



Core Strategy Submission

East Dorset New Neighbourhoods Delivery Risk Assessment

FD5



Prepared by Christchurch Borough Council and
East Dorset District Council

June 2013

Introduction

This report considers the likely risks associated with delivering strategic housing and employment sites within East Dorset, identified in the Christchurch and East Dorset Core Strategy. These are considered individually by settlement with an explanation about whether a risk is relevant, or is mitigated for in the Core Strategy and thereby increasing the likelihood the development can and will go ahead.

East Dorset Residential Sites

Wimborne and Colehill

WMC3: Cuthbury Allotments and St Margaret's Close

1 St Margaret's Close

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Is the landowner willing to develop the site?	East Dorset District Council owns the site, so intends to deliver it to meet the housing requirements identified in the Core Strategy.	Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be implemented?	It is readily deliverable and has highway access directly onto an existing adopted highway. Transport authority has not raised any concerns. A travel plan is required as a pre-requisite of development (Policy KS11)	Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has a strategy been agreed to provide for heathland mitigation?	The scale of the site does not require the provision of a SANG. Mitigation will be provided in accordance with Policy ME2.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
There is a badgers' sett on the boundary with the adjacent Wimborne Cemetery. Will this risk the delivery of the site?	The presence of a badgers' sett on site may limit the extent of the developable area, but will not totally preclude development.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the site provide the affordable housing sought in the Core Strategy?	The land is in the Council's ownership and the provision of affordable housing is a key Council aim. The site can deliver affordable housing in line with Policy LN3.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Estimated Time of Completion

The site could be completed within 12 months of commencement. It is currently likely to be completed post 2019.

Conclusion

The site is available and deliverable and has no major constraints on development.

2 Cuthbury Allotments

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the landowner willing to develop the site?	This site is in private ownership, but the landowner has entered into an Option Agreement with a local developer, Wyatt Homes. Part of the site is occupied by a number of Social Housing units owned by Synergy Housing Association (now part of the Aster Group) which are in a poor condition and suitable for re-development. Wyatt Homes has an agreement with Synergy to re-develop these dwellings, maintaining them as socially rented units.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be implemented?	It is readily deliverable and has highway access directly onto an existing adopted highway. Transport authority has not raised any concerns. A travel plan is required as a pre-requisite of development (Policy KS11) DCC have yet to confirm the solution to traffic management on Julian’s Bridge, to the south west of the site, which is a narrow Listed Building and which constrains the free flow of vehicles and pedestrians in and out of the town. English Heritage are concerned about the impact of these proposals on the historically important Julian’s Bridge.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the Allotments on site be re-located?	<p>The prospective developer has identified two locations for replacement allotments. One is immediately to the south of the existing allotments off Julian's Road which is in the same land ownership as the main allotment site and is therefore available and deliverable.</p> <p>The second location is on land to the south of Leigh Road, part of land allocated as WMC6. Wyatt Homes have secured an option with the landowner to provide the replacement allotments, as well as the Football Club, in this location.</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the Wimborne Football Club ground be re-located?	<p>Policy WMC3 includes the phasing pre-requisite that prior to development of land occupied by the Football Club a new ground must be made available as identified in Policy WMC6. Wyatt Homes have secured an Option with the owner of land to the south of Leigh Road to achieve this pre-requisite. The Football Club support the proposed move.</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is there a requirement to provide for a future expansion of Victoria Hospital?	<p>Policy WMC3 includes the provision of 0.4ha of land to be safeguarded for the future expansion of the Victoria Hospital, which lies to the north east of the site. The Trustees of the Friends of Victoria Hospital support the allocation of land to enable the hospital to expand in the future to accommodate the needs of the growing population of Wimborne and surrounding area. Evidence from the current NHS group responsible for the hospital, following the April 2013 national re-organisation of healthcare, has been sought and confirmation received in June 2013 that an extension to the hospital is planned.</p> <p>The prospective developer has not included the land necessary for the expansion of the hospital in any of its prospective plans for the site.</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has a strategy been agreed to provide for heathland mitigation?	<p>Natural England have confirmed by letter dated 12th February 2013 that the SANG offered by the prospective developer is sufficient to mitigate the impact of additional residential development on protected heathlands within 5km of the site. The developer is in the process of agreeing a Statement of Common Ground regarding this matter with Natural England which will be submitted to the Examination.</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	Low
Is the site liable to flooding?	The site lies immediately to the east of the River Stour and concerns have been expressed by a number of objectors that the site lies in the flood plain. However, no part of the site allocated for residential development lies within Flood Zones 2 or 3. The Environment Agency have not raised objection to the proposal on the basis of flood risk.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	Low
Are there issues of groundwater protection associated with the site?	The site lies within a Groundwater Source Protection Zone and the Environment Agency wish to ensure that any development of the site will include an assessment to ensure that the risk of controlled water in this area from any new development will be low. This matter will be dealt with by the requirements set out in Policy ME7 Protection of Groundwater.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
What is the impact of the development on the Wimborne Conservation Area?	<p>The southern-most portion of the site lies within the Wimborne Conservation Area. The number of dwellings to be developed on the site has been reduced from 260 to 220 following a further analysis of the development potential of the site in relation to its setting on the edge of the town and its Conservation Area. This follows comments from English Heritage that the amount of development proposed in this location looked excessive for the sensitive location.</p> <p>The Council have produced an informal draft Urban Design Code to guide the building form and height, materials and landscape features that will reinforce local site characteristics of the proposed development. This Code has been discussed with the prospective developers at a meeting in April 2012 and the Council consider that the initial designs for the prospective development tabled by the developer generally follow the principles of the Code.</p>	Risk		High	Medium		Low	
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the site provide the affordable housing sought in the Core Strategy?	<p>There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.</p>	Risk		High	Medium		Low	
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence	Scale of Risk							
		Risk		High	Medium	Low			
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Estimated Timing of Completion

Discussions with the prospective developer have indicated that a planning application is likely to be submitted once the Core Strategy is formally adopted. The development of this site is dependent on the re-location of the Wimborne Football Club and the existing allotments. However, the areas of land necessary to achieve this are under the control of the prospective developer of the Cuthbury site. Due to the complexities of delivering the elements needed to enable this site to come forward, it is not anticipated that the development will commence on site until 2016/2017.

Conclusion

The evidence provided by the prospective developer of the Cuthbury Allotment site indicates that the site is available and deliverable in the early part of the Plan period. It is considered that none of the constraints on the site are such that they will prevent the development coming forward within the anticipated timescale set out above.

WMC4 Stone Lane

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Is the landowner willing to develop the site?	The site is in private ownership, with more than one landowner. However, all the landowners concerned have expressed an interest in disposing of the site for residential re-development. The existing industrial buildings on the site are dated and the owners consider that they are not worth replacing as the site will have a greater value for residential purposes.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Are there any transport improvements required to deliver the site and if so, can they be implemented?	The existing junction from the industrial estate onto Stone Lane is currently substandard. However, EDDC own a pair of dwellings adjacent to the access which could be demolished to improve the access if required. A travel plan is required as a pre-requisite of development (Policy KS11)	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the site potentially contaminated?	It is currently not known if there is any contamination on the site from the long term industrial use of the site. The Council's Environmental Health department have no record of any incidents in recent years. However they have records that Fuel Tanks were stored on site and Sand and Gravel extraction took place. Given these facts and its current industrial use, a desk based survey will be required to support any application for residential uses on site. This is also very likely to lead to some form of intrusive investigations to check for hotspots of pollution.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the river crossing required by Policy WMC4 be achieved?	Policy WMC4 requires that new pedestrian and cycle access across the River Allen is provided to link with the New Neighbourhood allocated to the north in WMC5. This crossing and link to the highway network is to be provided in total by the developer of WMC5. It is likely that there will still need to be a pedestrian and cycle link through the Stone Lane site to provide an extensive non-vehicular network in the area, which is achievable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has a strategy been agreed to provide for heathland mitigation?	The number of dwellings proposed on the site will require the provision of a SANG to mitigate the impact of the additional population on the protected heathland in the area. The site lies on the edge of open countryside where land suitable to serve this requirement could be made available. To date no specific area of land has been identified.	Un-mitigated						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the loss of the existing employment uses an issue?	The site is currently occupied by a variety of employment uses. The Core Strategy allocates a significant area of additional employment land under Policy FWP8 at Blunt's Farm on the edge of the Ferndown Industrial Estate, which is within 5km of the existing site and is easily accessible from Wimborne and Colehill. It is therefore possible for existing uses on the site to re-locate to new premises if required.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium		Low	
Are there issues of groundwater protection associated with the site?	The site is located within a Groundwater Source Protection Zone, and is close to an abstraction borehole. The Environment Agency request that a Hydrogeological Assessment would need to be done to assess both the impact of the construction and drainage from the development on the borehole. This matter is covered by Policy ME7 Protection of Groundwater elsewhere in the Plan.			Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
		Low	1							

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium		Low	
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.			Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
		Low	1							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Estimated Timing of Completion

This site is likely to come forward for development after 2019, or it may be sooner depending on the continued viability of the existing commercial uses on the site. The scheme for 90 dwellings is likely to be delivered over a two year period.

Conclusion

The site is available and deliverable and it is considered that the constraints on development are not insurmountable. The development of this brownfield site will give rise to residential development within the existing urban area of Wimborne, which will be linked to the substantial areas of open space and SANG associated not only with this scheme, but also to the proposed development to the north at WMC5.

WMC5 Cranborne Road

Risk	Mitigation/Evidence			Scale of Risk					
		Risk		High		Medium		Low	
Is the landowner willing to develop the site?	The prospective developer of the site, Bloor Homes, owns the land allocated to the west of the Cranborne Road and has an Option on the land to the east of the Cranborne Road.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Risk	Mitigation/Evidence			Scale of Risk					
		Risk		High		Medium		Low	
Are there any transport improvements required to deliver the site and if so, can they be implemented?	<p>The development will require new junctions onto the Cranborne Road, with runs north – south through the site. This road is currently a de-regulated 60mph highway. DCC, as Highways Authority, require that traffic management mechanisms be put in place along this road to enable the speed limit to be reduced to 30mph to ensure that the visibility splays for the new junctions do not necessitate the removal of significant areas of mature landscaping on the approach to the town of Wimborne. DCC officers are currently satisfied that this can be achieved. No new access is proposed from Burts Hill. This is to ensure that the rural quality of this road is not compromised by the proposed development.</p> <p>The layout of the site will require a loop road adequate to accommodate a bus service. The master plan being developed by the applicants indicates this feature in an acceptable location. The S106 agreement will address the provision of the bus service.</p> <p>DCC have carried out traffic modelling in Wimborne to consider the impact of proposed development on the existing road junctions within the town. The final report has yet to be published and is not available to the prospective developer to enable detailed junction improvements to be included in any planning application. However, from earlier studies, those</p>	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

	<p>junctions where works to accommodate the additional traffic will be required have been identified and give sufficient information for an initial junction improvement to be proposed. The details will be finalised during the processing of the planning application.</p> <p>Policy WMC5 requires the provision of a new pedestrian and cycle crossing of the River Allen to link to Stone Lane and the town centre. A route has been agreed with DCC, EDDC (as landowner) and the Environment Agency to partially use existing structures in the vicinity of Walford Mill, with the opportunity to link to the proposed development at Stone Lane (WMC4) in the future using land currently in the ownership of EDDC.</p>
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Risk	Mitigation/Evidence	Scale of Risk							
		Risk		High	Medium	Low			
Can the development deliver the new school required?	DCC, as Education Authority, have identified the need for a First School to be accommodated on the site. The school will be of sufficient size to accommodate the pupils arising from the development and as a replacement for the existing Wimborne First School which has no further capacity to expand. The developers have agreed to accommodate the larger, three form entry school on the site and have had detailed discussions with DCC in April 2013 about the authority's requirements for the school.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
		Med	3						
			2						
Low	1								

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Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the development deliver the required local centre?	The prospective developer has appointed retail consultants and been advised that a 100sqm store would be viable in this location (information given in meeting on 16 th April 2013).	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Has a strategy been agreed to provide for heathland mitigation?	The developer has proposed a SANG for the site, which incorporates land along the River Allen, and a large area to the north of the development on the eastern side of the site. Discussions and a site visit on 12 th May 2013 have taken place with Natural England, who are satisfied that sufficient land has been proposed, and length of footpaths within the sites can be achieved, to meet the SANG requirements for the site. This land is within the developer's ownership or control.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Does the Open Space provision within the site meet the requirements of Policy HE4?	Detailed discussions have taken place with the Council’s Head of Leisure Services to ensure that the Open Space proposed within the site meets the Council’s requirements and is in locations which will adequately provide for the residents of the proposed housing. The master plan has been amended accordingly.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Does the development allow for the provision of allotments in accordance with Policy WMC5?	Policy WMC5 requires the provision of allotments on the site as there is an identified shortfall within the Parish of Colehill, where this site is located. Following a site visit with the Head of Leisure Services on the 12 th May 2013, the location and size of the allotments has been agreed. The provision will also allow for a community orchard.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk					
				High	Medium		Low		
Are there issues of groundwater protection and flooding associated with the site?	<p>The site is located within a Groundwater Source Protection Zone. The Environment Agency require that consideration and risk assessment will be needed to show that the risk to controlled water in this area from the new development will be low. The developer has appointed drainage consultants to ensure that the SuDs system to be incorporated in the development meets this requirement.</p> <p>The Environment Agency has stated that it should be ensured there is capacity within Wimborne STW and associated infrastructure to accommodate the growth shown within the Core Strategy. Wessex Water have confirmed in their response to the Christchurch and East Dorset Core Strategy Options consultation in 2010 that a strategic review of treatment capacity is completed every 5 years and significant investment is planned at Wimborne sewage treatment works between 2013 – 2015.</p>	Risk		5	4	3	2	1	
		Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
Low	1								

Risk	Mitigation/Evidence			Scale of Risk					
				High	Medium		Low		
What is the impact of the development on the Burt's Hill Conservation Area?	<p>Part of the site lies within the Burt's Hill Conservation Area. Following advice from the Council's Design and Conservation Officer, the layout of the site has been amended to ensure that no development has an adverse impact on the setting of the Conservation Area by creating an area of open space adjacent to the Conservation Area boundary.</p>	Risk		5	4	3	2	1	
		Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
Low	1								

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Estimated Time of Completion

The site is available and deliverable. The prospective developer has indicated that an outline planning application will be submitted prior to the Examination. DCC Education requires the school to be available at an early stage, and this is likely to be one of the first elements of the site to be constructed.

The developer estimates that the build rate will be between 50 – 100 dwelling units per year, dependant on market conditions, with the first dwellings constructed during 2014.

Conclusion

The prospective developer of the site, Bloor Homes, either owns or has an option on the whole of the land necessary to deliver the development proposed. Bloor Homes and their agents have had a series of discussions over a number of years with officers of the Council and other service providers to ensure that the subsequent planning application meets the requirements of the Core Strategy. The Company intends

to submit an application prior to the commencement of the Examination into the Core Strategy which demonstrates the developer's commitment to the site and desire to comply with the provisions of the Plan

WMC6 South of Leigh Road

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Is the landowner willing to develop the site?	The allocation is currently in three land holdings. Wyatt Homes have options on land on the west of the site, with vehicular access achievable through an existing highway to the north, and land on the north of the site. Gleeson Homes have an option on the remainder of the allocation, including a significant area available as a SANG to the south of the A31	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
The policy provides for the relocation of the town's main sports clubs. Will this have an impact on the delivery of the site?	This allocation allows for the re-location of the two major sports clubs in the town – Wimborne Football Club and Wimborne Rugby Club, both of whom have outgrown their existing premises with no room for expansion. Both Clubs support the proposed relocation to WMC6	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence	Scale of Risk					
		Risk		High	Medium	Low	
Has a strategy been agreed to provide for heathland mitigation?	Wyatt Homes and Gleeson Homes are in the process of drawing up a Statement of Common Ground with Natural England to agree the SANG strategy for the allocation. A meeting is to be held with officers of the Council, Natural England and both developers in July to progress this matter further. The majority of the SANG will be created on a significant area of land to the south of the A31 adjacent to the River Stour, which will join up with other areas of open space and footpath links in the vicinity.	Mitigated					
		High	5	4	3	2	1
			4				
		Med	3				
			2				
		Low	1				

Risk	Mitigation/Evidence	Scale of Risk					
		Risk		High	Medium	Low	
The Policy requires the relocation of allotments from WMC3. Can this be achieved?	The development of land allocated under Policy WMC3 requires the relocation of allotments. Wyatt Homes have secured an option on land south of Leigh Road to provide for the replacement allotments, which are proposed to be located immediately to the south of the properties in Parmiter Drive/Road to act as a buffer between the existing and proposed residential development.	Mitigated					
		High	5	4	3	2	1
			4				
		Med	3				
			2				
		Low	1				

Christchurch and East Dorset Core Strategy: Deliverability of Strategic Sites – Risk Assessment

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Are there any transport improvements required to deliver the site and if so, can they be implemented?	Policy WMC6 indicates that a new vehicular access to serve the site will be constructed from Leigh Road immediately to the east of Brookside Manor. The land necessary for this access is in the control of Gleeson Homes. The Council require that the development is carried out in a comprehensive manner, and wish to avoid Wyatt Homes being ransomed due to the location of the single access to the site. In this respect, DCC, as highways authority, have confirmed that construction access can be achieved via Parmiter Drive for the replacement Football Club to enable this to be one of the first operations on the site. This access will eventually serve as the access to the allotments and as an emergency access to the development.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the development deliver the new school required?	DCC, as Education Authority, have indicated that there will be the requirement for a replacement First School in the Colehill/south Wimborne area. Land has therefore been identified within this allocation to meet this need. There is no indication from the prospective developers that this scheme cannot be delivered.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormals, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Estimated Time of Completion

The first phase of the development is likely to be the relocation of the Football Club and the allotments to enable residential development to take place at Cuthbury Allotments (WMC3). The remainder of the development is likely to be later in the plan period, and an update of the developers' timescales will be available following the next meeting about the site in July.

Conclusion

The site lies within the control of two developers, who are working together to deliver the allocation in accordance with the provisions of Policy WMC6. The relocation of the Football Club and allotments are a pre-requisite of the development proposed at Cuthbury Allotments (Policy WMC3) and can be achieved in this location. Both the existing Football Club and Rugby Club in Wimborne support the proposal to relocate to this site. Suitable access to the site can be achieved, as can the necessary SANG.

Corfe Mullen

CM1 Lockyer’s School and Land North of Wimborne Road

Risk	Mitigation/Evidence			Scale of Risk						
				High	Medium		Low			
Is the landowner willing to develop the site?	<p>The residential element of the allocation is in two parts – the first being the land currently occupied by Lockyer’s Middle School, and the second being the land north of Wimborne Road. Either element of the site can be developed independently of the other, provided that the requirements of the policy are adhered to.</p> <p>The School site is owned by DCC, as Education Authority. The land north of Wimborne Road is in two ownerships, with one being a local development company and the second a major local landowner. There is an agreement between the two parties to develop the site.</p> <p>Land currently forming part of the Recreation Ground is allocated for a replacement school and this is in the ownership of DCC.</p>	Risk		High		Medium		Low		
		Mitigated		5	4	3	2	1		
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
Low	1									

Risk	Mitigation/Evidence			Scale of Risk					
				High	Medium		Low		
Is Lockyer’s School likely to be re-located within the Plan period?	<p>DCC wish to replace the existing school to provide additional capacity and replace the existing substandard buildings. They advise that there is not sufficient space on the existing premises to re-build the school to the standard required, so therefore need a new site. The current school site lies within the urban area of Corfe Mullen. The land for the replacement school is currently part of the Recreation Ground, owned by DCC. This land will only be released from the Green Belt once the replacement school is to be built. If the school is not relocated, then the land will remain in the Green Belt as recreational space.</p> <p>The replacement of the school is dependent on what happens in the local educational catchment area, where additional capacity is likely to be needed to accommodate the growth in pupil numbers created by the level of new development in the Wimborne/Colehill area, and whether the local Upper School, Corfe Hills, which is in the Borough of Poole, amends it’s admissions policy following its change to Academy status. The new build will also require a suitable replacement for the sports pitches lost to the development.</p>	Risk		High		Medium		Low	
		Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
Low	1								

Risk	Mitigation/Evidence			Scale of Risk					
				Risk		High	Medium	Low	
Can the replacement sports pitches be accommodated elsewhere in the village?	Policy CM1 requires the replacement of 6ha of sports pitches lost to the relocation of Lockyer’s School, to be located on the western edge of the village, as there are currently no such facilities in this part of the settlement. This requirement will also make up for the future needs of an expanded local population. No specific site has currently been identified for the replacement sports pitches, although discussions have taken place with local landowners about this use.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Risk	Mitigation/Evidence			Scale of Risk					
				Risk		High	Medium	Low	
Are there any transport improvements required to deliver the site and if so, can they be implemented?	It is readily deliverable and has highway access directly onto an existing adopted highway. The Transport Authority has not raised any concerns. A travel plan is required as a pre-requisite of development (Policy KS11)	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has the strategy been agreed to provide for heathland mitigation?	Detailed negotiations have taken place between the developer, landowner and Natural England to agree a location for the SANG to serve the land to the north of Wimborne Road. It is likely that a Statement of Common Ground will be available at the Examination to address this matter. The residential re-development of the school site will also require the provision of a SANG. DCC own land immediately to the north of the existing Recreation Ground which could be made available as the SANG for the development site.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has a strategy been agreed to replace the allotments?	Part of the land north of Wimborne Road is currently used as private allotments on an annual lease. These are required to be suitably relocated as a pre-requisite of development. The owner of the site has identified other land within their current ownership for the re-location of the allotments, adjacent to the SANG.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Estimated Time of Completion

The land to the north of Wimborne Road is available and deliverable, and is likely to come forward after 2015. Due to its scale, it is likely to take 2 -3 years to complete.

The relocation of Lockyer’s School is dependent on the educational requirements of the area as determined by the Education Authority, and on securing suitable land for the replacement sports pitches. It is likely that this element of the scheme will occur towards the end of the Plan period.

Conclusion

The land north of Wimborne Road is in the control of a developer with a willing landowner prepared to dispose of the land necessary for the development and land for the relocation of the allotments and the SANG. The sites are readily accessible, and access to the replacement school can be achieved through the proposed residential development.

The Lockyer’s School redevelopment can achieve its SANG on land within DCC ownership in close proximity to the site. Land has yet to be identified to relocate the sports pitches lost by the relocation of the school

Ferndown and West Parley

FWP3 Holmwood House

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Is the landowner willing to develop the site?	The site is owned by a developer, and the land required for the new access has been secured by option.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be implemented?	DCC, as Highways Authority, have agreed the location of the new access to serve the site from Ringwood Road. This position has also been agreed by EDDC’s arboricultural officer and complies with the requirements of Policy FWP3. A travel plan is required as a pre-requisite of development (Policy KS11).	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Has the strategy been agreed to provide for heathland mitigation?	Natural England have agreed the extent of the SANG for the site, and the strategy for its delivery.							

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Estimated time of Completion

The developer has informed the Council that an outline planning application will be submitted in the early summer of 2013, and anticipates constructing the first units by the end of 2014. The site is likely to be sub-divided, with the current owner retaining and building part of the site, with other local developers completing the remainder of the site under Reserved Matters applications and/or adhering to the master plan which will accompany the outline application.

Conclusion

The site and the land necessary for the access is in the ownership and control of a developer, making it available and deliverable. The necessary infrastructure requirements have been agreed, and the developer had appointed master planners to progress the subsequent planning application in accordance with the requirements of Policy FWP3, although an application may be for a greater number of residential units than indicated in the Core Strategy.

FWP4 Coppins

Risk	Mitigation/Evidence			Scale of Risk					
				High	Medium		Low		
Is the landowner willing to develop the site?	The site is in the ownership/control of a national housebuilder.	Risk							
		Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
		Med	3						
			2						
Low	1								

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Are there any transport improvements required to deliver the site and if so, can they be implemented?	It is readily deliverable and has highway access directly onto an existing adopted highway. The Transport Authority has not raised any concerns.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Has the strategy been agreed to provide for heathland mitigation?	The scale of the site does not require the provision of a SANG. Mitigation will be provided in accordance with Policy ME2.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Estimated Time of Completion

The developer has arranged a further meeting with EDDC in mid-June to progress pre-application discussions. It is anticipated that this site will be developed in 2014/15. The site will be developed within a 12-month period.

Conclusion

This relatively small area of land is in the ownership of a national developer and is therefore available and deliverable. There are no infrastructure constraints to its development.

FWP6 East of New Road

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the landowner willing to develop the site?	The residential and retail elements of the site are in the control of a local developer, Wyatt Homes. The area identified for community use is in the ownership of a member of a local church who wishes to build a new church on part of the site, and to develop the remainder for as yet unspecified community uses. Wyatt Homes have an option agreement on the land identified for the SANG.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be delivered?	Access to the site will be achieved via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road will take traffic away from the Parley Cross junction (see Policy FWP5) as well as serving the development. DCC have appointed consultants to model the new Parley Cross junction and the two new link roads proposed (see FWP7 for details of the second link road) who are working in conjunction with the consultants appointed by the prospective developers to agree the location and design criteria of the revised junction improvements in the area. There is no indication that this road cannot be provided. A travel plan is required as a pre-requisite of development (Policy KS11).	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Has the strategy been agreed to provide for heathland mitigation?	The developer has had detailed discussions with Natural England and EDDC officers regarding the proposed SANG for the site. Natural England and the developer, with their ecologist, have agreed the SANG strategy for the site and are in the process of agreeing a Statement of Common Ground to present to the Examination.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the community uses identified be provided?	The local Plymouth Brethren Church wish to construct a new church on part of the land in their ownership and wish to see the remainder of the land used for other community uses. However, these cannot include any residential use as the land lies within 400m of protected heathland. The exact form of the development has yet to be determined.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the retail uses identified be provided?	Wyatt Homes have appointed Retail Consultants to investigate the opportunities for retail provision on the part of the site within 400m of protected heathland and have been in discussions with prospective operators.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any additional educational requirements associated with the development, and if so can they be achieved?	DCC, as Education Authority, have confirmed that the educational need generated by the additional development in West Parley can be accommodated by extending the existing Parley First School premises without the need for an additional/replacement school.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Estimated Time of Completion

Wyatt Homes have indicated that they do not intend to submit a planning application until after the Core Strategy is adopted. This company has two other New Neighbourhood allocations, in Wimborne, within its ownership or control and it is likely that these sites will be developed in advance of the West Parley site.

Conclusion

This site is within the control of a local developer and is available and deliverable. Natural England have agreed the SANG strategy for a substantial area of land adjacent to the proposed development to be laid out for the benefit of the residents of the new dwellings and existing residents in the area. The developer and DCC's highway officers have agreed the principle of a link road to serve both the new development and to alleviate traffic flows on the Parley Cross junction. The detailed design of the road will be set out in a subsequent planning application.

West Parley Parish Council, who are opposed to the development, have recently opened discussions with EDDC officers about the provision of allotments and other community facilities associated with the prospective development.

FWP7 West of New Road

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Is the landowner willing to develop the site?	The allocation is within the control of a major house builder, Banner Homes.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium		Low	
Are there any transport improvements required to deliver the site and if so, can they be delivered?	Access to the site will be achieved via a new link road that will join Christchurch Road and New Road to the south of the existing urban area. This road will take traffic away from the Parley Cross junction (see Policy FWP5) as well as serving the development. DCC have appointed consultants to model the new Parley Cross junction and the two new link roads proposed (see FWP6 for details of the second link road) who are working in conjunction with the consultants appointed by the prospective developers to agree the location and design criteria of the revised junction improvements in the area. A travel plan is required as a pre-requisite of development (Policy KS11).	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Has the strategy been agreed to provide for heathland mitigation?	The developer has appointed Ecological consultants to agree a mechanism to deliver the SANG for the development. An initial meeting with Natural England on 29 th April 2013 highlighted potential shortfalls in the amount of SANG land on offer, and the developer and agent were given advice about how to address this shortfall.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Are there any additional educational requirements associated with the development, and if so can they be achieved?	DCC, as Education Authority, have confirmed that the educational need generated by the additional development in West Parley can be accommodated by extending the existing Parley First School premises without the need for an additional/replacement school.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk				
				Risk		High	Medium	
Have any biodiversity risks been identified, and if so, can they be mitigated?	The initial ecological assessment of the site carried out in respect of the proposed SANG identified a potential biodiversity issue. Natural England have advised that further survey work be undertaken to fully assess the implications of this find, and have advised that this matter may have an impact on the developable area of the site.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
		Low	1					

Risk	Mitigation/Evidence			Scale of Risk					
		Risk		High	Medium	Low			
What are the implications of the proposed development on the adjacent Ancient Monument and can they be mitigated?	The site lies adjacent to a Scheduled Ancient Monument, Dudsbury Hill Fort. English Heritage have advised that more work was needed to assess the impact of the proposed development on the setting of the SAM. The Council have recently appointed consultants who have produced an Historic Landscape Assessment, following the requirements for the study set by English Heritage. Overall it is concluded that the proposed development represents a moderate risk to the setting of the Ancient Monument – the link road and the proposed development to the west of the road present a threat which can be lessened if certain mitigation measures are adopted. These include earth mounding to contain the visual, noise and light intrusion of the development on the SAM, and possibly setting the development back further from the edge of the monument.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Risk	Mitigation/Evidence			Scale of Risk					
		Risk		High	Medium	Low			
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3.	Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
			Med	3					
				2					
		Low	1						

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.	Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Estimated Time of Completion

The developer has not indicated the possible timescale for the delivery of the site to date. However, there remains a commitment to the site and delivery within the Plan Period.

Conclusion

This site is under the control of a developer and is therefore available and deliverable. However, there are currently two un-resolved issues regarding the provision of an adequate SANG coupled with a potential biodiversity issue, and the need to ensure the layout of the development does not adversely impact on the setting of the adjacent Ancient Monument. Further work is required to address these issues to finalise the exact developable area of the site, but neither will preclude the development of the majority of the site. Therefore there may be a reduction in the overall number of units to be delivered from the scheme, but the principle of development is acceptable in this location.

Verwood

VTSW4 North Western Verwood

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the landowner willing to develop the site?	The land is in the ownership of two branches of the same family, both of whom are willing to see the land developed as set out in the Core Strategy. To date it is understood that no developer has been appointed.	Risk		High	Medium	Low		
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be achieved?	It is readily deliverable and has highway access directly onto an existing adopted highway. The Transport Authority has not raised any concerns. A travel plan is required as a pre-requisite of development (Policy KS11).	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has the strategy been agreed to provide for heathland mitigation?	The landowners own significant areas of land in the vicinity of the allocation that can be used to accommodate the SANG necessary for the development. To date no detailed discussions have taken place with the landowners with respect of the land necessary for the SANG.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any additional educational requirements associated with the development, and if so can they be achieved?	Policy VTSW2 of the Core Strategy identifies land necessary for the development of an Upper School in Verwood to serve the existing and proposed pupils of the town. DCC, as Education Authority, have advised that there is capacity to extend Trinity First school, which is adjacent to the allocated housing site, to accommodate the needs of younger pupils in the town.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium		Low	
Can the site provide the affordable housing sought in the Core Strategy?	There is no indication that the development of the site will not deliver the proportion of affordable housing sought in Policy LN3. The landowner has had early discussion with officers about the provision of affordable housing via a Community Land Trust.			Risk		High	Medium	Low		
				Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
Low	1									

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium		Low	
Is the proposed development financially viable?	Viability work undertaken by Whiteleaf Consulting as part of master planning for the New Neighbourhoods informed options taken forward into the Core Strategy. Viability work undertaken by Peter Brett on behalf of the Councils for CIL which has tested the impact of plan policies, site abnormalities, S106 & CIL and affordable housing and considered the scheme to be viable.			Risk		High	Medium	Low		
				Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
Low	1									

Estimated Time of Completion

The landowner has not given an indication as to when this site will be brought forward. It is likely that they are awaiting confirmation that the site is allocated for development in the Core Strategy before confirming the disposal of the site.

Conclusion

The owner of the majority of the site has been in regular discussions with officers of the Council about the deliverability of the site, and the site is therefore available and deliverable, but has yet to agree to the prospective developer of the site. There are no infrastructure requirements that would preclude the development taking place, and the land necessary to deliver the pre-requisites remain in the ownership or control of the landowner.

East Dorset Employment Sites

Ferndown

FPW8 Blunt's Farm

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the landowner willing to develop the site?	The land is in the ownership of Forest Enterprise. It has been declared surplus to the Forest Estate and is available for disposal.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be achieved?	<p>The site does not have access onto an adopted highway. Access will be achieved via a link through the adjacent Ferndown Industrial Estate. EDDC control the land for the new access and have agreed a valuation for the site with the DV and Forest Enterprise.</p> <p>The site is close to the A31 Trunk Road where mitigation of the impact of additional traffic on the strategic network may be required. The Highways Agency support the pre-requisites of development set out in Policy FWP8. A travel plan is required as a pre-requisite of development (Policy KS11).</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium	Low		
Has the strategy been agreed to provide for biodiversity mitigation?	The site contains features of nature conservation interest. Natural England advise that the site should be planned as a whole to allow for the proper and proportionate planning of the various uses. Natural England advise that a Masterplan approach based upon survey data is required to determine existing and possible biodiversity taking account of the potential for road widening along the northern edge and the need to provide compensatory habitats. These requirements can be achieved as part of the proper planning of the site.			Risk		High	Medium	Low		
				Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
Low	1									

Risk	Mitigation/Evidence			Scale of Risk						
				Risk		High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Peter Brett on behalf of the Councils for CIL which tested the impact of plan policies, site abnormalities, S106 & CIL and considers the scheme to be viable.			Risk		High	Medium	Low		
				Mitigated		5	4	3	2	1
		Likelihood of risk	High	5						
				4						
			Med	3						
				2						
Low	1									

Estimated Time of Completion

The Council understand that the landowner is willing to release the site for development, and has had discussions with a number of prospective occupiers of the site. No specific timescale for development has yet been established.

Conclusion

The site is available and deliverable. There are a number of pre-requisites of development, but the Agencies involved in ensuring that the strategic highway network, and the nature conservation importance of the site are protected both raise no objection in principle to the proposal.

Verwood

VTSW6 Woolsbridge

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the landowner willing to develop the site?	<p>The majority of the allocation is in the ownership of the company that owns and manages the adjacent Industrial Estate, who have tried for many years to get the site allocated for employment uses.</p> <p>The remainder of the allocation is owned by two individuals who are willing to release the land for development.</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be achieved?	<p>A planning application has been submitted for improvements to the existing industrial estate junction with the adjacent highway, which the transport authority have confirmed is acceptable to serve an extension to the estate. This improvement can be delivered by the majority landowner on the site.</p> <p>A travel plan is required as a pre-requisite of development (Policy KS11).</p>	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
			Med	3				
				2				
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Has the strategy been agreed to provide for biodiversity mitigation?	The site lies adjacent to areas of nature conservation importance. The prospective developer has agreed a strategy for biodiversity protection and enhancement with Natural England. This agreement includes improvements to the water quality in the vicinity of the site.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Peter Brett on behalf of the Councils for CIL which tested the impact of plan policies, site abnormalities, S106 & CIL considers the scheme to be viable.	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Estimated Time of Completion

The owner of the majority of the site is in negotiation with a prospective user of part of the site and it is anticipated that an application will be received in the near future for this scheme. This application will also include the biodiversity and drainage matters necessary to allow for the remainder of the site to be developed. The site is therefore available and deliverable, and likely to come forward early in the Plan period.

Conclusion

The majority of the site is in the ownership of a company which specialises in the development and management of employment sites in Dorset and beyond. The company are very keen to see the site developed. The two smaller areas adjacent to this landholding will not be prejudiced by the major landowner as there is an alternative point of access onto the adopted highway.

Sturminster Marshall

RA1 Bailie Gate

Risk	Mitigation/Evidence			Scale of Risk					
				High	Medium	Low			
Is the landowner willing to develop the site?	The site is in the ownership of the company which has developed and manages the adjacent Bailie Gate Industrial Estate and is willing to see this site developed.	Risk							
		Mitigated		5	4	3	2	1	
		Likelihood of risk	High	5					
				4					
		Med	3						
			2						
Low	1								

Risk	Mitigation/Evidence			Scale of Risk				
				High	Medium	Low		
Are there any transport improvements required to deliver the site and if so, can they be achieved?	The site has access onto the existing highway network and it is not anticipated that any improvements will be required to the existing access to the estate onto the adopted highway. A travel plan is required as a pre-requisite of development (Policy KS11).	Risk						
		Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
Low	1							

Risk	Mitigation/Evidence	Scale of Risk						
		Risk		High	Medium	Low		
Is the proposed development financially viable?	Viability work undertaken by Peter Brett on behalf of the Councils for CIL which tested the impact of plan policies, site abnormalities, S106 & CIL and considers the scheme to be viable.	Mitigated		5	4	3	2	1
		Likelihood of risk	High	5				
				4				
		Med	3					
			2					
		Low	1					

Estimated Time of Completion

No detailed discussions have taken place with the landowner with regard to the possible timing of the development, but it can be assumed that as the landowner is also the developer and manager of the adjacent industrial estate, and there are no significant infrastructure requirements, then the site will come forward within the Plan period.

Conclusion

This site is available and deliverable. It represents the rounding off of an existing estate and is in the ownership of a developer of employment sites. It is therefore likely to come forward for development within the Plan period.