cob cottage.
<i>Cost factors</i>	Normal range of costs envisaged.
<i>Delivery factors:</i>	Landowner has indicated land is available.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	The Landowner has indicated the site could come forward.
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill)
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Located within a settlement - Entirely in built-up area (infill)

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	1	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	0
					30

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0275</b>	
<i>Site Address:</i>	Land off Boundary Drive, Colehill BH21 2RE
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	PP Granted and completed
<i>Policy:</i>	Special Character Area
<i>Site area (Ha):</i>	0.81

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	2 TPO's beyond northern boundary of Boundary House
<i>Flood Risk:</i>	
<i>Ownership:</i>	
<i>Topography:</i>	Flat
<i>Contamination:</i>	
<i>Environmental:</i>	Open Cricket Ground opposite site
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	Special Character Area
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Control of site is unknown
<i>Suitability:</i>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Part deliverable, part developable and part 11 years +
<i>Further comments on final potential</i>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 1	4	30
	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 1

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0276</b>	
<i>Site Address:</i>	Land at end of Boundary Drive, Colehill BH21 2QU
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Plot TPO at Southern part of curtilage (Bells House)
<i>Flood Risk:</i>	None
<i>Ownership:</i>	
<i>Topography:</i>	Sloping East - West
<i>Contamination:</i>	
<i>Environmental:</i>	
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	Special Character Area
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Control of site is unknown
<i>Suitability:</i>	This site largely comprises the grounds of a large house converted to 6 flats with woodland and a formal garden. The house may be suitable for extension, with some limited development in the vicinity.
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Part deliverable and part developable
<i>Further comments on final potential</i>	This site largely comprises the grounds of a large house converted to 6 flats with woodland and a formal garden. The house may be suitable for extension, with some limited development in the vicinity.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	4	Supply Yrs 11+ (2022-27):	0
			6		30

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0277</b>	
<b>Site Address:</b>	Land off Wimborne Road, Colehill BH21 2QR
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	1
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urbn area. Special Character Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO at front boundary of 107
<b>Flood Risk:</b>	
<b>Ownership:</b>	
<b>Topography:</b>	Flat
<b>Contamination:</b>	
<b>Environmental:</b>	
<b>Site Access:</b>	Good existing site access
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special Character Area
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Control of site - Control of site is unknown
<b>Suitability:</b>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.
<b>Achievability:</b>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<b>Conclusion:</b>	Part deliverable, part developable and part 11 years +
<b>Further comments on final potential</b>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17) 1	4	30
	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 1

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/03/0368	
<i>Site Address:</i>	22 - 68 Beaucroft Lane, Wimborne BH21 2PA
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 2.7</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None - the site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some trees but not extensive cover. Some have TPOs.
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	slopes southwards, more steeply to southern end
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access is either off Beaucroft Lane for the properties to the south of the site or off unmade track which runs parallel to Beaucroft Lane.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	Special Character Area
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Redevelopment of more than one plot at a time is unlikely. Little opportunity for infill due to narrowness of plots.
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Redevelopment of more than one plot at a time is unlikely. Little opportunity for infill due to narrowness of plots.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 2	3	50
	Supply Yrs 6 to 10 (2017-22): 1	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0372</b>	
<i>Site Address:</i>	Woodlands and Wingreen, Green Hill Close, Colehill BH21 2BH
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 0.48</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Detailed PP Not Started
<i>Policy:</i>	None
	Site lies within the Burt's Hill Conservation Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some mature trees - no TPO's
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners.
<i>Topography:</i>	site is flat, but on edge of ridge.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Greenhill Close is unmade and a public footpath.
<i>Infrastructure:</i>	Main services likely to be connected.
<i>Townscape:</i>	Area is mature with an edge of country feel to it. Other dwellings nearby are Victorian/Edwardian in Greenhill Close.
<i>Cost factors</i>	Anticipated normal range of development costs.
<i>Delivery factors:</i>	Possibly few site acquisition issues because only two dwellings on site.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Planning status - planning permission for 1 dwelling has been granted on part of the site and the owner of the other property has not made their intention known.
<i>Suitability:</i>	Located within a settlement - On edge of settlement but not projecting into countryside (rounding off). Accessibility by foot to local services - Site is more than 800m from all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Wingreen has the potential to be converted to flats. P/P outstanding for 1 detached dwelling. The site is highly visible across the valley towards Pamphill and N Wimborne. Limited potential without scarring landscape. Woodlands bungalow is modern but could have devlt potential 2 for 1.

<b>Site Potential / Supply</b>	<i>Estimated</i>	<i>Theoretical</i>
<i>Supply Yrs 1 to 5 (2012-17)</i>	<i>Potential (net):</i> 1	<i>Density:</i> 50
	<i>Supply Yrs 6 to 10 (2017-22):</i> 0	<i>Supply Yrs 11+ (2022-27):</i> 0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0373</b>	
<i>Site Address:</i>	21 - 41 Wimborne Road, Beech House - Firsdeell, Northleigh Lane, Colehill BH21 2RR
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	The eastern part of the site lies within a Special Character Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Several TPOs along the roadside of Wimborne Road, and many within the sites in North Leigh Lane.
<i>Flood Risk:</i>	None identified
<i>Ownership:</i>	Many owners
<i>Topography:</i>	None, slightly sloping in North Leigh Lane - would not preclude development.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains likely to be connected
<i>Townscape:</i>	Characterised by generous plots and mature trees.
<i>Cost factors</i>	Anticipated normal range of development costs.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	1 dwelling may come forward in 5 year supply and another in the 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Difficult to assess, as although some plots are large, recent permissions related to a deep plot at 41 Wimborne Rd and 1 for 1 replacement dwellings. There has not been evidence of demolition and replacement flats, perhaps because the dwellings are attractive period properties or of a good standard. Potential for 1 infil remaining after devn at No 41.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17)	1	50
	Supply Yrs 6 to 10 (2017-22):	0
		Supply Yrs 11+ (2022-27):

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0376</b>	
<i>Site Address:</i>	Gullivers House, Smugglers Lane and 7 Lonnen Road, Colehill BH21 2RX
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None
	<i>Site area (Ha):</i> 0.79

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Trees throughout site TPO on Red Cottage
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	Slight slope, with the land falling away more steeply to the north.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access points to individual dwellings. Potential access from Marshfield blocked by Gullivers House.
<i>Infrastructure:</i>	
<i>Townscape:</i>	Mostly Victorian properties
<i>Cost factors</i>	Anticipated normal range of development costs.
<i>Delivery factors:</i>	Possible site acquisition issues because of more than one owner

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	ive units would depend on land rear of Smugglers Cottage bringing forward an access road to serve land to rear of adjoining cottage as well.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	1	<i>Theoretical Density:</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0377</b>	
<b>Site Address:</b>	16 Lonnen Road - 13 Middlehill Road, Colehill BH21 7AX
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	0.75
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	None

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Quite a few mature trees
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Multiple ownership
<b>Topography:</b>	Slope down Lonnen Road
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Existing accesses to individual properties.
<b>Infrastructure:</b>	presume existing infrastructure can be used
<b>Townscape:</b>	Mostly Victorian properties
<b>Cost factors</b>	Anticipated normal range of development costs.
<b>Delivery factors:</b>	No site acquisition issues as infill potential is on two separate sites.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Infill possible

<b>Site Potential / Supply</b>		<i>Estimated</i>	3	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	3	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0383</b>	
<i>Site Address:</i>	24 - 33 Park Homer Drive, Colehill BH21 2SR
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Part of site, mostly the larger gardens, are within a Special Character Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Small garden trees in front gardens of smaller properties. Large, mature woodland trees in large rear gardens, mostly on slopes. TPOs
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	Slopes may cause difficulties, in particular the western side of the site where the gardens slope down to the houses.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing roads. Any alternative access may be constrained by the slopes.
<i>Infrastructure:</i>	Presume existing can be extended
<i>Townscape:</i>	Part of site is Area of Special Character. This covers the rear gardens of the larger plots and two larger properties.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Would be possible to develop individually owned plots and not rely on larger scale development.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery, however, the gradients make access on foot difficult.
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	1 deliverable 5 developable Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Possible infill and replacement of one property with two on 3 sites. Infill sites are on slopes so would need care. Impact on edge of Green Belt an issue too.

<b>Site Potential / Supply</b>		<i>Estimated</i> 6	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		5	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/03/0384	
<i>Site Address:</i>	1 - 5 Olivers Road, Stroud Close and 72 - 86 Middlehill Road, Colehill BH21 2NX
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Much of site is covered in protected trees, particularly along Middlehill Road and at the top of Olivers Road.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Located on the top of the Colehill ridge - flat on the western side, sloping downhill to the East.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None id
<i>Infrastructure:</i>	Mains already connected over much of site.
<i>Townscape:</i>	Low density sylvan character, and part of 1960's estate in Olivers Road / Stroud Close.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	2 potential in the 5 year supply and 3 in the 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Heavily wooded and most properties still in good modern condition. Limited potential with 3 for 1 replacement at no. 72 Middlehill Rd (after earlier refusals for 14 and 12 flats), and possible 2 for 1 replacements during the plan period.

<b>Site Potential / Supply</b>		<i>Estimated</i> 5	<i>Theoretical</i> 50
Supply Yrs 1 to 5 (2012-17)	2	<i>Potential (net):</i> Supply Yrs 6 to 10 (2017-22):	<i>Density:</i> Supply Yrs 11+ (2022-27):
		8	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0387</b>	
<i>Site Address:</i>	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill BH21 2LT
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	Site area (Ha): 4.09

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Small TPO group to S of Green Bottom. Many trees in Green Bottom.
<i>Flood Risk:</i>	None identified
<i>Ownership:</i>	Many owners
<i>Topography:</i>	Sloping site from S to N - relatively steeply, and also from E to W in Brackenhill Rd - developable. Pilford Heath Rd - flat at this point.
<i>Contamination:</i>	Former quarry/clay pit in Brackehill Rd & Pilford Heath Rd.
<i>Environmental:</i>	None
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	none
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	2 dwellings may come forward in the 5 year supply and 4 in the 10 year supply Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for sub div of plots in Green Bottom and rear gardens of Brackenhill Rd using access from Green Bottom. Also corner site of Pilford Heath Rd/Cannonhill Rd.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	6	Supply Yrs 11+ (2022-27):	50
			4		0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0388</b>	
<i>Site Address:</i>	Quarry Road, Colehill BH21 2NP
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Detailed PP Not Started
<i>Policy:</i>	None the site lies within the existing urban area where the draft RSS seeks additional residential development.
	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Group TPO to S of site and several individual TPO's within site- prominent tree group.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multile owners
<i>Topography:</i>	Flat at this point - land slopes away from site to E and S.
<i>Contamination:</i>	None identified
<i>Environmental:</i>	None identified
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	There is little scope to subdivide the plots in Quarry Rd as they stand, although they are at least 40 years old and dated in style and design, but well maintained. This road has the potential to begin to see replacement, although on a 2 for 1 basis.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	2	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	2	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/03/0406	
<i>Site Address:</i>	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill BH21 2JB
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	PP Granted and completed
<i>Policy:</i>	none

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Mostly small garden trees but some larger ones with tPos on Hayes Lane and a group of oaks on the junction of Jessop road and Cutlers Place
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	None but land slopes up from Hayes Lane/Jessop Rd junction and down Cutlers Place from same junction
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing accesses
<i>Infrastructure:</i>	presume existing infrastructure can be used
<i>Townscape:</i>	Surrounding area is similar
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership on land to west.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Mostly small plots except for Hayes Lane. Opportunity here for demolition and rebuilding. Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	1 deliverable 2 developable Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Two for one already allowed on Hayes Lane. Concept could be repeated elsewhere on Hayes Lane.

<b>Site Potential / Supply</b>		<i>Estimated</i> 3	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		2	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/03/0413</b>	
<i>Site Address:</i>	1-37 Leigh Lane, Fairfield Close and Ashley House, Northleigh Lane, Colehill BH21 2PW
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None
	Site area (Ha): 2.01

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	About half of the site is the subject of TPO's
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Generally flat
<i>Contamination:</i>	Unknown
<i>Environmental:</i>	None
<i>Site Access:</i>	Acceptable off existing accesses.
<i>Infrastructure:</i>	Unknown
<i>Townscape:</i>	Mix of undistinguished residential properties.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill) . Site is within 800m of only one of the following: convenience store, a primary school and a GP surgery. However, due to narrow roads and poor footpaths the site is not easily accessible on
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	1 dwelling in the 5 year supply and the rest in the 10 year supply Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for some infill of the larger plots only.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	4	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	1	Supply Yrs 6 to 10 (2017-22):	3	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/03/0461	
<i>Site Address:</i>	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill BH21 2QR
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Part of the site lies within a Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	9 Individual TPO's Area TPO at South West Boundary
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple Owners
<i>Topography:</i>	Flat land
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Good site access, all around the site
<i>Infrastructure:</i>	
<i>Townscape:</i>	Conservation area (Butts Hill/Merrifield) to the north of the site. Beaucroft Lane - Identified Queit Road
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Part deliverable within 5 years and the remainder within 10 years or 11+ years. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	The site is partially within the Special Character area. No redevelopment potential for the properties on Wimborne Road due to narrow, shallow plots. Listed building in Beaucroft Road a limitation. Some scope in Beaucroft Lane.

<b>Site Potential / Supply</b>		<i>Estimated</i> 2	<i>Theoretical</i> 30
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i> <i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Density:</i> <i>Supply Yrs 11+ (2022-27):</i>
		0	1

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b>		<b>3/25/0125</b>
<i>Site Address:</i>	1 Byron Road, Wimborne	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 0.14
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Site submitted by landowner	
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing	
<i>Ownership:</i>	1 owner	
<b>Planning Status</b>		
<i>Permissions:</i>	No PP ever granted	
<i>Policy:</i>	None	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Large willow to W of site on river bank. Good boundary hedges.
<i>Flood Risk:</i>	Western end of the site lies in Flood Zone 3
<i>Ownership:</i>	One owner
<i>Topography:</i>	Land slopes E to W downhill to River Allen.
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	Groundwater PC 3. EDDC Bank Top 20m buffer. Part of site in Flood Zone 3 (high risk)
<i>Site Access:</i>	None
<i>Infrastructure:</i>	None identified. Connection to mains electricity, water and sewerage systems would be achievable.
<i>Townscape:</i>	LPA comment: Detached 2 storey dwellings and bungalows to the N and E of site in Byron Close. 1960's terrace of houses in Elizabeth Close to S of site and garage block.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Landowner has indicated the site could come forward.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has indicated the site could come forward.
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill) Part site within flood zone 3 which will restrict area available
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	

<b>Site Potential / Supply</b>	<i>Estimated</i>	<i>Potential (net):</i>	<i>Theoretical</i>	<i>Density:</i>
Supply Yrs 1 to 5 (2012-17)	3	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):
			50	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b>		<b>3/25/0163</b>
<i>Site Address:</i>	Land at St Catherines BH21 1BE	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 0.31
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Site submitted by landowner	
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses	
<i>Ownership:</i>	1 owner	
<b>Planning Status</b>		
<i>Permissions:</i>	No PP ever granted	
<i>Policy:</i>	The site lies within the existing urban area. The site lies within the St Catherine's Special Character Area.	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some trees to N end on boundary with dwellings in Leigh Road.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	One owner
<i>Topography:</i>	site is flat.
<i>Contamination:</i>	None identified. Industrial unit to N may cause problems with residential development.
<i>Environmental:</i>	Groundwater PC3.
<i>Site Access:</i>	St Catherines is a historic narrow one way street. There is already limited parking for residents.
<i>Infrastructure:</i>	None identified. Connection to mains electricity, water and sewerage systems would be achievable.
<i>Townscape:</i>	St Catherines is a typical Victorian street within the 'Railway Town' Area of Wimborne; typified by small Victorian cottages fronting onto the street. Some redevelopment has taken place nearby, but the character remains intact and is a SCA.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Landowner has indicated the site could come forward. However the site is currently used for allotments that may need replacing as part of any development proposals.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Site is controlled by an identified private land owner
<i>Suitability:</i>	Key issue would be the loss of open space and allotments - A replacement site would be required if this site was to come forward.
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Key issue would be the loss of open space and allotments - A replacement site would be required if this site was to come forward.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	12	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	0
					50

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/25/0279</b>	
<b>Site Address:</b>	Land off Allenvie Road, Wimborne BH21 1AT
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	0.12
<b>Planning Status</b>	
<b>Permissions:</b>	More than 1 application relating to SHLAA site
<b>Policy:</b>	The site lies within the existing urban area. None

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	No TPO
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Multiple owners
<b>Topography:</b>	Flat
<b>Contamination:</b>	None
<b>Environmental:</b>	Noe
<b>Site Access:</b>	Good existing site access
<b>Infrastructure:</b>	
<b>Townscape:</b>	Parent dwellings are substantial, but the site faces onto more recent, sub-urban development.
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Developer actively promoting the site.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Intention to develop - Controller of site has expressed intention to make site available within next 5 years.
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Developer currently looking to build on site. Low density residential area.

<b>Site Potential / Supply</b>		<i>Estimated</i>	1	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	1	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b>		<b>3/25/0354</b>
<i>Site Address:</i>	118-124 Leigh Road Leigh Road	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 0.45
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Ordnance Survey maps / aerial photo	
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing	
<i>Ownership:</i>	Unknown	
<b>Planning Status</b>		
<i>Permissions:</i>	No PP ever granted	
<i>Policy:</i>	None	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	One large conifer to the rear and some small fruit trees.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	Multiple ownerships potentially although Housing Association will own main garaging area.
<i>Topography:</i>	Flat. The site is set slightly higher than Leigh Road.
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	None identified.
<i>Site Access:</i>	Access is currently from Gordon Road into the site.
<i>Infrastructure:</i>	All mains services will be connected.
<i>Townscape:</i>	Surrounded by housing (Housing Association). There has already been some redevelopment on the adjoining site to the W at a higher density.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership, and the need to possibly replace the parking provision lost by the demolition of the garage blocks and/or access rights to neighbouring properties.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	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.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	10	<i>Supply Yrs 6 to 10 (2017-22):</i>	5	<i>Supply Yrs 11+ (2022-27):</i>	2
					50

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/25/0357</b>	
<b>Site Address:</b>	126 - 156 Leigh Road, Wimborne BH21 2AG
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	0.95
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. No constraints to redevelopment

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	No TPO's, only small garden trees/fruit trees
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Many owners
<b>Topography:</b>	Relatively flat, except for slight elevation above Leigh Road.
<b>Contamination:</b>	None id.
<b>Environmental:</b>	Leigh Road is a busy B road into Wimborne - signal controlled junction.
<b>Site Access:</b>	Rear access would be preferable.
<b>Infrastructure:</b>	Mains services assumed to be connected
<b>Townscape:</b>	Primarily residential area of mid C20th, adj to Brook Road industrial estate.
<b>Cost factors</b>	Anticipated normal range of development costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	There is potential for back garden redevelopment with access from Brook Road or Beech Court - either small blocks of flats or mews style dwellings; there is also the longer term potential for redevelopment of 2 or more plots for flats as these houses come to the end of their lives.

<b>Site Potential / Supply</b>		<b>Estimated Potential (net):</b>		<b>Theoretical Density:</b>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	8	Supply Yrs 11+ (2022-27):	50
			6		0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0363	
<i>Site Address:</i>	24 - 38 Park Lane, Wimborne BH21 1LD
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None - the site lies within the existing urban area. The site lies within the Wimborne Conservation Area where development should enhance the quality of the area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO group (WIM/70 - 9390)
<i>Flood Risk:</i>	Not on site itself although Level 3 risk is adj to site
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id - although site will be opposite car park of proposed new supermarket on the cricket ground
<i>Site Access:</i>	Potentially due to new mini roundabout.
<i>Infrastructure:</i>	None, all services connected
<i>Townscape:</i>	Mixed area with a children's nurse, flats and shops nearby as well as housing in Lewens Lane.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Development will have to be acceptable within the Conservation Area.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Some re-development potential, but due to viability issues, unlikely in current economic climate. Developable (10 Year Supply)
<i>Further comments on final potential</i>	Park Lane has more potential than Lewens Lane in the short term, due to the age of dwellings and recently built flats adj to the site to W.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	2	<i>Supply Yrs 6 to 10 (2017-22):</i>	5	<i>Supply Yrs 11+ (2022-27):</i>	100
			10		0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0364	
<i>Site Address:</i>	1 Lewens Lane and 34 Rowlands Hill, Wimborne BH21 1AW
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	The site lies within the existing urban area. Partly within Wimborne Minster Conservation Area, includes one Grade II Listed Building

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO cover over much of site. (Ref. 7076/WIM1) and individual TPO's.
<i>Flood Risk:</i>	Groundwater PC3 - 2 Rowlands Hill
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Sloping site from NE to SW
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None although many dwellings have shared driveways from Rowlands Hill - few access points currently.
<i>Infrastructure:</i>	All services connected
<i>Townscape:</i>	Attractive mature residential area with interesting drives and paths. Partly in Wimborne Minster Cons Area & St Johns/Rowlands Hill Cons Area. Character of which should be preserved or enhanced if redeveloped.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Development within the Conservation Area will need need to reflect its protected status.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery. Impact of development on CA's an issue.
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Development potential subject to impact on Conservation Areas. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Pre-ap discussions held - sheltered housing scheme too large, but smaller flatted scheme has potential on part of site outside CA. Development potential subject to impact on Conservation Areas.

<b>Site Potential / Supply</b>		<i>Estimated</i>		<i>Theoretical</i>	
		<i>Potential (net):</i>	24	<i>Density:</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	42	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/25/0366</b>	
<i>Site Address:</i>	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne BH22 2QQ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	The site lies within the existing urban area. Part Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Variety of trees types and sizes, especial y in Giddylake. TPO
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	Rowlands Hill and Giddylake are both slopes. May not be a problem for development but not good for access by anything other than a vehicle.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Rowlands Hill and Giddylake are both slopes. May not be a problem for development but not good for access by anything other than a vehicle. Giddylake is unmade track.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	Currently Giddylake is low density. Newer development higher but still detached houses.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill).
<i>Achievability:</i>	Character of area and unmade nature of Giddylake restrict development.
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Character of area and unmade nature of Giddylake restrict development. Development assessed as 6 infill plots and redevelopment of one site into 8 flats.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	12	Supply Yrs 11+ (2022-27):	0
			14		50

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0415	
<i>Site Address:</i>	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne BH21 1AY
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Detailed PP Not Started
<i>Policy:</i>	None
	Site area (Ha): 2.04

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Limited to a few individual trees - no TPO's
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Level
<i>Contamination:</i>	Unknown, but unlikely
<i>Environmental:</i>	The site is adjacent to the Brook Road industrial Estate and FRL in particular, who wish to expand their adjacent facility. Part of the site is within 400m of a sewage works where Wessex Water may now not object to certain forms of housing.
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Unknown
<i>Townscape:</i>	Very uniform layout and house-types at present, but potential via Brook Road without significant impact on Barnes Crescent.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Potential for dwellings in the rear gardens of all properties similar to rear developments in Charles Keightley Court/Hardy Crescent
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Part deliverable within 5 year and part within 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for dwellings in the rear gardens of all properties similar to rear developments in Charles Keightley Court/Hardy Crescent

<b>Site Potential / Supply</b>		<i>Estimated</i> 20	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	10	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		10	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0419	
<b>Site Address:</b>	Flight Refuelling Riverside Site, Brook Road, Wimborne
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	ROA: Review of other allocations in plans
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	4.69
<b>Planning Status</b>	
<b>Permissions:</b>	Applications submitted but PP refused
<b>Policy:</b>	Allocated in the EDLP for employment uses. However, Council approved a Planning Brief in October 2009 for 180 dwellings on the site.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Important trees outside south boundary of site.
<b>Flood Risk:</b>	Extreme southern edge partially FZ 2 and 3
<b>Ownership:</b>	1 owner
<b>Topography:</b>	Flat
<b>Contamination:</b>	Report submitted with planning application and Brief - not insurmountable
<b>Environmental:</b>	Borders waste disposal unit and other industrial uses to east and west
<b>Site Access:</b>	Two existing accesses
<b>Infrastructure:</b>	
<b>Townscape:</b>	Industrial
	Important riverside walk and amenity area to the south.
<b>Cost factors</b>	Anticipated costs to take account of river proximity, clearance of industrial site and contamination, affordable housing provision and open space for residents.
<b>Delivery factors:</b>	The owner is actively promoting the site for redevelopment.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Intention to develop - Controller of site has expressed intention to make site available within next 5 years.
<b>Suitability:</b>	Townscape landscape character - Development at this site may have a significant positive impact on the key townscape characteristics of the area, and it is well located to the town centre, a primary school, GP surgery and public transport routes.
<b>Achievability:</b>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Planning permission granted for 186 dwellings.

<b>Site Potential / Supply</b>		<b>Estimated Potential (net):</b>		<b>Theoretical Density:</b>	
Supply Yrs 1 to 5 (2012-17)	186	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	0
					50

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0420	
<i>Site Address:</i>	60 -82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne BH21 2AT
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	Site area (Ha): 3.54

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Tree belt along southern boundary with FRL site. TPO.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners, including Housing Association.
<i>Topography:</i>	Level site
<i>Contamination:</i>	Unknown - possible impact from adj industrial site?
<i>Environmental:</i>	The southern most part of the site is adjacent to the FRL industrial building (although a current pa exists for possible res. Dev. Of the site), the eastern portion is within 400m of a sewage works - subject to smell nuisance, & Riverside Park Ind units.
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Unknown
<i>Townscape:</i>	Part of a very uniform post war council housing estate with larger than average gardens.
<i>Cost factors</i>	Normal range of costs anticipated.
<i>Delivery factors:</i>	Multiple owners may hinder redevelopment.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Based on recent planning permissions - back garden development possible in Hardy Crescent and 1 plot in Barnes Crescent

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	8	Supply Yrs 6 to 10 (2017-22):	18	Supply Yrs 11+ (2022-27):	50
			10		0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0425	
<i>Site Address:</i>	14-20 Station Road, Wimborne BH21 1RG
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Lies within St Catherine's Special Character Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Limited - few
<i>Flood Risk:</i>	Adj Flood Zone 2 - River Stour immediately to S of site.
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	Proximity ro River Stour.
<i>Site Access:</i>	Track within site - unmade - private? Parking is restricted due to lack of off street parking and road is used for on street parking by visitors to the market and the town.
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	Historic railway town area of Wimborne.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for back garden development with access from Newman's Close

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 1	4	50
	Supply Yrs 6 to 10 (2017-22): 3	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0427	
<i>Site Address:</i>	8-40 Avenue Road, Wimborne BH21 1BT
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Lies within the Rowland's Hill and St John's Hill Conservation Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	3 TPO's within site to the W - in rear gardens.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None - flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Existing
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	Part of the Conservation Area - mature and attractive family housing. However some redevelopment has begun to take place in (larger) rear gardens of mews and flats.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Back garden potential in New Borough and at 8 Avenue Rd inspite of earlier refusals here.A recent Appeal decision supported back garden development in this location.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	3	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0429	
<b>Site Address:</b>	1-14 St Catherines and 49-71 Poole Road, Wimborne BH21 1QB
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	1.02
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	Part of the site falls within the Wimborne Conservation Area and the rest lies within the St Catherine's Special Character Area.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Some in back gardens - no TPOs
<b>Flood Risk:</b>	Poole Rd - Flood Zone 2 and Groundwater PC3.
<b>Ownership:</b>	Multiple ownerships
<b>Topography:</b>	Relatively flat
<b>Contamination:</b>	None id
<b>Environmental:</b>	Proximity of river and flood risk - main concern.
<b>Site Access:</b>	Poole Rd is busy axis from Wimborne to Poole; St Catherines and Allen Rd have no off street parking due to the age of the dwellings.
<b>Infrastructure:</b>	Services connected
<b>Townscape:</b>	Area is recognised as contributing to the character and setting of the Wimborne Conservation Area. The Railway town area of Wimborne is also recognised in the Special Character designation.
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Backland development of Poole Rd properties with access from Broadway Gardens

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17) 1	3	50
	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0439	
<i>Site Address:</i>	Westfield Close, Wimborne BH21 1ES
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	<i>Site area (Ha):</i> 1.08

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPOs to S of site id ref. 7091/WIM/6
<i>Flood Risk:</i>	Groundwater PC 2 and 3
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Slight slope - would not preclude development.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Victoria Rd is a busy route into and out of Wimborne.
<i>Infrastructure:</i>	Likely to be connected
<i>Townscape:</i>	None id
<i>Cost factors</i>	Anticipated normal range of costs to clear site.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Town centre location - accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	2 units in the first 5 years supply & 2 in the 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for backland development accessed from the car park into Westfield Close, and 2 for 1 redevelopment in the larger plots.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	4	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/25/0482</b>	
<i>Site Address:</i>	Land south of King Street Car Park, Wimborne BH21 1EB
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	PDL: Previously developed vacant or derelict land & buildings (non housing)
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Site lies within the Wimborne Conservation Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Within one ownership
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Minster bells and possible archaeological remains
<i>Site Access:</i>	Access via staff car park (DCC)
<i>Infrastructure:</i>	Presume existing infrastructure can be extended.
<i>Townscape:</i>	Adj Wimborne Minster
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Potential access issues may constrain delivery. Site could be amalgamated with 44 King Street (site no. 3/25/0435)

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Intention to develop - Controller of site has not made intention known
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Possible single developer - development is unlikely to be constrained or delayed by the number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	The main issue is that of access. Access may be possible through the Minster car park or via No 44 King Street to the west. If this could be resolved and there are no other competing uses for the site, then this site could come forward.

<b>Site Potential / Supply</b>	<i>Estimated</i>	<i>Potential (net):</i>	<i>Theoretical</i>	<i>Density:</i>
Supply Yrs 1 to 5 (2012-17)	4	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):
			100	0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details 3/25/0483</b>	
<i>Site Address:</i>	Land rear of 15 West Street, Wimborne BH21 1JR
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Conservation Area and adjacent to Listed Buildings

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None
<i>Ownership:</i>	More than one owner
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Car park to rear
<i>Site Access:</i>	Existing vehicular access is off West Street as part of funeral directors. Also off West Row.
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Conservation area. Some new building from infilling.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Development may need relocation of existing business.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has expressed an interest in developing the site, with the adj shop unit.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Access would either be from the car park or the funeral directors. The site is mostly used by the funeral directors and possibility of this site being available may depend on relocation of the business.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 9	9	100
	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 1-5 years

<b>Site Details</b> 3/25/0485	
<i>Site Address:</i>	Old Road Car Park, Wimborne BH21 1EJ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Plan allocation - no planning application
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Policy WIMCO1. Area may be redeveloped for housing, offices or business. Council has recently determined to sell their part of the site for affordable housing.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	1 tree on boundary between old milk depot and car park, trees around vehicle depot to rear. Trees on frontage to Victoria Rd.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	More than one owner.
<i>Topography:</i>	None
<i>Contamination:</i>	Possibly due to industrial uses.
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access to all off Old Rd and access to rear land off Victoria Rd
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Part within Conservation area.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Site already allocated for redevelopment in the Local Plan, site less constrained than others.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Site already allocated for redevelopment in the Local Plan, site less constrained than others.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	EDDC have determined to dispose of the car park for housing (approx 8 units). The old coach park is capable of development and the builder's office is now now available, but may be towards the end of the plan period.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	15	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	3
			15		50

# **East Dorset SHLAA 2012 Report**

## **Included Sites 6-15 years**

**Sites within the parishes of Colehill and Wimborne**

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0275</b>	
<i>Site Address:</i>	Land off Boundary Drive, Colehill BH21 2RE
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	PP Granted and completed
<i>Policy:</i>	Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	2 TPO's beyond northern boundary of Boundary House
<i>Flood Risk:</i>	
<i>Ownership:</i>	
<i>Topography:</i>	Flat
<i>Contamination:</i>	
<i>Environmental:</i>	Open Cricket Ground opposite site
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	Special Character Area
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Control of site is unknown
<i>Suitability:</i>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Part deliverable, part developable and part 11 years +
<i>Further comments on final potential</i>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	2	<i>Supply Yrs 11+ (2022-27):</i>	1

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0276</b>	
<b>Site Address:</b>	Land at end of Boundary Drive, Colehill BH21 2QU
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	1.34
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Plot TPO at Southern part of curtilage (Bells House)
<b>Flood Risk:</b>	None
<b>Ownership:</b>	
<b>Topography:</b>	Sloping East - West
<b>Contamination:</b>	
<b>Environmental:</b>	
<b>Site Access:</b>	Good existing site access
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special Character Area
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Control of site - Control of site is unknown
<b>Suitability:</b>	This site largely comprises the grounds of a large house converted to 6 flats with woodland and a formal garden. The house may be suitable for extension, with some limited development in the vicinity.
<b>Achievability:</b>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<b>Conclusion:</b>	Part deliverable and part developable
<b>Further comments on final potential</b>	This site largely comprises the grounds of a large house converted to 6 flats with woodland and a formal garden. The house may be suitable for extension, with some limited development in the vicinity.

<b>Site Potential / Supply</b>		<b>Estimated Potential (net):</b>		<b>Theoretical Density:</b>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	4	Supply Yrs 11+ (2022-27):	0
			6		30

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0277</b>	
<b>Site Address:</b>	Land off Wimborne Road, Colehill BH21 2QR
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	1
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO at front boundary of 107
<b>Flood Risk:</b>	
<b>Ownership:</b>	
<b>Topography:</b>	Flat
<b>Contamination:</b>	
<b>Environmental:</b>	
<b>Site Access:</b>	Good existing site access
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special Character Area
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Control of site - Control of site is unknown

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Control of site - Control of site is unknown
<b>Suitability:</b>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.
<b>Achievability:</b>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<b>Conclusion:</b>	Part deliverable, part developable and part 11 years +
<b>Further comments on final potential</b>	These properties are large units overlooking the cricket pitch where subdivision has taken place in the vicinity and where there is potential for similar additional development, subject to the current Special Character Area policy.

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17) 1	4	30
Supply Yrs 6 to 10 (2017-22): 2	2	1
Supply Yrs 11+ (2022-27):		

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0280</b>	
<i>Site Address:</i>	Land between Highland Road and Wesley Road, Colehill BH21 2QN
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	None - the site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Plot TPO's
<i>Flood Risk:</i>	NONE
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	Good quality residential development
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Controller of site has not made intentions known.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Controller of site has not made intentions known.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Part developable and part 11+ years plus.
<i>Further comments on final potential</i>	This site is characterised by large plots in well wooded grounds and is currently within a Special Character Area. Without the SCA the site has potential, taking account of the trees for limited development.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	6	<i>Theoretical Density:</i>	30
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	4

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0281</b>	
<i>Site Address:</i>	Colehill Garage Wimborne Road, Colehill BH21 2RS
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None - the site lies within the existing urban area. None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Flat
<i>Contamination:</i>	Possibly associated with existing garage use.
<i>Environmental:</i>	None
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	Lies within residential area on the edge of the settlement.
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Controller of site has not made intentions known.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Intention to develop - Controller of site has not made intention known
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	This site is currently occupied by Colehill Garage. There is a mix of house types in the area, including some small cottages. The re-development of this garage would be an opportunity for the construction of some further, small units if viable..

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	4	<i>Theoretical Density:</i>	30
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	4	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0282</b>	
<b>Site Address:</b>	Land to rear of Kyrchil Lane, Colehill BH21 2RU
<b>Settlement:</b>	Colehill <span style="float: right;"><b>Site area (Ha):</b> 0.42</span>
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Planning Status</b>	
<b>Permissions:</b>	PP Granted and completed
<b>Policy:</b>	None - the site lies within the existing urban area. Special Character Area and on the edge of the green belt

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Area TPO at Eastern corner of site
<b>Flood Risk:</b>	none
<b>Ownership:</b>	unknown
<b>Topography:</b>	Flat
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Narrow site access
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special character area
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Landowner has not made intentions known.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Landowner has not made intentions known.
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Potential within both 10 year or 11 years+ supply Developable (10 Year Supply)
<b>Further comments on final potential</b>	Area with long back gardens which could be developed if the Special Character Area Policy were reviewed, with the loss of a unit in Kyrchil Lane.

<b>Site Potential / Supply</b>		<i>Estimated</i> 3	<i>Theoretical</i> 30
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i> Supply Yrs 6 to 10 (2017-22):	<i>Density:</i> Supply Yrs 11+ (2022-27):
		2	1

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0284</b>	
<b>Site Address:</b>	land at 14 - 20 Kyrchil Lane, Colehill BH21 2RT
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	1.18
<b>Planning Status</b>	
<b>Permissions:</b>	Applications submitted but PP refused
<b>Policy:</b>	None - the site lies within the existing urban area.
	None

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Plot TPO
<b>Flood Risk:</b>	
<b>Ownership:</b>	
<b>Topography:</b>	Flat
<b>Contamination:</b>	
<b>Environmental:</b>	
<b>Site Access:</b>	The site is accessed via a narrow road which is need of repair.
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special character area.
<b>Cost factors</b>	Normal range of factors.
<b>Delivery factors:</b>	Landowner has not made intentions known.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Landowner has not made intentions known.
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Potential within both 10 year or 11 years+ supply
<b>Further comments on final potential</b>	The site is characterised by large plots on the edge of the green belt in the existing special character area. The area is heavily treed and has limited potential for redevelopment due to the high quality of the area.

<b>Site Potential / Supply</b>		<i>Estimated</i>	3	<i>Theoretical</i>	30
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	1

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0286</b>	
<i>Site Address:</i>	Land at 141 - 147 Lonnen Road, Colehill BH21 7AU
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Plot TPO beyond western boundary of 141
<i>Flood Risk:</i>	
<i>Ownership:</i>	
<i>Topography:</i>	Site slopes from South - North
<i>Contamination:</i>	
<i>Environmental:</i>	
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Landowner has not made intentions known.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has not made intentions known.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Potential within next 10 years and 11+ years. Developable (10 Year Supply)
<i>Further comments on final potential</i>	The site is a small group of properties in Lonnen Road with long back gardens with potential for development in depth, similar to the neighbouring development, Woodview, if one or more of the frontage properties were demolished. Issues with viability in the short term due to land assembly costs.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	4	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0287	
<i>Site Address:</i>	Land north of Lonnen Road, Colehill BH21 7AU
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Plot TPO beyond NE boundary of 115
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Flat
<i>Contamination:</i>	unknown
<i>Environmental:</i>	unknown
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	edge of green belt location
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Landowner has not made intentions known.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has not made intentions known.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Potential within next 10 years and 11+ years. Developable (10 Year Supply)
<i>Further comments on final potential</i>	Series of properties in Lonnen Road with long back gardens. Potential for development in depth if one or more of the frontage properties were demolished for access. Similar forms of development in the vicinity, such as Woodview. Issues with land assembly and edge of green belt location.

<b>Site Potential / Supply</b>		<i>Estimated</i>	10	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	4	<i>Supply Yrs 11+ (2022-27):</i>	6

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0288</b>	
<i>Site Address:</i>	Land at 81 - 85 Pilford Heath Road, Colehill BH21 2LY
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 0.33</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	None - the site lies within the existing urban area. none

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	No TPO
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Slopes S-N
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Good existing site access
<i>Infrastructure:</i>	
<i>Townscape:</i>	None
<i>Cost factors</i>	Normal range of factors.
<i>Delivery factors:</i>	Landowner has not made intentions known.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has not made intentions known.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	A small group of properties with long back gardens where there is potential for development in depth if one of the frontage properties were to be demolished.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	3	Supply Yrs 11+ (2022-27):	0
			3		30

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0368</b>	
<i>Site Address:</i>	22 - 68 Beaucroft Lane, Wimborne BH21 2PA
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 2.7</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None - the site lies within the existing urban area. Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some trees but not extensive cover. Some have TPOs.
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	slopes southwards, more steeply to southern end
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access is either off Beaucroft Lane for the properties to the south of the site or off unmade track which runs parallel to Beaucroft Lane.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	Special Character Area
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Redevelopment of more than one plot at a time is unlikely. Little opportunity for infill due to narrowness of plots.
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Redevelopment of more than one plot at a time is unlikely. Little opportunity for infill due to narrowness of plots.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 2	3	50
	Supply Yrs 6 to 10 (2017-22): 1	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0369</b>	
<i>Site Address:</i>	43 Beaucroft Lane and Hollybank, Northleigh Lane, Wimborne BH21 2PD
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 2.11</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Lies within existing urban area . none

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO on some individual trees in gardens and TPO on trees adjoining Beaucroft Lane
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	Slope in particular at southern end of the site
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing accesses off service road ,parallel to Beaucroft Lnae and cul de sac of newer properties to centre of site
<i>Infrastructure:</i>	assume existing can be used
<i>Townscape:</i>	Largish plots
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Plots are larger at southern end of site where slope is steepest. Assume some infilling and one demolition and replacement with 2 more likely than demolition of all properties.
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery but due to unmade road and sloping site not easily accessible by foot.
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	2 developable Developable (10 Year Supply)
<i>Further comments on final potential</i>	Plots are larger at southern end of site where slope is steepest. Assume some infilling and one demolition and replacement with 2 more likely than demolition of all properties.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 0	2	50
	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0371</b>	
<i>Site Address:</i>	8 Lacy Close - 27 Ventor Place and Minster Heights, Giddylake, Wimborne BH21 2QU
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None
	Part Area of Special Character

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Trees mostly on boundaries. TPOs.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	Slope, from Giddylake down to Venator Place houses.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Giddylake is unmade track
<i>Infrastructure:</i>	Presume existing infrastructure could be extended.
<i>Townscape:</i>	Existing development is low density
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Rear development off Giddylake possible but Giddylake is unmade which may restrict feasibility, in short term at least.
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Rear development off Giddylake possible but Giddylake is unmade which may restrict feasibility, in short term at least.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	4	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0374</b>	
<b>Site Address:</b>	23 - Rowney, Northleigh Lane, 2 - 10 Kyrchil Lane, Colehill BH21 2RT
<b>Settlement:</b>	Colehill <span style="float: right;"><b>Site area (Ha):</b> 1.34</span>
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	Part Special Character Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Variety of mature trees, some with TPOs
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Multiple ownerships
<b>Topography:</b>	None
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Existing accesses to individual dwellings. Kyrchil Lane narrow.
<b>Infrastructure:</b>	
<b>Townscape:</b>	Special Character Area in part
<b>Cost factors</b>	Anticipated normal range of development costs.
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	Small sites other than two which have potential for demolition and redevelopment

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	4	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0375	
<i>Site Address:</i>	Park Homer Road and Park Homer Drive, Colehill BH21 2SP
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Most of site within Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Part within TPO. Mix of mature, large trees and smaller garden trees.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	In multiple ownerships.
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access.
<i>Infrastructure:</i>	Presume that existing infrastructure can be extended.
<i>Townscape:</i>	Currently the larger houses and plots are a Special Character Area.
<i>Cost factors</i>	Anticipated normal range of development costs.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Potential redevelopment or infill on 2 plots. Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential redevelopment or infill on 2 plots.

<b>Site Potential / Supply</b>	<i>Estimated</i> 3	<i>Theoretical</i> 30
<i>Supply Yrs 1 to 5 (2012-17)</i> 0	<i>Potential (net):</i>	<i>Density:</i>
	<i>Supply Yrs 6 to 10 (2017-22):</i> 3	<i>Supply Yrs 11+ (2022-27):</i> 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0378</b>	
<i>Site Address:</i>	40 - 64 Lonnen Road, Marianne Road and Haslop Road, Colehill BH21 2SG
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	
<i>Policy:</i>	none
	<i>Site area (Ha):</i> 3.66

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Large trees to rear of properties. Some trees in front gardens on Lonnen Road. Trees in gardens of Middlehill Road, Haslop Road and Marianne Road Heavily wooded in middle of site.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Marianne and Haslop Roads very narrow unadopted roads. Houses in Lonnen and Middlehill Roads have access off those roads.
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Thatched cottages may restrict development.
<i>Cost factors</i>	Anticipated normal range of development costs.
<i>Delivery factors:</i>	No site acquisition issues as infill potential is on two separate sites.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential for access off Lonnen Road with demolition of one dwelling. However, due to tree coverage this is limited.

<b>Site Potential / Supply</b>	<i>Estimated</i> 4	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i> 0	<i>Potential (net):</i>	<i>Density:</i>
	<i>Supply Yrs 6 to 10 (2017-22):</i> 4	<i>Supply Yrs 11+ (2022-27):</i> 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0382</b>	
<i>Site Address:</i>	90 - 110 Lonnen Road and 13 - 17 Sandy Lane, Colehill BH21 7AY
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Many owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	Flat
<i>Environmental:</i>	Falt
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Some development likely in 10 year supply Developable (10 Year Supply)
<i>Further comments on final potential</i>	Some plots coming forward for 2 for 1 redevelopment. Would need to have several plots joined together for higher numbers which hasn't happened here yet. Certainly age and condition of dwellings suggests that this may begin to happen in the plan period.

<b>Site Potential / Supply</b>		<i>Estimated</i>	5	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	5	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0383</b>	
<b>Site Address:</b>	24 - 33 Park Homer Drive, Colehill BH21 2SR
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	5.99
<b>Planning Status</b>	
<b>Permissions:</b>	More than 1 application relating to SHLAA site
<b>Policy:</b>	Part of site, mostly the larger gardens, are within a Special Character Area.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Small garden trees in front gardens of smaller properties. Large, mature woodland trees in large rear gardens, mostly on slopes. TPOs
<b>Flood Risk:</b>	none
<b>Ownership:</b>	Multiple ownerships
<b>Topography:</b>	Slopes may cause difficulties, in particular the western side of the site where the gardens slope down to the houses.
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Existing roads. Any alternative access may be constrained by the slopes.
<b>Infrastructure:</b>	Presume existing can be extended
<b>Townscape:</b>	Part of site is Area of Special Character. This covers the rear gardens of the larger plots and two larger properties.
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Would be possible to develop individually owned plots and not rely on larger scale development.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery, however, the gradients make access on foot difficult.
<b>Achievability:</b>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<b>Conclusion:</b>	1 deliverable 5 developable Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Possible infill and replacement of one property with two on 3 sites. Infill sites are on slopes so would need care. Impact on edge of Green Belt an issue too.

<b>Site Potential / Supply</b>		<i>Estimated</i> 6	<i>Theoretical</i> 50
Supply Yrs 1 to 5 (2012-17)	1	<i>Potential (net):</i> Supply Yrs 6 to 10 (2017-22):	<i>Density:</i> Supply Yrs 11+ (2022-27):
		5	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0384</b>	
<i>Site Address:</i>	1 - 5 Olivers Road, Stroud Close and 72 - 86 Middlehill Road, Colehill BH21 2NX
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	None
	<i>Site area (Ha):</i> 5.93

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Much of site is covered in protected trees, particularly along Middlehill Road and at the top of Olivers Road.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Located on the top of the Colehill ridge - flat on the western side, sloping downhill to the East.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None id
<i>Infrastructure:</i>	Mains already connected over much of site.
<i>Townscape:</i>	Low density sylvan character, and part of 1960's estate in Olivers Road / Stroud Close.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	2 potential in the 5 year supply and 3 in the 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Heavily wooded and most properties still in good modern condition. Limited potential with 3 for 1 replacement at no. 72 Middlehill Rd (after earlier refusals for 14 and 12 flats), and possible 2 for 1 replacements during the plan period.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	5	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	8	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0386</b>	
<i>Site Address:</i>	8 - 18 Pilford Heath Road and Cannon Hill Road, Colehill BH21 2LS
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None the site lies within the existing urban area
	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO group shown to N of site
<i>Flood Risk:</i>	None identified
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	None - other than bridleway access id.
<i>Infrastructure:</i>	Main services connected
<i>Townscape:</i>	None.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement . Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	This established location has generous plots and some will be nearing the end of their lives during the plan period. 2 for 1 replacements are foreseeable.

<b>Site Potential / Supply</b>		<i>Estimated</i>	3	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	3	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0387</b>	
<i>Site Address:</i>	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill BH21 2LT
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	Site area (Ha): 4.09

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Small TPO group to S of Green Bottom. Many trees in Green Bottom.
<i>Flood Risk:</i>	None identified
<i>Ownership:</i>	Many owners
<i>Topography:</i>	Sloping site from S to N - relatively steeply, and also from E to W in Brackenhill Rd - developable. Pilford Heath Rd - flat at this point.
<i>Contamination:</i>	Former quarry/clay pit in Brackenhill Rd & Pilford Heath Rd.
<i>Environmental:</i>	None
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	none
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	2 dwellings may come forward in the 5 year supply and 4 in the 10 year supply Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for sub div of plots in Green Bottom and rear gardens of Brackenhill Rd using access from Green Bottom. Also corner site of Pilford Heath Rd/Cannonhill Rd.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	6	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	4	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b>		<b>3/03/0388</b>
<i>Site Address:</i>	Quarry Road, Colehill BH21 2NP	
<i>Settlement:</i>	Colehill	<i>Site area (Ha):</i> 3.68
<i>Parish:</i>	03.Colehill CP	
<i>Source of site:</i>	Ordnance Survey maps / aerial photo	
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing	
<i>Ownership:</i>	Over 5 owners	
<b>Planning Status</b>		
<i>Permissions:</i>	Detailed PP Not Started	
<i>Policy:</i>	None the site lies within the existing urban area where the draft RSS seeks additional residential development.	
	None	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Group TPO to S of site and several individual TPO's within site- prominent tree group.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multile owners
<i>Topography:</i>	Flat at this point - land slopes away from site to E and S.
<i>Contamination:</i>	None identified
<i>Environmental:</i>	None identified
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	There is little scope to subdivide the plots in Quarry Rd as they stand, although they are at least 40 years old and dated in style and design, but well maintained. This road has the potential to begin to see replacement, although on a 2 for 1 basis.

<b>Site Potential / Supply</b>		<i>Estimated</i> 4	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	2	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		2	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0390</b>	
<i>Site Address:</i>	88 - 94 Middlehill Road, Colehill BH21 2HQ
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None id
	Site area (Ha): 0.45

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	No TPO's but some large specimen trees.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple ownerships, including Education Authority.
<i>Topography:</i>	Sloping but would not preclude development.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Access is currently from Middlehill Rd (mostly) which is a busy through route into Colehill from Canford Bottom roundabout.
<i>Infrastructure:</i>	Mains services already connected.
<i>Townscape:</i>	
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Larger plots to SW have potential of redevelopment.

<b>Site Potential / Supply</b>	<i>Estimated</i>	2	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	<i>Potential (net):</i>		<i>Density:</i>	
0	Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0391</b>	
<i>Site Address:</i>	1 - 23 Canford View Drive and 78 - 102 Canford Bottom, Colehill BH21 2HF
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Few trees, although a number of individual TPO's at 161 Canford Bottom and 13 Canford View Drive.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Sloping N - S and E - W - would not preclude development.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Existing access
<i>Infrastructure:</i>	Services connected
<i>Townscape:</i>	None id
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Modern dwellings - possible subdivision of 1 plot for 1 dwelling - site is difficult to provide more on.

<b>Site Potential / Supply</b>		<i>Estimated</i>	1	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	1	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0392	
<i>Site Address:</i>	108 - 120 Middlehill Road and 73 - 95 Hayes Lane, Colehill BH21 2JD
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None id
	Site area (Ha): 1.8

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO'ed small copse and line of TPO'ed trees to SW of site in Sunnybank Way and one TPO at 79 Hayes Lane.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	Sloping
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None
<i>Infrastructure:</i>	All services connected
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	2 for 1 potential on 2 plots and 1 backland development

<b>Site Potential / Supply</b>		<i>Estimated</i>	3	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	3	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0393</b>	
<i>Site Address:</i>	50 - 74 Hayes Lane and 3 - 8 Freemans Close, Colehill BH21 2JG
<i>Settlement:</i>	Colehill <span style="float: right;"><i>Site area (Ha):</i> 2.22</span>
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Undulating - would not preclude development
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Existing access
<i>Infrastructure:</i>	Services connected
<i>Townscape:</i>	Suburban character
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Some 3 for 1 replacement or 3 for 2 replacement potential

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	6	<i>Theoretical Density:</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Supply Yrs 6 to 10 (2017-22):</i>	6	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0396	
<b>Site Address:</b>	26 - 32 Canford Bottom, Colehill BH21 2HD
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	RXO: Redevelopment or conversion of other uses
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	0.83
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	None - although the site is on the edge of the Green Belt

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO on trees on southern boundary
<b>Flood Risk:</b>	None
<b>Ownership:</b>	More than one owner
<b>Topography:</b>	None
<b>Contamination:</b>	Potential pollution from existing use
<b>Environmental:</b>	Noise from the A31
<b>Site Access:</b>	Existing access
<b>Infrastructure:</b>	Presume existing infrastructure can be extended
<b>Townscape:</b>	None
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Ownership is unknown but could be a factor. Businesses would require relocation..

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Economic viability of existing use of site - No clear judgement can be made regarding the economic viability of the existing use of the site compared to reuse for housing
<b>Conclusion:</b>	11+ year supply
<b>Further comments on final potential</b>	Developability of this site will depend on the viability of the existing uses.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 0	25	50
	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 25

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0406</b>	
<i>Site Address:</i>	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill BH21 2JB
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	PP Granted and completed
<i>Policy:</i>	none

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Mostly small garden trees but some larger ones with tPos on Hayes Lane and a group of oaks on the junction of Jessop road and Cutlers Place
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	None but land slopes up from Hayes Lane/Jessop Rd junction and down Cutlers Place from same junction
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing accesses
<i>Infrastructure:</i>	presume existing infrastructure can be used
<i>Townscape:</i>	Surrounding area is similar
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership on land to west.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Mostly small plots except for Hayes Lane. Opportunity here for demolition and rebuilding. Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	1 deliverable 2 developable Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Two for one already allowed on Hayes Lane. Concept could be repeated elsewhere on Hayes Lane.

<b>Site Potential / Supply</b>		<i>Estimated</i> 3	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		2	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0412	
<b>Site Address:</b>	202-244 Leigh Road, Colehill BH21 2BZ
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	3
<b>Planning Status</b>	
<b>Permissions:</b>	PP Granted and completed
<b>Policy:</b>	None - although the site does adjoin the green belt boundary

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	None
<b>Flood Risk:</b>	None id
<b>Ownership:</b>	Multiple owners
<b>Topography:</b>	Flat
<b>Contamination:</b>	None id
<b>Environmental:</b>	Constant noise from A31 and Leigh Road (District Distributor Rd)
<b>Site Access:</b>	Existing
<b>Infrastructure:</b>	Existing
<b>Townscape:</b>	None id
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - on edge of built up area. Accessibility by foot to local services - Site is within 800m of only one of the following: convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	Potential for re-development of the deep plots.

<b>Site Potential / Supply</b>	<i>Estimated</i>	10	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	<i>Potential (net):</i>		<i>Density:</i>	
0	Supply Yrs 6 to 10 (2017-22):	5	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

### Site Details 3/03/0413

**Site Address:** 1-37 Leigh Lane, Fairfield Close and Ashley House, Northleigh Lane, Colehill BH21 2PW  
**Settlement:** Colehill **Site area (Ha):** 2.01  
**Parish:** 03.Colehill CP  
**Source of site:** Ordnance Survey maps / aerial photo  
**SHLAA Ref:** SRI: Subdivision, redevelopment or intensification of existing housing  
**Ownership:** Unknown  
**Planning Status**  
**Permissions:** No recent relevant PP  
**Policy:** None

### Site Constraints

**Trees / TPO:** About half of the site is the subject of TPO's  
**Flood Risk:** None  
**Ownership:** Unknown  
**Topography:** Generally flat  
**Contamination:** Unknown  
**Environmental:** None  
**Site Access:** Acceptable off existing accesses.  
**Infrastructure:** Unknown  
**Townscape:** Mix of undistinguished residential properties.  
**Cost factors:** Anticipated normal range of costs  
**Delivery factors:** Likely site acquisition issues because of multiple ownership.

### Deliverable / Developable

**Availability:** Ownership - The site is in multiple ownership, with 6 or more owners  
**Suitability:** Located within a settlement - Entirely in built-up area (infill) . Site is within 800m of only one of the following: convenience store, a primary school and a GP surgery. However, due to narrow roads and poor footpaths the site is not easily accessible on  
**Achievability:** Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.  
**Conclusion:** 1 dwelling in the 5 year supply and the rest in the 10 year supply Deliverable (5 Year Supply)  
**Further comments on final potential:** Potential for some infill of the larger plots only.

Site Potential / Supply	Estimated Potential (net):	Theoretical Density:
Supply Yrs 1 to 5 (2012-17) 1	4	50
	Supply Yrs 6 to 10 (2017-22): 3	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0414</b>	
<b>Site Address:</b>	1-13 Leigh Common, Colehill BH21 2DE
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	0.52
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	None - although the site does lie adjacent to the green belt boundary

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Good tree cover adj to Northleigh Lane boundaries and along northern boundary. No TPO
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Unknown
<b>Topography:</b>	Generally flat, with partially sloping rear gardens to old railway line.
<b>Contamination:</b>	Unknown
<b>Environmental:</b>	None
<b>Site Access:</b>	Narrow access with tight bend onto Northleigh Lane
<b>Infrastructure:</b>	Unknown
<b>Townscape:</b>	Self contained group of properties that don't really relate to surrounding dwellings
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill) . Accessibility by foot to local services - Site is within 800m of only one of the following: convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	This is a small group of properties south of the old railway line and adj to Leigh Common Nature Reserve. Most properties have very narrow back gardens with little scope for sub division. 1 unit may be possible if a number of back gardens were amalgamated.

<b>Site Potential / Supply</b>	<i>Estimated</i>	<i>Potential (net):</i>	<i>Theoretical</i>	<i>Density:</i>
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	1	Supply Yrs 11+ (2022-27):
			30	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/03/0461	
<i>Site Address:</i>	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill BH21 2QR
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Part of the site lies within a Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	9 Individual TPO's Area TPO at South West Boundary
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple Owners
<i>Topography:</i>	Flat land
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Good site access, all around the site
<i>Infrastructure:</i>	
<i>Townscape:</i>	Conservation area (Butts Hill/Merrifield) to the north of the site. Beaucroft Lane - Identified Queit Road
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Part deliverable within 5 years and the remainder within 10 years or 11+ years. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	The site is partially within the Special Character area. No redevelopment potential for the properties on Wimborne Road due to narrow, shallow plots. Listed building in Beaucroft Road a limitation. Some scope in Beaucroft Lane.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 1	2	30
	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 1

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0462</b>	
<i>Site Address:</i>	1-19 Beaucroft Lane, Whiteways and 45-61 Wimborne Road, Colehill BH21 2PQ
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	none - adjacent to the Special Character Area to the south.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	8 TPO's at the North of the site.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Good access via existing roads
<i>Infrastructure:</i>	
<i>Townscape:</i>	No. 49 Wimborne Road (North of Site) is a listed building. Beaucroft Lane - identified as a quiet road.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Limited potential, especially in Whiteways due to the quality of the units and their high site coverage.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	1	<i>Theoretical Density:</i>	30	
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	1	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0463</b>	
<b>Site Address:</b>	Lonnen Wood Close and 69-91 Lonnen Road, Colehill
<b>Settlement:</b>	Colehill
<b>Parish:</b>	03.Colehill CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	1.69
<b>Planning Status</b>	
<b>Permissions:</b>	More than 1 application relating to SHLAA site
<b>Policy:</b>	The site lies adjacent to the green belt

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO Area at 71 Lonnen Road
<b>Flood Risk:</b>	none
<b>Ownership:</b>	multiple owners
<b>Topography:</b>	Gentle slope - North-East to South-West
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Good access via existing roads
<b>Infrastructure:</b>	
<b>Townscape:</b>	
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or more owners
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of one of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	Lonnen Wood Close has limited redevelopment potential due to medium sized plots. Possible potential for units off Little Lonnen, but generally due to quality of properties little scope for substantial redevelopment.

<b>Site Potential / Supply</b>		<i>Estimated</i>	2	<i>Theoretical</i>	30
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/03/0464</b>	
<i>Site Address:</i>	Post Office and Co-op, Smugglers Lane, Colehill BH21 2RX
<i>Settlement:</i>	Colehill
<i>Parish:</i>	03.Colehill CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	No TPO
<i>Flood Risk:</i>	None
<i>Ownership:</i>	1 owner
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	Busy through road
<i>Site Access:</i>	Onto busy road
<i>Infrastructure:</i>	
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	The site is an existing retail premises and the developability of the site will depend on the viability of the existing use.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Control of site is unknown
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of one of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	No clear judgement can be made regarding the viability of the existing use of the site compared to reuse for housing.
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	The Post Office and shop are unlikely to come forward in the near future as the building has recently been refurbished and just retained the post office. It may come forward towards the end of the period for flats.

<b>Site Potential / Supply</b>	<i>Estimated</i>	10	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	<i>Potential (net):</i>		<i>Density:</i>	
0	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	10

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0044	
<i>Site Address:</i>	18 & 20 Highland Road, Colehill BH21 2QN
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Site submitted by landowner
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Within a Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Trees with TPOs to S and E of No. 20. also protected trees along boundary of drive r/o 4 - 8 Meverley Gardens.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	Site promoted by landowner
<i>Topography:</i>	Site slopes significantly N - S downhill. Site is elevated above Meverley Gardens.
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	None identified.
<i>Site Access:</i>	Highland Road is single track at this point, partially unmade and unadopted.
<i>Infrastructure:</i>	None identified. Connection to mains electricity, water and sewerage systems would be achievable.
<i>Townscape:</i>	Mature residential area with low density detached dwellings.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Landowner has indicated the site could come forward. However, the Special Character Area policy has an impact on the development potential for the site.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Site is controlled by an identified private land owner
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill)
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Located within a settlement - Entirely in built-up area (infill)

<b>Site Potential / Supply</b>		<i>Estimated</i>	2	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	2	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0128</b>	
<i>Site Address:</i>	Land at Barnes Crescent, Gordon Road and Hardy Crescent, Wimborne BH21 2AY,
<i>Settlement:</i>	Wimborne <span style="float: right;"><i>Site area (Ha):</i> 1.42</span>
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Site submitted by landowner
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Few trees in rear gardens, not currently subject to TPOs
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Number of owners
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	None
<i>Infrastructure:</i>	In place
<i>Townscape:</i>	Bungalows along north of Barnes Crescent but mixture of residential development
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Multiple owners could affect delivery

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill)
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Planning consent recently granted to Housing Association for additional affordable housing units, which have been built. Some further potential remains. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Planning consent recently granted to Housing Association for additional affordable housing units, which have been built. Some further potential remains.

<b>Site Potential / Supply</b>		<i>Estimated</i> 10	<i>Theoretical</i> 50
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i> Supply Yrs 6 to 10 (2017-22):	<i>Density:</i> Supply Yrs 11+ (2022-27):
		10	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0352</b>	
<b>Site Address:</b>	Land at Old Manor Farmhouse Leigh Close BH212BT
<b>Settlement:</b>	Wimborne <span style="float: right;"><b>Site area (Ha):</b> 0.66</span>
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	RXO: Redevelopment or conversion of other uses
<b>Ownership:</b>	Unknown
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. The site is within the Urban Area. Old Manor Farm House is a Grade II* LB. The land to the north is within the green belt.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	There are some significant trees at Old Manor Farmhouse which do not have TPO protection. None at Wentworth's Yard.
<b>Flood Risk:</b>	None identified.
<b>Ownership:</b>	Not known.
<b>Topography:</b>	The site is flat.
<b>Contamination:</b>	Wentworth's Yard has a contaminated site from car body repairs.
<b>Environmental:</b>	There is a water course to the E boundary of the site (former moat) and to the S just outside the boundary of the site.
<b>Site Access:</b>	A private drive serves the site from Leigh Road. Single track to both sites and dwellings to the E of the site. Potential conflict.
<b>Infrastructure:</b>	Some mains facilities are likely to be connected already. Potential otherwise to connect.
<b>Townscape:</b>	The setting of the LB and stables are significant in the townscape & higher density devt could impact on it. Wentworth's Yard is an unattractive use for this location close to dwellings. To the N are historic red brick barns.
<b>Cost factors</b>	The builders yard is likely to be contaminated and costs to clear this ready for development are likely to be higher than normal. Development adjacent to the Grade II* LB will need to ensure it does not harm the setting of it - higher quality constructio
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership, proximity to the listed buildings and narrow access drive. Need to relocate existing business users to alternative satisfactory site.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Hazardous risk - Site is affected by a hazardous risk or contamination/pollution issue
<b>Achievability:</b>	Site prep costs - physical constraints - Site preparation costs are judged to be high (e.g. ground conditions; redevelopment or conversion etc)
<b>Conclusion:</b>	11+ year supply
<b>Further comments on final potential</b>	Half the site is within the curtilage of the Grade II* LB which restricts the type of devlt on this part. The other half has potential subject to the contaminated land being improved.

<b>Site Potential / Supply</b>	<i>Estimated</i>	<i>Potential (net):</i>	<i>Theoretical</i>	<i>Density:</i>
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 16	50

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0353	
<i>Site Address:</i>	143-185 Leigh Road BH212AD
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None
	Within the Urban Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Nothing significant, some small trees in rear gardens.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	could be difficult as many owners are involved.
<i>Topography:</i>	flat
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	None identified.
<i>Site Access:</i>	Dwellings have individual off road parking/drives/or garages directly from Leigh Road.
<i>Infrastructure:</i>	all services connected.
<i>Townscape:</i>	Residential area with Housing Association housing opposite and private housing to E and W. Leigh Road is a busy noisy route into the town used by delivery lorries/buses etc.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	There is potential in the rear gardens with access from Old Highway Mews and Leigh Close; also potential of larger plots coming forward for redevelopment or the reversion of the offices to flats.

<b>Site Potential / Supply</b>		<i>Estimated</i> 6	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		6	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b>		<b>3/25/0354</b>
<i>Site Address:</i>	118-124 Leigh Road Leigh Road	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 0.45
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Ordnance Survey maps / aerial photo	
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing	
<i>Ownership:</i>	Unknown	
<b>Planning Status</b>		
<i>Permissions:</i>	No PP ever granted	
<i>Policy:</i>	None	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	One large conifer to the rear and some small fruit trees.
<i>Flood Risk:</i>	None identified.
<i>Ownership:</i>	Multiple ownerships potentially although Housing Association will own main garaging area.
<i>Topography:</i>	Flat. The site is set slightly higher than Leigh Road.
<i>Contamination:</i>	None identified.
<i>Environmental:</i>	None identified.
<i>Site Access:</i>	Access is currently from Gordon Road into the site.
<i>Infrastructure:</i>	All mains services will be connected.
<i>Townscape:</i>	Surrounded by housing (Housing Association). There has already been some redevelopment on the adjoining site to the W at a higher density.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership, and the need to possibly replace the parking provision lost by the demolition of the garage blocks and/or access rights to neighbouring properties.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	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.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	10	<i>Supply Yrs 6 to 10 (2017-22):</i>	5	<i>Supply Yrs 11+ (2022-27):</i>	2
					50

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0355	
<i>Site Address:</i>	75- 93 Leigh Road BH212AA
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Small garden trees
<i>Flood Risk:</i>	none
<i>Ownership:</i>	several owners
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Noise from Leigh Rd , in particular noise on market days
<i>Site Access:</i>	No existing vehicle access from Leigh Rd or to rear. Harleston Villas has vehicle access to those properties and Abbeyfield property but is unmade road and possible private.
<i>Infrastructure:</i>	Presume existing infrastructure can be extended.
<i>Townscape:</i>	Adjacent to Conservation Area.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential for development depends on access from rear being available for buliding in rear gardens without demolishing any houses or on demolishing all the houses and rebuilding. 14 assumes access available from rear.

<b>Site Potential / Supply</b>		<i>Estimated</i> 14	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		10	4

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0356</b>	
<i>Site Address:</i>	Land rear of 3 - 5 Cromwell Road BH21 2BB
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban area. None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some small garden trees.
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Several ownerships, three?.
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Access would need to be off Grenville road cul de sac
<i>Infrastructure:</i>	Presume existing infrastructure can be extended.
<i>Townscape:</i>	Mostly 60s and 70s housing to east and south, Victorian properties to north and west.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 3 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Good open site with potential in residential area.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	7	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	7	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0357</b>	
<i>Site Address:</i>	126 - 156 Leigh Road, Wimborne BH21 2AG
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban area. No constraints to redevelopment

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	No TPO's, only small garden trees/fruit trees
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Many owners
<i>Topography:</i>	Relatively flat, except for slight elevation above Leigh Road.
<i>Contamination:</i>	None id.
<i>Environmental:</i>	Leigh Road is a busy B road into Wimborne - signal controlled junction.
<i>Site Access:</i>	Rear access would be preferable.
<i>Infrastructure:</i>	Mains services assumed to be connected
<i>Townscape:</i>	Primarily residential area of mid C20th, adj to Brook Road industrial estate.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	There is potential for back garden redevelopment with access from Brook Road or Beech Court - either small blocks of flats or mews style dwellings; there is also the longer term potential for redevelopment of 2 or more plots for flats as these houses come to the end of their lives.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	8	Supply Yrs 11+ (2022-27):	50
			6		0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0358</b>	
<i>Site Address:</i>	11 - 21 Greenclose Lane, Wimborne BH21 2AL
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	2-5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	The site lies within the existing urban area. Greenclose Farm is a Grade II LB.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Entire site is covered by a group TPO id. 7152 (WIM/9)
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Slight slope which would not preclude development.
<i>Contamination:</i>	None id
<i>Environmental:</i>	none id
<i>Site Access:</i>	Shared access with public footpath/track
<i>Infrastructure:</i>	All mains services connected
<i>Townscape:</i>	Higher density may impact on the setting of the LB
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Limited potential as dwellings are modern and one is a Grade II LB. Possibility for 1 dwelling to w of site although p/p refused in the past.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	1	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	Supply Yrs 6 to 10 (2017-22):	1	Supply Yrs 11+ (2022-27):	0
0				

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0359</b>	
<i>Site Address:</i>	10 - 22 St Johns Hill, Wimborne BH21 1DD
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban area. Within the St John's/Rowlands Hill Conservation Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	No TPO's, but several mature trees within the area in gardens.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Steep hill, but would not preclude development
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None id
<i>Infrastructure:</i>	All mains services connected
<i>Townscape:</i>	Part of the St John's/Rowlands Hill Conservation Area, so character of the area is important - must preserve or enhance
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Conservation Area status will have an impact on the delivery of addn development.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	This SHLAA site is highly desirable with period properties, and have a high monetary value. Difficult to envisage demolition of these properties and intensification, although possible if demand is apparent for mews or flats. Rydal Court has seen this happen - but very large site. The hill may also restrict development.

<b>Site Potential / Supply</b>	<i>Estimated</i>	5	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	<i>Potential (net):</i>		<i>Density:</i>	
0	<i>Supply Yrs 6 to 10 (2017-22):</i>	2	<i>Supply Yrs 11+ (2022-27):</i>	3

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0360</b>	
<b>Site Address:</b>	7 - 25 St Johns Hill, Wimborne BH21 1BX
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	0.99
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. Part lies within St John's/Rowlands Hill Conservation Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO group to N (Group A3 / 7076) and some individual TPO's to S of site
<b>Flood Risk:</b>	None id
<b>Ownership:</b>	Multiple owners
<b>Topography:</b>	Steep slope to S part of site - would not preclude development
<b>Contamination:</b>	None id
<b>Environmental:</b>	None id
<b>Site Access:</b>	None id
<b>Infrastructure:</b>	All mains services are connected
<b>Townscape:</b>	Part of site is within St Johns/Rowlands Hill Conservation Area, so redevelopment should preserve or enhance the character of the area
<b>Cost factors</b>	Anticipated normal range of development costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership. The site lies within the Conservation Area where additional development will be limited

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill).
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	Highly desirable and popular residential road - so hard to envisage wholesale redevelopment of this area. Potential for flat conversions or back garden plots, although slope may preclude some development.

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17)	3	50
0	Supply Yrs 6 to 10 (2017-22): 3	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0361</b>	
<b>Site Address:</b>	6 - 35 Cuthburga Road, Wimborne BH21 1LH
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	1.08
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	The site lies within the existing urban area. None - Conservation Area to the north

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	TPO group over entire site (7078 / WIM/3 A1). Good mature specimen trees, eg Cedar of Lebanon
<b>Flood Risk:</b>	None id
<b>Ownership:</b>	Multiple ownerships
<b>Topography:</b>	Slight slope but this would not preclude development
<b>Contamination:</b>	None id
<b>Environmental:</b>	None id
<b>Site Access:</b>	None id
<b>Infrastructure:</b>	All services connected
<b>Townscape:</b>	Attractive trees and period houses
<b>Cost factors</b>	Anticipated normal range of development costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	4 units developable 2 units 11 years plus Developable (10 Year Supply)
<b>Further comments on final potential</b>	Potential for devlt in back gardens - single dwellings or flats if combined. TPOed trees may restrict potential.

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17) 0	6	50
	Supply Yrs 6 to 10 (2017-22): 4	Supply Yrs 11+ (2022-27): 2

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0362	
<i>Site Address:</i>	43 - 57 Leigh Road, Wimborne BH21 1AE
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban. None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None - limited garden trees/fruit trees
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None id
<i>Infrastructure:</i>	All mains services connected
<i>Townscape:</i>	Adj to Roman Catholic Church, so future development should respect this use
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential for flats if several plots combined or a group of mews cottages also if plots combined. These scenarios are more likely than back garden development in this location.

<b>Site Potential / Supply</b>		<i>Estimated</i>	12	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	12	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0363	
<i>Site Address:</i>	24 - 38 Park Lane, Wimborne BH21 1LD
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None - the site lies within the existing urban area. The site lies within the Wimborne Conservation Area where development should enhance the quality of the area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO group (WIM/70 - 9390)
<i>Flood Risk:</i>	Not on site itself although Level 3 risk is adj to site
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id - although site will be opposite car park of proposed new supermarket on the cricket ground
<i>Site Access:</i>	Potentially due to new mini roundabout.
<i>Infrastructure:</i>	None, all services connected
<i>Townscape:</i>	Mixed area with a children's nurse, flats and shops nearby as well as housing in Lewens Lane.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Development will have to be acceptable within the Conservation Area.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Some re-development potential, but due to viability issues, unlikely in current economic climate. Developable (10 Year Supply)
<i>Further comments on final potential</i>	Park Lane has more potential than Lewens Lane in the short term, due to the age of dwellings and recently built flats adj to the site to W.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
<i>Supply Yrs 1 to 5 (2012-17)</i>	2	5	100
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		10	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0365</b>	
<b>Site Address:</b>	3 - 15 Rowlands Hill, Wimborne BH21 1AL
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	1.93
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	The site lies within the existing urban area. Within the Rowland Hill.St Johns Conservation Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Non TPO's, many mature trees within site
<b>Flood Risk:</b>	None id
<b>Ownership:</b>	Multiple owners
<b>Topography:</b>	Sloping NE to SW.
<b>Contamination:</b>	None id
<b>Environmental:</b>	None id
<b>Site Access:</b>	None - although leafy nature of road and setting could make multiple entrances hazardous.
<b>Infrastructure:</b>	All services connected
<b>Townscape:</b>	Mature setting and character and Conservation Area should be preserved or enhanced if development
<b>Cost factors</b>	Anticipated normal range of development costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<b>Conclusion:</b>	4 Developable (10 Year Supply) 4 Developable (10 Year Supply)
<b>Further comments on final potential</b>	Conservation Area poses limitations as does slope which is steep in places. Potential for flat conversions in the Victorian dwellings on the larger plots or an additional dwelling in some of the larger plots. Several dwellings are recently built & unlikely to be developed.

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17)	4	50
	Supply Yrs 6 to 10 (2017-22):	Supply Yrs 11+ (2022-27):
0	4	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0366</b>	
<i>Site Address:</i>	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne BH22 2QQ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	The site lies within the existing urban area. Part Special Character Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Variety of trees types and sizes, especial y in Giddylake. TPO
<i>Flood Risk:</i>	none
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	Rowlands Hill and Giddylake are both slopes. May not be a problem for development but not good for access by anything other than a vehicle.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Rowlands Hill and Giddylake are both slopes. May not be a problem for development but not good for access by anything other than a vehicle. Giddylake is unmade track.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	Currently Giddylake is low density. Newer development higher but still detached houses.
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill).
<i>Achievability:</i>	Character of area and unmade nature of Giddylake restrict development.
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Character of area and unmade nature of Giddylake restrict development. Development assessed as 6 infill plots and redevelopment of one site into 8 flats.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	12	Supply Yrs 11+ (2022-27):	0
			14		50

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0367</b>	
<b>Site Address:</b>	1 - 41 Highland Road, Wimborne BH21 2QL
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Unknown
<b>Site area (Ha):</b>	3.63
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	The site lies within the existing urban . Part Special Character Area

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Variety of large trees in gardens, TPO
<b>Flood Risk:</b>	None
<b>Ownership:</b>	Multiple ownership
<b>Topography:</b>	Land falls to the south
<b>Contamination:</b>	None
<b>Environmental:</b>	None
<b>Site Access:</b>	Existing accesses but Highland Road is unmade.
<b>Infrastructure:</b>	Presume existing infrastructure can be used.
<b>Townscape:</b>	Currently low density
<b>Cost factors</b>	Anticipated normal range of development costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 6 or more owners. Redevelopment unlikely, potential for infill very limited. Potential for redevelopment of one large plot.
<b>Suitability:</b>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Potential for redevelopment of one large plot.
<b>Conclusion:</b>	Developable (10 Year Supply)
<b>Further comments on final potential</b>	Redevelopment unlikely, potential for infill very limited. Potential for redevelopment of one large plot.

<b>Site Potential / Supply</b>		<i>Estimated</i>	2	<i>Theoretical</i>	50
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0370</b>	
<i>Site Address:</i>	3 - 7 Byron Road, Wimborne BH21 1NU
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies within the existing urban area. None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some small garden trees and one good sized silver birch
<i>Flood Risk:</i>	Part of site is within 20m Bank Top Buffer.
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None- site slopes away from Byron Rd to river.
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing accesses from Byron Road
<i>Infrastructure:</i>	Presume existing can be extended
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of development costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 3 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	11+ year supply
<i>Further comments on final potential</i>	Site has potential for redevelopment if all plots are promoted.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	4	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	0	Supply Yrs 11+ (2022-27):	4

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0399</b>	
<i>Site Address:</i>	1 - 9 Gordon Road, Wimborne BH21 2AP
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Policy SHDEV6 supports the development of small scale shops in a community setting such as this, so its loss may be resisted, or a replacement provided.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None
<i>Ownership:</i>	A number of owners are included in this site
<i>Topography:</i>	Flat
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	None although rear parking might be safer as this site sits at the entrance to the estate - busy thoroughfare.
<i>Infrastructure:</i>	None identified
<i>Townscape:</i>	None. Existing 1950's modern housing.
<i>Cost factors</i>	Anticipated normal range of costs, with the need to provide shops at ground floor level and off street parking too the rear of the site for safety. The existing shop has recently been refurbished and is therefore unlikely to come forward for redevelopment
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Located within a settlement - Entirely in built-up area (infill). Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Complete redevelopment is possible with new dwellings and flats over the shops. Potential for 13 units - net gain of 7 after losses, but is likely to be post 11 years.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	7	<i>Theoretical Density:</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	7

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0415	
<i>Site Address:</i>	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne BH21 1AY
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Detailed PP Not Started
<i>Policy:</i>	None
	Site area (Ha): 2.04

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Limited to a few individual trees - no TPO's
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Level
<i>Contamination:</i>	Unknown, but unlikely
<i>Environmental:</i>	The site is adjacent to the Brook Road industrial Estate and FRL in particular, who wish to expand their adjacent facility. Part of the site is within 400m of a sewage works where Wessex Water may now not object to certain forms of housing.
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Unknown
<i>Townscape:</i>	Very uniform layout and house-types at present, but potential via Brook Road without significant impact on Barnes Crescent.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Potential for dwellings in the rear gardens of all properties similar to rear developments in Charles Keightley Court/Hardy Crescent
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Part deliverable within 5 year and part within 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for dwellings in the rear gardens of all properties similar to rear developments in Charles Keightley Court/Hardy Crescent

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	20	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	10	Supply Yrs 6 to 10 (2017-22):	10	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0416</b>	
<i>Site Address:</i>	Northern Portion Flight Refuelling Site, Brook Road, Wimborne BH21 2BJ
<i>Settlement:</i>	Wimborne <span style="float: right;"><i>Site area (Ha):</i> 1.81</span>
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	
<i>Flood Risk:</i>	
<i>Ownership:</i>	
<i>Topography:</i>	Flat
<i>Contamination:</i>	Due to previous industrial use - needs research
<i>Environmental:</i>	Adjoins industry to the south
<i>Site Access:</i>	None
<i>Infrastructure:</i>	
<i>Townscape:</i>	Residential development to east single storey with open frontages. To the west houses are uniform in small terraces.
<i>Cost factors</i>	
<i>Delivery factors:</i>	

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Landowner has expressed an interest in releasing the land for development
<i>Suitability:</i>	
<i>Achievability:</i>	
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Landowner has expressed an interest in releasing the land for housing.

<b>Site Potential / Supply</b>		<i>Estimated</i> 50	<i>Theoretical</i> 50
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>	<i>Density:</i>
		Supply Yrs 6 to 10 (2017-22):	Supply Yrs 11+ (2022-27):
		50	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0420	
<i>Site Address:</i>	60 -82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne BH21 2AT
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	Site area (Ha): 3.54

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Tree belt along southern boundary with FRL site. TPO.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners, including Housing Association.
<i>Topography:</i>	Level site
<i>Contamination:</i>	Unknown - possible impact from adj industrial site?
<i>Environmental:</i>	The southern most part of the site is adjacent to the FRL industrial building (although a current pa exists for possible res. Dev. Of the site), the eastern portion is within 400m of a sewage works - subject to smell nuisance, & Riverside Park Ind units.
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Unknown
<i>Townscape:</i>	Part of a very uniform post war council housing estate with larger than average gardens.
<i>Cost factors</i>	Normal range of costs anticipated.
<i>Delivery factors:</i>	Multiple owners may hinder redevelopment.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Based on recent planning permissions - back garden development possible in Hardy Crescent and 1 plot in Barnes Crescent

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
Supply Yrs 1 to 5 (2012-17)	8	Supply Yrs 6 to 10 (2017-22):	18	Supply Yrs 11+ (2022-27):	50
			10		0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0423	
<i>Site Address:</i>	Wimborne Market, Station Terrace, Wimborne
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	1 owner
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Policy WIMCO7 - limits operating of the market to 3 days a week plus a max of 6 days a year. Restricts extensions to the market - traffic generation etc.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	None id
<i>Topography:</i>	Flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id - market creates noise and nuisance/ traffic generation for local residents. Light industrial units adjoining site to S.
<i>Site Access:</i>	None - existing.
<i>Infrastructure:</i>	Services connected or could be connected to existing.
<i>Townscape:</i>	None - area could be greatly enhanced to fit in with the historic Railway town area.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Single owner may be unwilling to relinquish site unless alternative site is found for market. However discussions have taken place with the owner to discuss alternatives to the current market location.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Control of site - Site is controlled by an identified private land owner
<i>Suitability:</i>	Townscape landscape character - Development at this site may have a significant positive impact on the key townscape characteristics of the area, and it is well located to the town centre, a primary school, GP surgery and public transport routes.
<i>Achievability:</i>	Economic viability of alt uses to housing - The economic viability of possible alternative uses of the site makes developing the site for housing of questionable viability in the current economic climate .
<i>Conclusion:</i>	Site is developable once alternative market location found and established.
<i>Further comments on final potential</i>	A well located site with excellent links to the town centre and transport links. However the landowner has expressed viability issues in the current economic climate.

<b>Site Potential / Supply</b>		<i>Estimated</i> 100	<i>Theoretical</i> 60
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i> 60	<i>Supply Yrs 11+ (2022-27):</i> 40

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0425	
<i>Site Address:</i>	14-20 Station Road, Wimborne BH21 1RG
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Lies within St Catherine's Special Character Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Limited - few
<i>Flood Risk:</i>	Adj Flood Zone 2 - River Stour immediately to S of site.
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	Proximity to River Stour.
<i>Site Access:</i>	Track within site - unmade - private? Parking is restricted due to lack of off street parking and road is used for on street parking by visitors to the market and the town.
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	Historic railway town area of Wimborne.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for back garden development with access from Newman's Close

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 1	4	50
	Supply Yrs 6 to 10 (2017-22): 3	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b>		<b>3/25/0426</b>
<i>Site Address:</i>	Griffen Court and 30-42 New Borough, Wimborne BH21 1RB	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 1.69
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Ordnance Survey maps / aerial photo	
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing	
<i>Ownership:</i>	Unknown	
<b>Planning Status</b>		
<i>Permissions:</i>	No recent relevant PP	
<i>Policy:</i>	Part of the site lies within the St Catherine's Special Character Area.	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Mainly landscaping on frontage with the odd substantial tree in a rear garden and close to Poole Road/Station Road junction which may be worthy of a TPO.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Flat
<i>Contamination:</i>	unknown
<i>Environmental:</i>	Adjoining modern light industrial estate. Existing commercial use in the site not problematic.
<i>Site Access:</i>	An existing one way system and junction of Station Road/Poole Road may be a conflict. Existing footpath link would make site more permeable.
<i>Infrastructure:</i>	
<i>Townscape:</i>	Pockets of uniform victorian houses - reflect the character of the surrounding area. Problem of on street parking.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Potential with the Builders Hire Depot in the centre of the site - rather than with the Victorian cottages or modern flats - and acquisition of part of the rear gardens in New Borough and garages of Griffen Court to give a reasonable sized site.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Supply Yrs 6 to 10 (2017-22):</i>	30	<i>Supply Yrs 11+ (2022-27):</i>	50
			20		10

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0427</b>	
<i>Site Address:</i>	8-40 Avenue Road, Wimborne BH21 1BT
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Lies within the Rowland's Hill and St John's Hill Conservation Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	3 TPO's within site to the W - in rear gardens.
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None - flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Existing
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	Part of the Conservation Area - mature and attractive family housing. However some redevelopment has begun to take place in (larger) rear gardens of mews and flats.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Back garden potential in New Borough and at 8 Avenue Rd inspite of earlier refusals here.A recent Appeal decision supported back garden development in this location.

<b>Site Potential / Supply</b>		<i>Estimated</i>	4	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	1	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	3	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0429	
<b>Site Address:</b>	1-14 St Catherines and 49-71 Poole Road, Wimborne BH21 1QB
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	SRI: Subdivision, redevelopment or intensification of existing housing
<b>Ownership:</b>	Over 5 owners
<b>Site area (Ha):</b>	1.02
<b>Planning Status</b>	
<b>Permissions:</b>	No recent relevant PP
<b>Policy:</b>	Part of the site falls within the Wimborne Conservation Area and the rest lies within the St Catherine's Special Character Area.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Some in back gardens - no TPOs
<b>Flood Risk:</b>	Poole Rd - Flood Zone 2 and Groundwater PC3.
<b>Ownership:</b>	Multiple ownerships
<b>Topography:</b>	Relatively flat
<b>Contamination:</b>	None id
<b>Environmental:</b>	Proximity of river and flood risk - main concern.
<b>Site Access:</b>	Poole Rd is busy axis from Wimborne to Poole; St Catherines and Allen Rd have no off street parking due to the age of the dwellings.
<b>Infrastructure:</b>	Services connected
<b>Townscape:</b>	Area is recognised as contributing to the character and setting of the Wimborne Conservation Area. The Railway town area of Wimborne is also recognised in the Special Character designation.
<b>Cost factors</b>	Anticipated normal range of costs
<b>Delivery factors:</b>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<b>Suitability:</b>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<b>Conclusion:</b>	Deliverable (5 Year Supply)
<b>Further comments on final potential</b>	Backland development of Poole Rd properties with access from Broadway Gardens

<b>Site Potential / Supply</b>	<b>Estimated Potential (net):</b>	<b>Theoretical Density:</b>
Supply Yrs 1 to 5 (2012-17)	3	50
1	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0434	
<b>Site Address:</b>	Deans Court Lane, Wimborne BH21 1EE
<b>Settlement:</b>	Wimborne
<b>Parish:</b>	25.Wimborne Minster CP
<b>Source of site:</b>	Ordnance Survey maps / aerial photo
<b>SHLAA Ref:</b>	RXO: Redevelopment or conversion of other uses
<b>Ownership:</b>	2-5 owners
<b>Site area (Ha):</b>	0.52
<b>Planning Status</b>	
<b>Permissions:</b>	No PP ever granted
<b>Policy:</b>	Within Conservation Area and Town Centre Policy Area. Listed Buildings to S of site.

<b>Site Constraints</b>	
<b>Trees / TPO:</b>	Small specimens on site
<b>Flood Risk:</b>	South and East of site has Groundwater PC 3 and Flood Zone 2. E of site EDDC Bank Top
<b>Ownership:</b>	Multiples owners - EDDC owns the traders carpark
<b>Topography:</b>	None
<b>Contamination:</b>	None id
<b>Environmental:</b>	None id
<b>Site Access:</b>	Single track lane.
<b>Infrastructure:</b>	mains services connected
<b>Townscape:</b>	LB's nearby, historic centre
<b>Cost factors</b>	Anticipated normal range of costs to clear site, with provision required to alleviate flood risk.
<b>Delivery factors:</b>	It is not known if the owner is willing to develop the site. Possible replacement needed for the Traders Car park.

<b>Deliverable / Developable</b>	
<b>Availability:</b>	It is not known if the owners are willing to develop the site.
<b>Suitability:</b>	Town centre location - accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<b>Achievability:</b>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site. Need to replace car park.
<b>Conclusion:</b>	
<b>Further comments on final potential</b>	Limited scope for redevelopment except to SW of site to avoid flooding. Potential on this basis for approx 8 units

<b>Site Potential / Supply</b>		<i>Estimated</i>	8	<i>Theoretical</i>	100
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i>		<i>Density:</i>	
		Supply Yrs 6 to 10 (2017-22):	8	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0435	
<i>Site Address:</i>	41-44 King Street, Wimborne BH21 1EB
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Within Conservation Area with Listed Buildings and The Minster very close by.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None on site
<i>Flood Risk:</i>	Groundwater PC 2 and 3
<i>Ownership:</i>	None id
<i>Topography:</i>	Slope within site - would not preclude development
<i>Contamination:</i>	None id
<i>Environmental:</i>	Possible noise from King St
<i>Site Access:</i>	Existing access from King St - busy main exit route from town - one way street - also pedestrian access from the car park to the N
<i>Infrastructure:</i>	Mains services connected
<i>Townscape:</i>	Historic street and The Minster
<i>Cost factors</i>	Anticipated normal range of costs to clear site.
<i>Delivery factors:</i>	It is not known if the owner is willing to develop the site. The provision of an alternative site for the Adult Learning Centre may have to be found.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	It is not known if the owners are willing to develop the site.
<i>Suitability:</i>	Town centre location - accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	11+ year supply
<i>Further comments on final potential</i>	Potential conversion of Victorian building to provide 12 units if the Adult Education Centre no longer remains viable.

<b>Site Potential / Supply</b>		<i>Estimated</i> 12	<i>Theoretical</i> 100
Supply Yrs 1 to 5 (2012-17)	0	<i>Potential (net):</i> Supply Yrs 6 to 10 (2017-22):	<i>Density:</i> Supply Yrs 11+ (2022-27):
		0	12

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0438</b>	
<i>Site Address:</i>	British Legion Club, West Borough, Wimborne BH21 1ES
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	1 owner
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Within Conservation Area and Town Centre Policy Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None id
<i>Flood Risk:</i>	Groundwater PC 2 and 3
<i>Ownership:</i>	Possibly although it is likely the Legion will resist the loss in the town at the moment - in the coming years there are likely to be fewer members.
<i>Topography:</i>	slight slope uphill E to W - would not preclude devlt.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Access from both West Borough (one way) and Redcotts lane (ped only at present) and single track.
<i>Infrastructure:</i>	Connected.
<i>Townscape:</i>	Historic environment
<i>Cost factors</i>	Anticipated normal range of costs to clear site.
<i>Delivery factors:</i>	It is not known if the owner is willing to develop the site. The provision of an alternative site for the British Legion may be needed in the town.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in single ownership. Planning Permission has not been granted for development.
<i>Suitability:</i>	Town centre location - accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential for complete redevelopment of site for flats or mews cottages

<b>Site Potential / Supply</b>		<i>Estimated</i> 20	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		20	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0439	
<i>Site Address:</i>	Westfield Close, Wimborne BH21 1ES
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	<i>Site area (Ha):</i> 1.08

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPOs to S of site id ref. 7091/WIM/6
<i>Flood Risk:</i>	Groundwater PC 2 and 3
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	Slight slope - would not preclude development.
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Victoria Rd is a busy route into and out of Wimborne.
<i>Infrastructure:</i>	Likely to be connected
<i>Townscape:</i>	None id
<i>Cost factors</i>	Anticipated normal range of costs to clear site.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Town centre location - accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site.
<i>Conclusion:</i>	2 units in the first 5 years supply & 2 in the 10 year supply. Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	Potential for backland development accessed from the car park into Westfield Close, and 2 for 1 redevelopment in the larger plots.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	4	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	2	Supply Yrs 6 to 10 (2017-22):	2	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0440</b>	
<i>Site Address:</i>	Westfield House and Moray Court, Redcotts Lane, Wimborne BH21 1JY
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Over 5 owners
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	None - abutting the town centre Conservation Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Entire site within TPO group - some very large specimens
<i>Flood Risk:</i>	Groundwater PC 2 and 3
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	none id
<i>Contamination:</i>	none id
<i>Environmental:</i>	None id
<i>Site Access:</i>	None - from both Westfield Close and Redcotts Lane
<i>Infrastructure:</i>	None - mains connected
<i>Townscape:</i>	none
<i>Cost factors</i>	Anticipated normal range of costs to clear site.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Flats already on site. Limited potential only possibly in the garden to the south of Moray Court.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	6	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	6	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0441</b>	
<i>Site Address:</i>	7-31 Victoria Road, Wimborne BH21 1EN
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	The site lies partially within a Special Character Area where unsympathetic development is resisted.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Small garden trees in front gardens. Some larger trees in rear gardens. Trees in copse behind 60's houses and on OS in front of Cuthbury bungalows.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Vehicular access to detached houses. None to older houses in south but ones to north have access into front gdns. Footpath between newer houses and older ones has vehicle access for few yards. Footpath access from Cuthbury Gdns
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	None
<i>Cost factors</i>	Anticipated normal range of costs.
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Special Character Area policy is a limit on possible redevelopment.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Capacity for building at rear but demolition and rebuilding unlikely. SCA a limitation

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17)	2	50
	Supply Yrs 6 to 10 (2017-22):	Supply Yrs 11+ (2022-27):
0	2	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0442	
<i>Site Address:</i>	37-51 Victoria Road, Wimborne BH21 1EN
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	Applications submitted but PP refused
<i>Policy:</i>	Special Policy area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some small garden trees and a few larger ones.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Vehicular access inot front gardens of some properties. Footpath at rear with some pedestrian rear access into gardens.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	An area of the town built in Victorian or Edwardian period. Character is mostly semis. 1980s Cuthbury Gdns houses to rear and some bungalows of same period to north east of the site. 30's houses opposite
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Possible sub division of plots by building in rear. Demolition of existing properties unlikely.

<b>Site Potential / Supply</b>		<i>Estimated</i> 2	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		2	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/16/0443</b>	
<i>Site Address:</i>	Netherwood Place and Cowgrove, Wimborne BH21 4EN
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Located on the edge of the Green Belt

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Trees on open space which have TPOs
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships? Or one?
<i>Topography:</i>	Some level changes, site rises to north away from Cowgrove Rd
<i>Contamination:</i>	None
<i>Environmental:</i>	Noise from football club opposite
<i>Site Access:</i>	Existing access from Cowgrove Rd. Cowgrove Rd is narrow and no pavements
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Almshouses and chapel, some of which are listed are adjacent and would constrain design
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	It is not known if the owner is willing to develop the site.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	It is not known if the owner is willing to develop the site.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	It is not known if the owner is willing to develop the site.
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	It is not known if the owner is willing to develop the site.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 0	2	30
	Supply Yrs 6 to 10 (2017-22): 2	Supply Yrs 11+ (2022-27): 0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0446</b>	
<i>Site Address:</i>	47-61 West Borough and 1-10 Blind Lane, Wimborne BH21 1NJ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Properties in southern part are in conservation area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Few trees, none large
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Blind Lane is narrow, 30s houses have short drives and garages in front gardens. Older semis have drive ways into front gardens in the main, but pair to south have no vehicular access.
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Adjacent to conservation area. Victorian/Edwardian form part of character of area and development of the town
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Demolition and rebuilding unlikely although properties converted to offices could be replaced as flats or converted to flats. Garages and cadets hut to north could be replaced by flats.

<b>Site Potential / Supply</b>		<i>Estimated</i>	10	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	10	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0448</b>	
<i>Site Address:</i>	40-56 West Borough and 13-35 East Borough, Wimborne BH21 1NQ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Conservation area and Listed buildings

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPO on garden of property corner of Priors Walk and West Borough.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownership
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Corner site by traffic lights so some traffic noise
<i>Site Access:</i>	Vehicular access only in East Borough or in front of corner property
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Conservation area and listed buildings which will limit redevelopment potential.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Number of Listed Buildings and Conservation Area status of West Borough frontage will limit development potential.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Potential for demolition of one property and construction of a mix of houses and flats.

<b>Site Potential / Supply</b>		<i>Estimated</i>	8	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	8	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0451</b>	
<i>Site Address:</i>	86-118 West Borough and 77-89 East Borough, Wimborne BH21 1NH
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Conservation Area

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some trees in gardens. Trees around block of flats
<i>Flood Risk:</i>	None.
	Groundwater 2 and 3
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Road noise from West Borough
<i>Site Access:</i>	Few vehicular access points due to age of properties. Some access off East Borough and some to 30s dwellings and 60s garage court on West Borough
<i>Infrastructure:</i>	presume existing infrastructure can be used
<i>Townscape:</i>	Listed buildings and conservation area.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership. Conservation Area and Listed Buildings limit redevelopment potential.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site Mixed scheme maybe preferable, therefore lower estimate of number
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Listed buildings and Conservation Area may make infilling difficult. Some small potential.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17)	4	50
0	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 4

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0452	
<i>Site Address:</i>	46-66 East Borough, Wimborne BH21 1PL
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No recent relevant PP
<i>Policy:</i>	Adjacent to the Conservation Area and abutting the green belt.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	One large oak tree in front garden of 20's house
<i>Flood Risk:</i>	Appears to be just outside flood area
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing accesses to 1920s houses with garage court behind 1970s houses. Area divided by entrance to middle school which may restrict any potential
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Conservation area to west
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site Mixed scheme maybe preferable, therefore lower estimate of number
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Age and quality of buildings on East Borough mean that it is unlikely they will be demolished. There are two bungalows on the entrance to Allenbourn School which could be demolished and together with the garages could form a small site.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17)	0	50
	Supply Yrs 6 to 10 (2017-22):	0
		Supply Yrs 11+ (2022-27):

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0457</b>	
<i>Site Address:</i>	Milton Road, Shakespeare Road and Tennyson Road, Wimborne BH21 1NY
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	None
	Site area (Ha): 2.38

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	TPOs on 5 individual trees
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple owners
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	Green Belt agricultural land and garage redevelopment site to the west, flood plain south of site
<i>Site Access:</i>	None
<i>Infrastructure:</i>	Presumed that existing infrastructure can be used/extended
<i>Townscape:</i>	Loss of Edwardian properties would be to detriment of local architectural interest
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with a number of owners, although individual plots could be promoted.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development may be constrained or delayed by an insufficient number of developers on site
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	One plot has recently been redeveloped. Similar large plots also have potential, but the Victorian/Edwardian streets are popular period family houses. Scope for 2 for 1 or subdivision of 1 or 2 plots.

<b>Site Potential / Supply</b>	<i>Estimated Potential (net):</i>	<i>Theoretical Density:</i>
Supply Yrs 1 to 5 (2012-17) 0	4	50
	Supply Yrs 6 to 10 (2017-22): 0	Supply Yrs 11+ (2022-27): 4

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0477</b>	
<i>Site Address:</i>	Otto Kampf 46-54 Leigh Road, Wimborne BH21 1AQ
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	None

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	None id
<i>Ownership:</i>	Unknown
<i>Topography:</i>	Flat
<i>Contamination:</i>	None id
<i>Environmental:</i>	None id
<i>Site Access:</i>	Existing although Leigh Road is busy at this point
<i>Infrastructure:</i>	Services connected
<i>Townscape:</i>	Generally small scale Victorian cottages nearby, 1930's semis opposite and St Catherine's RC Church. Abuts ST Catherine's Special Character Area and the allotments.
<i>Cost factors</i>	Normal range of cost factors anticipated, although the industrial use of the site may involve higher costs of site preparation.
<i>Delivery factors:</i>	An alternative site would need to be found for the business on site.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Intention to develop - Controller of site has not made intention known
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Economic viability of existing use of site - No clear judgement can be made regarding the economic viability of the existing use of the site compared to reuse for housing.
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Potential for a small number of units on this site close to the town centre if the business were to relocate. This would depend on the viability of the scheme.

<b>Site Potential / Supply</b>		<i>Estimated</i>	6	<i>Theoretical</i>	50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	6	<i>Supply Yrs 11+ (2022-27):</i>	6

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0479</b>	
<i>Site Address:</i>	56-68A Leigh Road, 1-13 Crescent Road and 2-14 Grove Road, Wimborne BH21 1BW
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	More than 1 application relating to SHLAA site
<i>Policy:</i>	Special Character Area.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some small garden trees.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Some accesses into front gardens but few plots wide enough to have rear access.
<i>Infrastructure:</i>	Presume existing infrastructure can be used.
<i>Townscape:</i>	Whole area developed at much the same time, so relatively homogenous. Some newer infilling. Some houses retain more period features than others.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of multiple ownership.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Intention to develop - Controller of site has not made intention known
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Access is possible to rear of properties in some places. A small scheme would be feasible.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>	8	<i>Theoretical Density:</i>	50
Supply Yrs 1 to 5 (2012-17)	0	Supply Yrs 6 to 10 (2017-22):	8	Supply Yrs 11+ (2022-27):	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0484</b>	
<i>Site Address:</i>	1-45 Julians Road and 17-19 King Street, Wimborne BH21 1EF
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Ordnance Survey maps / aerial photo
<i>SHLAA Ref:</i>	SRI: Subdivision, redevelopment or intensification of existing housing
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Conservation area and adjacent to Green Belt boundary

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	Some large trees on Julians Rd in front and rear gardens. Dentists has trees on boundary. House adj Model Town has large trees on front and to rear.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	Multiple ownerships
<i>Topography:</i>	None
<i>Contamination:</i>	None
<i>Environmental:</i>	None
<i>Site Access:</i>	Few opportunities for additional accesses. Existing access points into front gardens only on Julians Road and on King St.
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Victorian buildings, very distinctive area of town
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Likely site acquisition issues because of more than one owner

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 6 or more owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Single or several developers - Development is unlikely to be constrained or delayed by the number of developers on site
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Redevelopment of properties on King St is the only possibility of development in this area. The properties on Julians Road form an interesting area of the town and it is unlikely they would be redeveloped.

<b>Site Potential / Supply</b>		<i>Estimated</i> 5	<i>Theoretical</i> 50
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>	<i>Density:</i>
		<i>Supply Yrs 6 to 10 (2017-22):</i>	<i>Supply Yrs 11+ (2022-27):</i>
		5	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b>		<b>3/25/0485</b>
<i>Site Address:</i>	Old Road Car Park, Wimborne BH21 1EJ	
<i>Settlement:</i>	Wimborne	<i>Site area (Ha):</i> 0.44
<i>Parish:</i>	25.Wimborne Minster CP	
<i>Source of site:</i>	Plan allocation - no planning application	
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses	
<i>Ownership:</i>	2-5 owners	
<b>Planning Status</b>		
<i>Permissions:</i>	Applications submitted but PP refused	
<i>Policy:</i>	Policy WIMCO1. Area may be redeveloped for housing, offices or business. Council has recently determined to sell their part of the site for affordable housing.	

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	1 tree on boundary between old milk depot and car park, trees around vehicle depot to rear. Trees on frontage to Victoria Rd.
<i>Flood Risk:</i>	None
<i>Ownership:</i>	More than one owner.
<i>Topography:</i>	None
<i>Contamination:</i>	Possibly due to industrial uses.
<i>Environmental:</i>	None
<i>Site Access:</i>	Existing access to all off Old Rd and access to rear land off Victoria Rd
<i>Infrastructure:</i>	Presume existing infrastructure can be used
<i>Townscape:</i>	Part within Conservation area.
<i>Cost factors</i>	Anticipated normal range of costs
<i>Delivery factors:</i>	Site already allocated for redevelopment in the Local Plan, site less constrained than others.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Ownership - The site is in multiple ownership, with 2 or 3 owners
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Site already allocated for redevelopment in the Local Plan, site less constrained than others.
<i>Conclusion:</i>	Deliverable (5 Year Supply)
<i>Further comments on final potential</i>	EDDC have determined to dispose of the car park for housing (approx 8 units). The old coach park is capable of development and the builder's office is now now available, but may be towards the end of the plan period.

<b>Site Potential / Supply</b>		<i>Estimated Potential (net):</i>		<i>Theoretical Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	15	<i>Supply Yrs 6 to 10 (2017-22):</i>	0	<i>Supply Yrs 11+ (2022-27):</i>	3
			15		50

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details 3/25/0758</b>	
<i>Site Address:</i>	Car Park rear of 1-5 High Street BH21 1HR
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Previous Urban Capacity Study
<i>SHLAA Ref:</i>	RCP: Redevelopment of car parks
<i>Ownership:</i>	Unknown
<b>Planning Status</b>	
<i>Permissions:</i>	No PP ever granted
<i>Policy:</i>	Conservation Area, Town Centre designation, and designated as a Car Park in the Local Plan.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	None
<i>Flood Risk:</i>	Eastern part of the site is within Flood Zone 2 and within the 20m bank top designation.
<i>Ownership:</i>	1 owner assumed.
<i>Topography:</i>	Level site
<i>Contamination:</i>	None
<i>Environmental:</i>	Within town centre with a mix of commercial developments in the vicinity.
<i>Site Access:</i>	Narrow access off the High Street.
<i>Infrastructure:</i>	
<i>Townscape:</i>	Part of old burbage plot layout of the town.
<i>Cost factors</i>	Normal range of costs.
<i>Delivery factors:</i>	Could be part of a larger redevelopment with adjoining land.

<b>Deliverable / Developable</b>	
<i>Availability:</i>	Intention to develop - Controller of site has not made intention known.
<i>Suitability:</i>	Accessibility by foot to local services - Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery
<i>Achievability:</i>	Attractiveness of location - The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing
<i>Conclusion:</i>	Developable (10 Year Supply)
<i>Further comments on final potential</i>	Allocated as a car park in the current Local Plan, will retain an important town centre car park function with the re ordering of The Square, where parking will be lost. Part of the site is Flood zone 3. However, there could be potential for some ground floor commercial development with flats over.

<b>Site Potential / Supply</b>		<i>Estimated</i>	6	<i>Theoretical</i>	30
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Potential (net):</i>		<i>Density:</i>	
		<i>Supply Yrs 6 to 10 (2017-22):</i>	6	<i>Supply Yrs 11+ (2022-27):</i>	0

## East Dorset SHLAA 2012 Report – Included Sites 6-15 years

<b>Site Details</b> 3/25/0795	
<i>Site Address:</i>	Wimborne First School School Lane
<i>Settlement:</i>	Wimborne
<i>Parish:</i>	25.Wimborne Minster CP
<i>Source of site:</i>	Council Officer survey
<i>SHLAA Ref:</i>	RXO: Redevelopment or conversion of other uses
<i>Ownership:</i>	1 owner
<b>Planning Status</b>	
<i>Permissions:</i>	
<i>Policy:</i>	none
	The playing fields are identified as open space in the existing Local Plan. Adjacent to the Conservation Area boundary.

<b>Site Constraints</b>	
<i>Trees / TPO:</i>	
<i>Flood Risk:</i>	none
<i>Ownership:</i>	
<i>Topography:</i>	Flat
<i>Contamination:</i>	
<i>Environmental:</i>	
<i>Site Access:</i>	Existing access off School Lane - which gets congested with school traffic morning and afternoon
<i>Infrastructure:</i>	
<i>Townscape:</i>	On the edge of the conservation area.
<i>Cost factors</i>	
<i>Delivery factors:</i>	

<b>Deliverable / Developable</b>	
<i>Availability:</i>	
<i>Suitability:</i>	
<i>Achievability:</i>	
<i>Conclusion:</i>	
<i>Further comments on final potential</i>	Potential to replace the old school buildings and playing fields with sympathetically designed dwellings that will enhance the townscape and surveillance of the park.

<b>Site Potential / Supply</b>		<i>Estimated</i>	30	<i>Theoretical</i>	30
		<i>Potential (net):</i>		<i>Density:</i>	
<i>Supply Yrs 1 to 5 (2012-17)</i>	0	<i>Supply Yrs 6 to 10 (2017-22):</i>	30	<i>Supply Yrs 11+ (2022-27):</i>	0