



East Dorset Strategic Housing Land Availability Assessment Study

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1.0 Introduction

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a technical study of the theoretical potential of sites in the district for future housing development. The National Planning Policy Framework (NPPF) states that local planning authorities should undertake both a Strategic Housing Market Assessment (SHMA) to assess local housing need and demand (para 159), and a SHLAA to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period (para 159).
- 1.2 This SHLAA report covers the East Dorset District administrative area and has been prepared in line with the NPPF and the Planning Practice Guidance “Housing and Economic Land Availability Assessment”. The Council published its first SHLAA Report in March 2009 and this document is an update of that earlier, and subsequent reports. This report is the first full published update of the SHLAA since the 2012 SHLAA, however since 2012 new sites have been accepted annually and the SHLAA sites/figures have been updated on an annual basis. The Christchurch and East Dorset Five Year Supply report is updated and published annually; the most recent having been published in November 2017.
- 1.3 The SHLAA will be used to inform future local planning policy but does not in itself constitute planning policy. The role of the SHLAA is to identify land physically capable of accommodating housing development, but not to make judgments about whether it should be allocated. Consultation will take place with the local community during the preparation of the Local Plan Review, and anyone wishing to make representations about the suitability, or otherwise, of sites for development is encouraged to do so as part of that process.
- 1.4 A separate SHLAA covering the Christchurch Borough administrative area has been published in conjunction with this SHLAA report. Christchurch and East Dorset are part of the Eastern Dorset Housing Market Area together with Bournemouth, Poole, North Dorset and Purbeck. Bournemouth, Poole, North Dorset and Purbeck Councils currently produce their own SHLAAs, prepared in accordance with the NPPF/PPG, and informed by collaborative working under the Duty to Cooperate.
- 1.5 **SHLAA is therefore a technical assessment that does not allocate land for development but merely undertakes an exercise to consider whether land is capable of development. The inclusion of a site within this Assessment, even where it has been considered ‘suitable’ for development, does not in any way guarantee that any planning permission will be granted on that land. It will be used to demonstrate an available 5 year housing land supply.**

- 1.6 The NPPF (para 161) states that reviews of land available for economic development should be undertaken at the same time as or combined with, Strategic Housing Land Availability Assessments. This SHLAA has been prepared separately, but in conjunction, with the revised Bournemouth, Dorset and Poole Workspace Strategy published in 2016 <https://www.dorsetforyou.gov.uk/article/405217/Bournemouth-Dorset-and-Poole-Workspace-Strategy-and-Study>. The Workspace Strategy covers the Dorset LEP area which includes the Eastern and Western Dorset Housing Market Areas (HMAs).
- 1.7 In 2015 Christchurch and East Dorset Councils were intending to prepare a Part 2 Local Plan to accompany the adopted Core Strategy (part 1), and as part of this process undertook a Regulation 18 consultation including a call for sites. Later in 2015 it was decided to undertake a full Local Plan review, and in autumn 2016 the Councils undertook a further Regulation 18 consultation to support for the current Local Plan review, including a further “call for sites” inviting landowners, agents and the public to submit potential development sites for consideration for inclusion in the Local Plan. In response, more than 165 sites were submitted. However these sites are not currently included in the SHLAA because they are located in the Green Belt. If through the Local Plan review process a decision is made to amend the Green Belt to accommodate housing growth, specific sites may be included in a future iteration of the SHLAA.
- 1.8 The NPPF sets out the approach for planning for housing. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. This states that local authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years’ worth of housing against their housing requirements with an additional 5% buffer to be moved forward from later in the plan period. The NPPF also states that authorities should identify specific developable sites or broad locations for growth for years 6 – 10 and where possible for years 11 – 15 (paragraph 47).
- 1.9 The SHLAA forms part of the robust evidence base which will inform the current Local Plan Review (see link below for further details) and will aid in the determination of planning applications. (<https://www.dorsetforyou.gov.uk/planning/christchurch-east-dorset-local-plan-review>). The new Local Plan will review the adopted Core Strategy; and include strategic objectives and policies, site allocations, and development management policies for the period 2013-2033. The next stage of consultation on the Local Plan is the ‘Options’ stage which is scheduled for summer 2018.

2.0 Aims and Limitations

2.1 This study has two main aims:

- ❖ The provision of evidence of a robust, continually-maintained, deliverable 5 year supply of housing land.
- ❖ A demonstration of a potential housing land supply for 15 years and beyond.

2.2 The PPG (para 028 ID 3-028-20140306) requires that the following set of standard outputs should be produced from the assessment to ensure, consistency, accessibility and transparency:

- ❖ a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- ❖ an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
- ❖ contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
- ❖ the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;
- ❖ an indicative trajectory of anticipated development and consideration of associated risks.

Managing Delivery

2.3 This Assessment informs housing planning policy within the District. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in Policy KS4 of the adopted Core Strategy.

2.4 The assessment will also be used to inform the determination of planning applications within the District by providing the information required to manage delivery of housing through the demonstration of a five year supply of land for housing development, as required by the NPPF. However, the number and type of dwellings identified through the Strategic Housing Land Availability Assessment are not material considerations in the determination of planning applications. The determination of individual planning applications as detailed matters will require more information than available for this Assessment e.g. full tree surveys. Consequently, all planning applications, whether on land identified in this Assessment or

not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported in this Assessment.

Continuing Plan Preparation

- 2.5 While this assessment provides evidence that will be used in the preparation of the Local Plan review, it does not recommend the allocation of any specific land within the District. It will however, be used as part of the evidence to inform the allocation of such land.

Status of Sites Identified in the Assessment

- 2.6 This Assessment provides a robust indication of the land that is deliverable and physically developable within the District. However, not all of the sites submitted to the Council in the production of this Assessment were found to be suitable sites for development. It should also be noted that even those sites considered suitable for development need not be allocated for development within the Local Plan. This is because the immediate planning of the area will not require all of the potential sites to be developed in the relevant plan period to meet the strategic housing needs of the District.
- 2.7 This assessment provides a robust indication of the land that is deliverable and developable within the District. However, it is not a tool to be used for the determination of individual planning applications as detailed matters will require more information than has been used to inform the assessment (e.g. full tree surveys). Consequently, all planning applications, whether on land identified in this assessment or not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported here.
- 2.8 Some sites within the existing Green Belt and therefore outside of the defined development boundaries have been assessed in this study. This does not, however, provide any indication that the Council intends to change the Green Belt boundaries in these locations or that these sites will come forward as a result of any future change in policy. The decision-making process for any change of Green Belt policy will be made through the Local Plan review process. The SHLAA should not be used as evidence that any particular Green Belt site might be released in future, as it does not make the decisions about release of land. These decisions will be made through the formal planning process and subject to public consultation.

3.0 Methodology and Site Identification

3.1 The methodology follows closely that set out in of the National Practice Guidance (see figure 1 flowchart and <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> for details). Plan makers are required to have regard to the guidance in preparing their assessments. Where they depart from the guidance, plan makers are required to set out their reasons for doing so (NPPG para 005 Reference ID: 3-005-20140306).

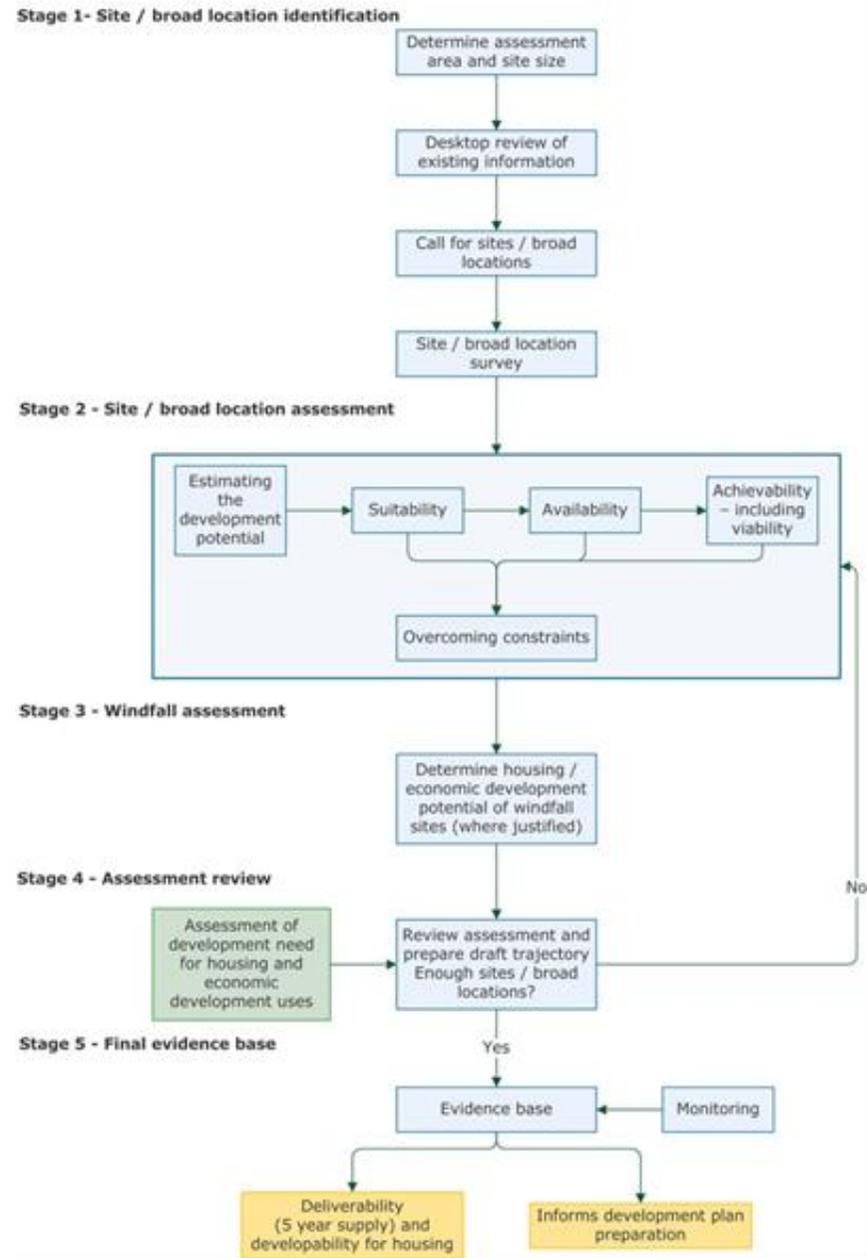


Figure 1. The Land Availability Process

Methodology Stage 1 Site/Broad Local Identification

Partnership Approach and Consultation

- 3.2 The PPG (para 008 Reference ID: 3-008-20140306) requires that the assessment should be undertaken and regularly reviewed working with other local planning authorities in the relevant housing market area or functional economic market area in line with the duty to cooperate. The PPG requires that the following stakeholders should be involved from the earliest stages of the plan preparation: developers; those with land interests; land promoters; local property agents; local communities: partner organisations; Local Enterprise Partnerships; businesses and business representative organisations; Parish and Town Councils and neighbourhood forums preparing neighbourhood plans.
- 3.3 When the SHLAA assessment was initially undertaken in 2008, a number of key stakeholders, including house builders, social landlords, property agents and community groups, were invited to form a Stakeholder Panel, in an advisory role, to help guide the assessment within the HMA. Prior to the production of the 2008 SHLAA assessment, eight panel meetings were held. The panel's views were considered in full and incorporated into the 2008 SHLAA assessment. The role of the panel then was then to aid in the shaping of the methodology to be used across the Housing Market Area through their expertise and views and endorsement of the shared methodology. Sites identified as part of the assessment were considered for their suitability for housing by planning officers from planning policy and development management. In addition, for the 2008 SHLAA a representative sample of sites from across the Housing Market Area was passed through the stakeholder panel for their input on the availability, achievability and suitability of each. The input from the panel was then used to aid in assessing the remainder of the sites that were identified as part of the assessment. For the SHLAA 2012 update, a copy of the report and schedules of sites were circulated to the SHLAA panel for comments.
- 3.4 Whilst the previous shared methodology is now superseded by the PPG; the Panel have still been involved in the production of this SHLAA review. The draft updated SHLAA 2017 was sent to the Panel members for comments and these comments have been taken into account in the preparation of this latest assessment.

Geographic Extent

- 3.5 The PPG (para 007) advises that the area selected for assessment should be the housing market area and the functional economic market area. Christchurch and East Dorset form part of the Eastern Dorset Housing Market Area. This comprises the local authority areas of Bournemouth, Poole, Christchurch, East Dorset, North Dorset and Purbeck.
- 3.6 The 2012 SHLAA was produced collaboratively with all the councils of the Eastern Dorset HMA using an agreed methodology, with each council then assessing sites within their own administrative areas. The 2012 SHLAA was published in accordance with the NPPF and was supported at the Christchurch and East Dorset Core Strategy examination and though

to adoption of the Core Strategy in 2014. A revised methodology is now set out in the PPG and the local authorities within the HMA prepare their own SHLAAs in accordance with this guidance and within the collaborative context of the Duty to Cooperate. This SHLAA report covers the East Dorset District administrative area and relates to the SHLAAs undertaken by neighbouring authorities as part of the Eastern Dorset HMA.

3.7 Christchurch and East Dorset Councils have applied the same broad methodology set out in the PPG, in preparing a separate SHLAA report for Christchurch. The same broad methodology has been applied across the HMA by the other authorities in producing their own SHLAAs.

3.8 Within East Dorset, the Assessment has considered potential sites within and on the edge of the following settlements:

- | | | |
|------------------------|----------------------------|--------------|
| ❖ Alderholt | ❖ St Leonard's and St Ives | ❖ Verwood |
| ❖ Ferndown | ❖ Three Legged Cross | ❖ West Moors |
| ❖ Sturminster Marshall | ❖ West Parley | ❖ West Moors |
| ❖ Wimborne Minster | ❖ Corfe Mullen | ❖ Cranborne |
| ❖ Colehill | ❖ Sixpenny Handley | |

3.9 Settlements Suitable for 100% Affordable Housing (Exception Sites) Only (in accordance with the settlements identified in Core Strategy policy LN4)

- | | | |
|-----------------------|---------------------------|------------------------|
| ❖ Furzehill | ❖ Woodlands | ❖ Cranborne |
| ❖ Gussage St. Michael | ❖ Gussage All Saints | ❖ Sixpenny Handley |
| ❖ Horton | ❖ Holt | ❖ Sturminster Marshall |
| ❖ Shapwick | ❖ West Moors | ❖ Wimborne St Giles |
| ❖ Gaunts Common | ❖ St Leonards and St Ives | ❖ Witchampton |
| ❖ Hinton Martell | ❖ Three Legged Cross | ❖ Colehill |
| ❖ Longham | ❖ Alderholt | ❖ Corfe Mullen |

Sources of Sites/Call for Sites

- 3.10 The sites included in this SHLAA are a result of a desktop review of sites which has reassessed the potential of existing sites and identified new sites. The SHLAA has been updated annually to add any new sites identified as a result of planning permissions, local plan allocations or pre-application advice and to remove sites that have been completed.
- 3.11 Since the 2012 SHLAA publication, Christchurch and East Dorset Councils have also undertaken two “calls for sites”. The first of these was in 2015 as part of the Local Plan Part 2. Following the decision to progress a full Local Plan review, a further call for sites was undertaken in autumn 2016 as part of the Regulation 18 consultation on the Christchurch and East Dorset Local Plan Review. More than 165 sites were submitted; however this did not identify any additional sites that could be considered suitable, available and achievable, for inclusion in the SHLAA at this stage, as all sites submitted in East Dorset outside the urban area are located in the Green Belt. These sites will be considered as part of the Local Plan review process for possible inclusion in the ‘Issues an Options’ consultation planned for summer 2018. Any of these sites which become suitable, available and achievable, through the Local Plan process or planning application process will be included in future updates of the SHLAA.
- 3.12 The PPG (para 012 Reference ID: 3-012-20140306) requires that plan makers should consider all types of sites and sources data when identifying sites to include in the SHLAA. It includes a table of site types and data sources that may be particularly relevant. The main sources used in this SHLAA are:
- ❖ sites with planning permission that are either unimplemented or under construction.
 - ❖ Local Plan allocations
 - ❖ sites submitted from previous rounds of the SHLAA, which have not yet received planning permission, or where permission has lapsed.
 - ❖ sites with lapsed planning permissions
 - ❖ council owned sites and land identified as surplus to requirements
 - ❖ sites identified through desktop review of GIS data and aerial photography; and
 - ❖ sites identified through pre-application enquiries.
- 3.13 A form to submit sites for inclusion in the SHLAA is available on the Councils web pages at <https://www.dorsetforyou.gov.uk/article/376443/Strategic-Housing-Land-Availability-Assessment---East-Dorset>. Any new sites received are added annually to the SHLAA data base.

Rural Affordable Housing Sites

- 3.14 As part of the Strategic Housing Land Availability Assessment, sites were put forward for 100% affordable rural housing outside areas with defined development boundaries. Other sites submitted as part of the SHLAA, but where the landowner made no specific reference as to whether the site should be considered as a Rural Exceptions Site have also been assessed on this basis. Such sites can be allowed under Core Strategy policy LN4, 'Affordable Housing Exception Sites'. Unless there is an extant planning permission or there is strong evidence that a planning application is imminent, these are recorded as excluded sites and cannot be included in the housing land supply figures. However, they have all been assessed for suitability, achievability and availability in order to give some indication of land with potential for 100% rural affordable housing.

The NPPF Sequential Test (Flood Risk) for Residential Development

- 3.15 In cases where applicants are seeking to meet the sequential test with regard to flood risk; applicants will need to consider sites identified in the Christchurch and East Dorset Councils 5 Year Land Supply in order to demonstrate that there are no 'reasonably available sites' with a lower probability of flooding upon which new housing could be built. All sites identified within the Councils' five year supply have been assessed as suitable, available and achievable and therefore 'deliverable' in line with the NPPF. Sites with significant risk of flooding have not been included (unless they have an existing consent for development). Applicants must review sites in the five year supply prior to submitting an application for development in Flood Zones 2 or 3.

Green Belt Sites

- 3.16 The Assessment has considered potential sites within and on the edge of the settlements referred to in the geographic extent section in paragraphs 3.8 and 3.9. Undeveloped land outside of the existing settlements of Colehill, Corfe Mullen, St Leonard's and St Ives, Ferndown, Sturminster Marshall, Three Legged Cross, West Moors, West Parley, Verwood and Wimborne Minster is designated as Green Belt. Policy KS3 of the adopted Local Plan Part 1 - Core Strategy sets out Green Belt policy and limited changes to the Green Belt boundary to enable some new housing and employment to meet local needs. Therefore, Green Belt sites that have been assessed are excluded in accordance with national policy as unsuitable for residential development. The Local Plan review will consider the need for possible Green Belt release if required to meet housing need. The Local Plan Review will consider Green Belt sites submitted as part of the Regulation 18 consultations; for possible inclusion at the 'Options' stage of consultation. The difficulty in meeting housing needs provides the exceptional circumstances required to amend Green Belt boundaries, where appropriate. Any sites removed from the Green Belt for housing will then be included in the SHLAA.

Garden Development

3.17 The NPPF incorporated previous amendments made in May 2010 to national policy in the former PPS 3 which changed the definition of brownfield land to exclude residential gardens as well as removing the national indicative minimum housing density. These changes have not had any major implications for the SHLAA. The SHLAA identifies potential for housing from a variety of types of site and the NPPF encourages the efficient use of land. Some development in garden areas may be an appropriate means of achieving new housing development. The assessment has taken into account the Council's existing development management policies which seek to ensure that developments should harmonise with the townscape and character of the area in which they are set, which will ensure that the character of the area is not adversely affected. It is considered that this strong policy base is sufficient to enable local discretion to resist inappropriate development in back gardens. The NPPF (para 47) states that local planning authorities should set out their own approach to housing density to reflect local circumstances.

Local Plan Allocations: New Neighbourhood Sites

3.18 The Christchurch and East Dorset Local Plan adopted in 2014 includes a series of strategic allocations for housing which have been included in the SHLAA:

i) St Margaret's Hill & Cuthbury Allotments (WMC5)

3.19 The SHLAA identifies a potential of 228 dwellings across both elements of this allocation, with the planning application progressing for Cuthbury Allotments.

ii) Stone Lane (WMC6)

3.20 The SHLAA includes this site with a potential of 90 dwellings as proposed in Policy WMC6.

iii) North Wimborne (WMC7)

3.21 The SHLAA includes this site with a potential of 630 based on the outline permission approved in 2016 (exceeding the local plan allocation of 600, Policy WMC7).

iv) South of Leigh Road (WMC8)

3.22 The SHLAA includes this site with a potential of 420 based on the three applications being considered and/or recently approved in 2017 (exceeding the local plan allocation of 350, Policy WMC8).

v) Lockyer's School and Land North of Corfe Mullen (CM1)

3.23 The SHLAA includes this site with a potential of 112 dwellings based on the outline permission approved in 2018 for the northern portion of the allocation (Core Strategy policy CM1 proposes 250 units including the Lockyer's School site).

vi) Holmwood House (FWP3)

3.24 The SHLAA includes this site with the potential of 146 units, having been granted in 2015.

vii) East of New Road (FWP6)

3.25 The SHLAA includes this site with a potential of 400 dwellings, based on pre-application discussions (exceeding the local plan allocation of 320, Policy FWP6).

viii) West of New Road (FWP7)

3.26 The SHLAA includes this site with a potential of 125 dwellings, based on pre-application discussions (the local plan allocation was for 150, Policy FWP7).

ix) NW Verwood (VTSW4)

3.27 The SHLAA includes this site with a potential of 270 dwellings based on the current applications (exceeding the local plan allocation of 230 in Policy VTSW4).

x) NE Verwood (VTSW5)

3.28 The SHLAA includes this site with a potential of 65 dwellings based on the reserved matters permission approved in 2017.

Sites not Assessed

3.29 There are a number of overriding constraints that exclude sites from the Study.

Sites to be excluded from Assessment	Justification
Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments and sites within 400m of protected heathland	National Policy advises against development that would have an adverse impact on national and internationally important nature conservation interests.
Site is located wholly outside or is unrelated to the existing urban areas within the District (as set out in paragraphs 3.8 and 3.9).	The Local Plan review will consider the need for possible Green Belt release or amendments to settlement boundaries if required to address local housing need. Sites submitted through the Local Plan Regulation 18 consultations will be considered for possible inclusion as part of the Issues and Options consultation currently planned for summer 2018. Any sites that progress through the local plan process to adoption will be included in future updates of the SHLAA.
Site is wholly within Flood Zone 2 or 3	National Policy advises against development that would be adversely impacted by flood risk.

Table 1 *Overriding Constraints*

3.30 Although not a reason to exclude sites from the assessment it should be noted that many of those outside existing settlements are within the Green Belt. Although many of these are technically developable, they are not considered deliverable, as this would require a change to their Green Belt status.

4.0 Site Assessment

Methodology Stage 2 Site/Broad Local Assessment

- 4.1 A desktop review has been undertaken of all the existing SHLAA sites which has reassessed the potential of existing sites and identified new sites. This assessment has been undertaken in view of the Council's updated approach to density and utilisation of development potential as set out below.

Deliverability, Developability and the Timing of Development

- 4.2 The NPPF requires that local authorities identify and update annually, a supply of "specific deliverable" sites sufficient to provide 5 years' worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period). To be included in the five year supply, sites must be considered deliverable, i.e. 'suitable', 'available' and 'achievable' as defined in the NPPF and PPG. Where a site does not currently meet one of these three requirements, but it is considered that they could be met in the future, the site is assessed as being 'developable' (as defined in NPPF para 47) and is included within the 6-15 year period. If a site is not considered to be "developable" in the 6-15 year period, the site has been excluded. Assessments of the Strategic Allocations in the Core Strategy are provided in Appendix F.
- 4.3 There still continues to be a supply of smaller sites coming forward for development at the current time, and therefore it is anticipated that this trend will continue over the next 5 years with smaller sites being developed to meet part of the housing supply need.

Size of Site Assessed

- 4.4 Although the PPG sets a minimum size threshold of 0.25 ha or 5 or more dwellings (Paragraph: 010 Reference ID: 3-010-20140306) for the assessment of sites this has not been used in East Dorset. All identified opportunities have been surveyed and assessed, unless overriding constraints determine otherwise.

Assessment of Constraints to Development

- 4.5 The sites have been assessed against a number of constraints. These include policy designations, tree cover, flood risk, legal issues, ownership constraints, infrastructure requirements and constraints evident from the site survey – topography, contamination, environmental conditions, site access, townscape/character constraints and infrastructure requirements. If it was considered that a particular constraint on development could not realistically be overcome, the site has not been

included for potential housing delivery in the District at this time. Each site entered onto the SHLAA database has undergone an assessment against the full range of constraints to determine whether it is suitable, available and achievable. Site surveys were used to confirm whether many constraints were present or not.

Flood Risk

- 4.6 The SHLAA assessment uses the latest available flood risk maps (the Strategic Flood Risk Assessment, 2017) The SHLAA seeks to locate development within Flood Zone 1 in accordance with national policy and the Council's Strategic Flood Risk Assessment. The majority of sites identified with housing potential fall within flood zone 1. Sites that are entirely within flood zones 2 or 3a, have been excluded from the SHLAA where it is considered that there is no safe access or egress.

C2 Housing

- 4.7 The PPG now includes guidance on housing for older people and what local planning authorities should be including within their housing figures. It states, "Local planning authorities should count housing provided for older people, including residential institutions in Use Class C2, against their housing requirement" (Paragraph: 037 Reference ID: 3-037-20150320). It is considered reasonable for the Councils to take existing schemes with planning permission into account because they will provide housing to meet a particular need whilst also freeing some existing dwellings for use by other households.
- 4.8 East Dorset's SHLAA now includes these development types within the planning permissions, and have added sites granted permission since 1st April 2013. However, where a proposal or planning permission comprises bed spaces in a care home rather than a self-contained unit, the potential is recorded as 50% of the proposed net increase of bed spaces. This is to reflect the assumption that a bed space in a care home may not necessarily result in the freeing up of a dwelling, and therefore may not always represent a new dwelling within the 5 year housing supply. Self-contained dwellings provided for the elderly are counted as one additional dwelling (for each net dwelling proposed) regardless of the number of "bed spaces" or bedrooms.

Housing Density and Accessibility

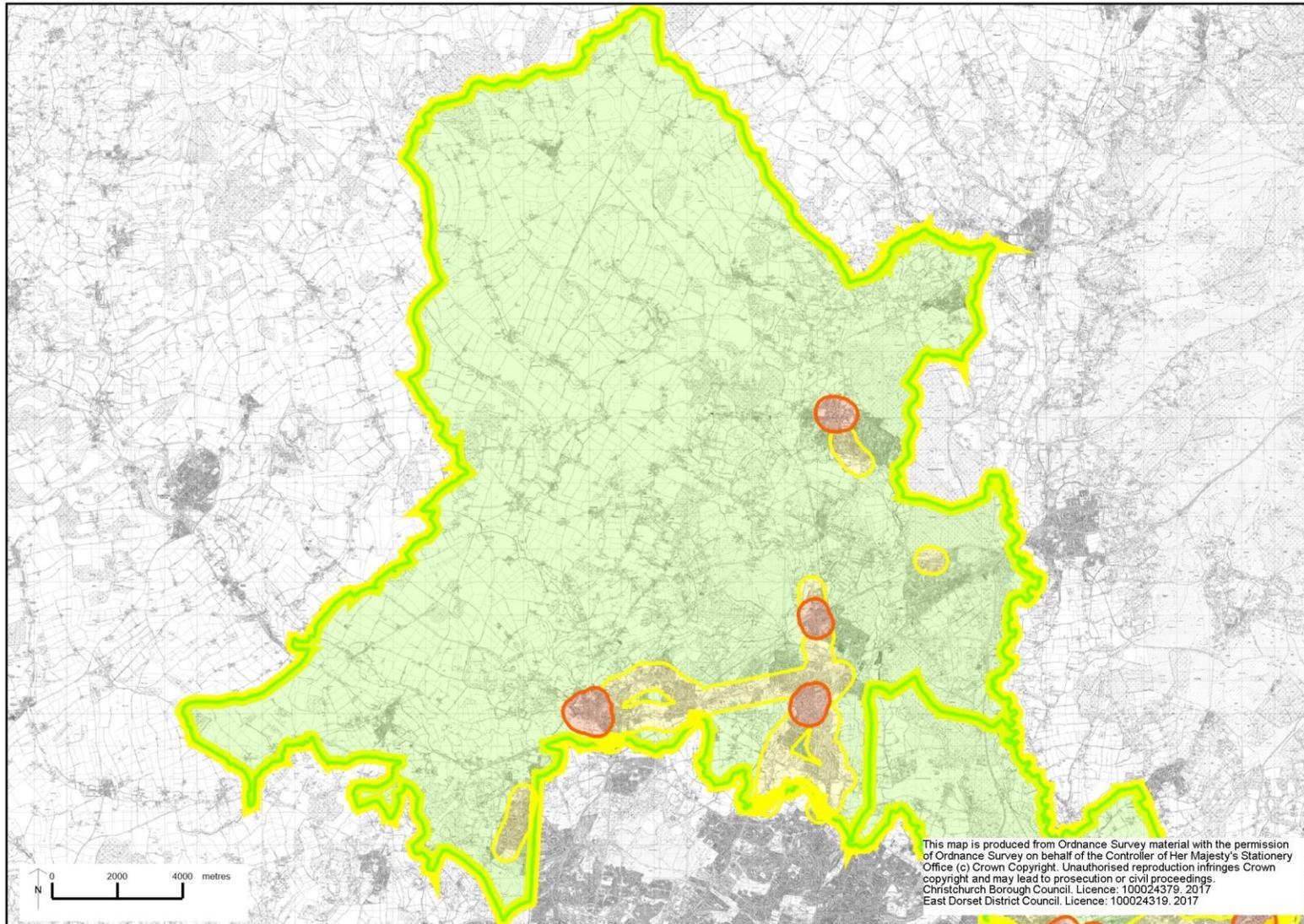
- 4.9 It is not always possible to predict the type of residential development that will take place on a site, as there are often possible alternatives. The type of development will relate strongly to market conditions which can change within the time frame of this Assessment. This can have a significant impact on the number of dwellings identified, for example, a site could be suitable for either large detached dwellings, or a block of flats. To consider this properly the Assessment has identified where a range of opportunity is available.

4.10 In order to assess the range, The 'Main Density Zones' have been created using a combination of proximity to the designated town and district centres (Core Strategy Policy KS6), and key prime transport corridors (Core Strategy Policy KS9). Density assumptions for site assessments also have regard to the location of other key facilities, higher level services and sustainable transport routes. Where these assumptions have made a difference in a site's potential, it has primarily resulted in a block of flats being suggested rather than houses. The site's character including whether a site is within a Conservation Area continue to have an influence on the type of scheme likely to be acceptable.

4.11 They are set out as follows and also shown on the map below (figure 2):

- ❖ SHLAA Town Centre Density Zone @ 120 dph (red tinted areas on map)
- ❖ SHLAA Intermediate Density Zone @ 60 dph (yellow tinted areas on map)
- ❖ SHLAA Standard Density Zone @ 30 dph (green tinted areas on map)

Figure 2 Main Density Zones in East Dorset



4.12 To address accessibility in site assessments, which in turn also influenced decisions on density assumptions referred to above, regard was also given to a series of mapped accessibility layers. Zones set out proximity to a series of key facilities

and higher level services (leisure centres, doctors, hospitals, and schools) and sustainable transport routes (railway stations, bus stops and mapped cycle routes). As well as the density assumptions, these informed the 'suitability' element of the assessment in terms of access to higher public services, public transport and local facilities, in a similar manner to previous SHLAA updates that used Dorset County Council's assessment of sites using Accession™ accessibility software.

- 4.13 Accessibility standards for the facilities described above, reflect standards used in the Christchurch and East Dorset Sustainability Scoping Report for the Core Strategy and information used in the Master-planning reports, which in turn reflected the national assumptions used previously in the County's Accession™ accessibility software.
- 4.14 Regarding the 'developable site area' to apply the density figure to, the following commonly used national approach has been applied on site assessments:
- ❖ sites less than 0.4 hectares: 100% of site area
 - ❖ sites between 0.4 – 2 hectares: 90% of site area; and
 - ❖ sites over 2 hectares: 75% of site area.
- 4.15 The density zones and developable site-percentage figures have not been applied literally and rigorously to each site. They have been used more as an indicative guide as to where we might achieve higher densities. Alongside these density assumptions, we have considered in our site assessments, the character of the site and the surrounding densities. The density assumptions have more relevance to large sites that are to be fully redeveloped rather than small infill sites. This approach is endorsed by the NPPF consultation which suggests amendments to the NPPF to seek "a significant uplift in prevailing densities" and is proposing to consider PD rights for upward extensions.

Dorset Heathland Consultation Area

- 4.16 As referred to elsewhere in this report, a key constraint for residential development concerns the need to avoid adverse impacts on the internationally designated Dorset Heaths. As set out in policy ME2 of the adopted Christchurch and East Dorset Local Plan Part 1 – Core Strategy (April 2014), no net residential development will be permitted within 400m of protected European and internationally protected heathlands. This is in accordance with the advice from Natural England and further evidence including the Core Strategy's Habitats Regulations Assessment. This policy is supported by The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document (SPD), which clarifies the operation of the 400m consultation area and more specifically sets out the likely acceptability of sites that are within the 400m consultation area, but outside the straight line 400m area measured from the designated heathland. This clarification was not available during previous updates of the SHLAA report, where it was considered no residential development was acceptable within any part of the 400m consultation zone, and therefore no SHLAA potential applied.

- 4.17 A new development may now be considered acceptable by Natural England in this zone if it results in no net increase in residential units including their curtilage within the straight line 400m area. Subject to the factors set out in Appendix C of the Heathland SPD being met, then there is likely to be no in principle objection from Natural England.
- 4.18 Reflecting this potential not previously assessed in the SHLAA, it is most appropriately done as a windfall allowance based on an understanding of the number of opportunities physically capable of achieving the criteria set out in the Heathland SPD alongside the likelihood of the development taking place in that general location. This is because due to the unique policy position and the fact that Natural England will assess any proposals on a case by case basis on their criteria, there is insufficient certainty on the precise location of individual schemes in the way normally required to identify a SHLAA site.
- 4.19 Again due to the nature of the policy requirements, unless there is a significant change in the interpretation of this 400m consultation area, the potential is unlikely to significantly change in the 15 year timeframe of the SHLAA from that already identified. If there are a significant number of completions in this zone that meet the criteria or of there is a change in Natural England's interpretation, then this will be addressed in the annual updates to the SHLAA and the potential units reassessed accordingly.
- 4.20 Based on a desk based assessment of the urban areas in East Dorset (including Corfe Mullen, Ferndown, St Leonards and St Ives, Three Legged Cross, West Moors, West Parley and Verwood) that are intersected by the 400m consultation area, a potential of 56 has been added to the 6-15 year supply. There is currently no compelling evidence to justify that a proportion could come forward in the 5 year supply.

Economic Viability

- 4.21 The economic viability of development on sites included in the study is one of the most difficult constraints to assess. The PPG requires that the assessment of each site in terms of suitability, availability and achievability to determine whether a site is economically viable. There are many complex influencing factors such as land costs, residual values, geographic location, planning contributions, multiple ownerships and market forces. These have been considered during the assessment wherever appropriate.

Methodology Stage 3 Windfall Assessment

- 4.22 The PPG (para 24 Reference ID: 3-24-20140306) states that a windfall allowance may be justified in the 5-year supply if a local planning authority has compelling evidence as set out in paragraph 48 of the NPPF; i.e. that they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens. The PPG states that local planning authorities have the ability to identify

broad locations in years 6-15, which could include a windfall allowance based on a geographical area (using the same criteria as set out in paragraph 48 of the NPPF).

4.23 Table 2 below shows that housing delivery in East Dorset in the past 5 years has been predominantly on windfall sites.

Table 2: Development on windfall sites and previously developed land

Completion year	On allocated sites (net units)	Windfall (net units)	Total completions (units)	Windfall (%)	On previously developed land (%)
2012-13	0	61	61	100.0%	42.6%
2013-14	0	156	156	100.0%	88.5%
2014-15	2	178	180	98.9%	87.8%
2015-16	36	201	237	84.8%	69.6%
2016-17	2	183	185	98.9%	95.1%
Six year average 2006-12	8	155.8	163.8	96.0%	76.7%

(Source: annual completions data and Annual Monitoring Reports)

4.24 In East Dorset, there is compelling evidence to justify its inclusion within the 5 year supply, set out in the Annual Monitoring that the majority of residential development in the District has taken place on small-scale windfall infill sites and the re-development of existing residential properties, which would be classified as residential gardens in the NPPF. However, this form of development has not had a detrimental impact on the character of the area and if development were not to continue to be permitted in such a way, then significant areas of the Green Belt would be at risk of development to meet the acknowledged housing need in the area. The 2011 Census figures show that 60% of all dwellings in East Dorset are detached, which is almost three times the national average. By contrast, only 9.5% of dwellings in the district are terraced, as opposed to 25% nationally. Many of the detached properties are on large, spacious plots which can be redeveloped at a higher density without harming the character of the local area, and which retain garden space for the additional dwellings. East Dorset urban areas have an average density of 13.48 dwellings per hectare (March 2013 based on a calculation using the number of dwellings in the Local Land and Property Gazetteer Council Tax assessed properties and the urban areas shown in the adopted Policies Mapping) and in a number of settlements, such as Verwood and Ferndown, the majority of the residential development has taken place since the second half of the twentieth century. Saved policies in the East Dorset Local Plan, and the adopted Core Strategy, contain policies which seek to ensure that development proposals should

harmonise with the townscape and character of the areas in which they are set. These policies have been supported at appeal, including since the introduction of the NPPF. East Dorset has significant areas of European protected lowland heathland in close proximity to the main urban areas and due to guidance from Natural England regarding the implications of the Habitat Regulations, no additional residential development is permitted within a straight line 400m of these areas. This in effect means that additional residential development cannot take place in approximately 30% of the District's existing urban areas.

- 4.25 In East Dorset the condition of the existing housing stock is generally good, and is predominantly modern, reflecting substantial residential development in the later part of the twentieth century. Therefore there are not substantial areas of outworn housing ready for re-development, nor are there significant areas of brownfield land capable or suitable for residential development within the District.
- 4.26 The District has a record of its housing completions exceeding previous targets, for example during the last Structure Plan period, from 1994 to 2011, there were more than 500 dwellings built over and above the target of 4,400 units. These were provided in a mix of allocated greenfield sites and generally small windfall developments within the existing urban areas. The density of these developments has not significantly altered the spacious nature of the District, and more recent completions continue this theme. For example the density of new dwellings completed in 2015-2016 was as follows: less than 30 dph – 60%, 30-50 dph – 13%, and more than 50 dph – 27%. Most of these developments have been on small (in 2015/16 80% of sites with completions on were up to 5 units) residential re-development sites. During this period, the densities being achieved showed were broadly similar to previous years though there was a small increase in lower density development. This reflects the continued construction of more traditional detached houses at lower densities.
- 4.27 A significant proportion of new housing in the District represents the re-development of existing residential properties with additional residential development which still have gardens attached. The Council's existing and proposed development management policies seek to ensure that developments should harmonise with the townscape and character of the area in which they are set, which will ensure that the character of the area is not adversely affected. Therefore the Council consider that the inclusion of garden land in the SHLAA, due to the particular circumstances in East Dorset, is justified.
- 4.28 Regarding the SHLAA sites included in the assessment, in some instances it has not been possible to distinguish which site is more developable, or is any more likely to be developed than similar neighbouring sites, such as for large homogenous housing areas where any of a number of gardens could theoretically be developed. In these instances, a housing potential has been attributed which could realistically be delivered within the defined areas.

5.0 Results of the Assessment

Methodology Stage 4 Assessment Review

National Planning Policy Framework (2012)

- 5.1 The NPPF advises that LPA's should have a clear understanding of housing requirements in their area and prepare a Strategic Housing Market Assessment. To boost the supply of housing, local planning authorities should ensure that their Local Plan meets the full requirements for market and affordable housing in their housing market area. Local Plans should aim to meet objectively assessed development requirements unless the impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the NPPF.

Strategic Housing Market Assessment

- 5.2 East Dorset is part of the Eastern Dorset Housing Market area which includes the local authority areas of Bournemouth, Poole, Christchurch, East Dorset, North Dorset and Purbeck. The Christchurch and East Dorset Core Strategy adopted in 2014 is informed by the Eastern Dorset SHMA 2012. In 2015 an updated Eastern Dorset SHMA was published. The SHMA 2015 assesses the overall need for housing, the need for different types of housing (both market and affordable), the housing needs of different groups within the population. A further updated SHMA is anticipated in 2018 which will assess overall housing need based on the revised government methodology as set out in the government's white paper "Planning for the Right Homes in Right Places: Consultation Proposal (September 2014).
- 5.3 The SHMA provides the starting point for setting policies for housing provision through the Local Plan process. The local plan process brings the needs assessment together with other evidence such as constraints, infrastructure, land supply etc. to establish a housing provision figure/target.

East Dorset Housing Requirement

- 5.4 Informed by the 2012 SHMA, the Christchurch and East Dorset Core Strategy (Policy KS4) proposes a single housing provision figure for the plan area of Christchurch Borough and East Dorset district, of 8,490 new homes for the period 2013-2028.
- 5.5 Averaged out over the 15 year plan period this equates to 566 dwellings a year. However there has been a shortfall in delivery since the adoption of the Core Strategy. The housing trajectory setting out anticipated delivery from 2017-2028

against revised annual targets (in view of the shortfall to 2017) is set out in the Councils' Five Year Supply document at <https://www.dorsetforyou.gov.uk/planning/christchurch-east-dorset-five-year-housing-land-supply>.

5.6 The SHLAA is assessed against the adopted Core Strategy target (policy KS4). Based on policy KS4 and completions to 2017; the housing requirement is as follows:

- ❖ Core Strategy Housing Requirement 2013-2028: 8,490 (566 p.a.)
- ❖ Basic 5 Year Requirement: 2,830 (566 x 5)
- ❖ Dwellings Required since the adoption of the Core Strategy, between 2013-2016: 2,264 (566 x 4)
- ❖ Completions 1st April 2013-31st March 2016: 1,423 (305 + 334 + 354 + 430)
- ❖ Shortfall in housing delivery: 841 (2,264 - 1,423)
- ❖ Basic 5 Year Requirement and Shortfall: 3,671 (2,830 + 841)
- ❖ +5% Buffer 3,855 (184 + 3,671)
- ❖ 5 Year Requirement 2017-2022: 3,855 (771 p.a.)
- ❖ The annual figure for the remaining plan period after the 5 years is the base annualised plan target of 536 (and 535 to account for rounding down)

5.7 In summary:-

- ❖ The total 15 year requirement for Christchurch and East Dorset for 2013 – 2028 is 8,490 or 566 units a year
- ❖ The five year requirement incorporating a 5% buffer 2017-2022 is 3,855 or 771 per year
- ❖ The remaining 6 – 15 year requirement (2022- 2028) is 3212 or 535 a year

15 Year Housing Land Supply

5.8 The assessments for Christchurch and East Dorset together identify land for 9,387 dwellings for the period 2017-2032. To meet the housing requirement based on the proposed housing delivery strategy in Policy KS4 of the adopted Christchurch & East Dorset Core Strategy; the assessments for Christchurch and East Dorset needed to identify 'developable' land for about 7,067 dwellings over the period 2017-2028. The assessments together provide a surplus of 2,320 dwellings over and above the remaining 7,067 dwellings required by 2028 to deliver the Core Strategy requirement (8,490 dwellings) set out in Core Strategy policy KS4. When taking in to account the predicted delivery of the New Neighbourhoods shown in the housing trajectory, this surplus equates to a total of 894 dwellings in the plan period up to 2028 and a further 357 dwellings a year for the period 2028-2032 (beyond the Core Strategy plan period). The supply of deliverable sites in Christchurch and East Dorset for the 2017 base year is summarised in Table 3.

Table 3 – Housing Trajectory for Local Plan Part 1 – Core Strategy

Year	Housing Supply and Requirement for Christchurch and East Dorset											
	1	2	3	4	5	Completions	Household projection (+5% NPPF buffer and undersupply for the first five years)	7 Cumulative Target	8 Remaining Target	9 Annual Surplus/ Deficit	10 Cumulative Surplus/ Deficit	11 Annualised Cumulative Target
	Housing Supply											
SHLAA	Strategic Sites	Total	Cumulative	Affordable Housing Provision								
2013/14						305						
2014/15						334						
2015/16						354						
2016/17						430						
2017/18	415	50	465	465	161		771	771	7,067	-306	-306	1,130
2018/19	415	232	647	1,112	225		771	1,542	6,602	-124	-430	1,372
2019/20	415	546	961	2,073	335		771	2,313	5,955	190	-240	1,782
2020/21	414	575	989	3,062	345		771	3,084	4,994	218	-22	793
2021/22	413	455	868	3,930	303		771	3,855	4,005	97	75	523
2022/23	358	388	746	4,676	260		536	4,391	3,137	210	285	478
2023/24	358	350	708	5,384	247		536	4,927	2,391	172	457	421
2024/25	357	345	702	6,086	245		535	5,462	1,683	167	624	327
2025/26	357	375	732	6,818	256		535	5,997	981	197	821	125
2026/27	357	245	602	7,420	210		535	6,532	249	67	888	-353
2027/28	356	185	541	7,961	189		535	7,067	-353	6	894	-894
Totals	4,215	3,746	7,961		2,776	1,423	7,067		-894			

Capacity on Deliverable Sites (5 Year Supply)

5.9 To meet the five year requirement plus a buffer of 5%, as required by NPPF, and based on the proposed housing delivery strategy in Policy KS4 of the adopted Core Strategy; the assessments for Christchurch and East Dorset need to identify ‘deliverable’ sites (suitable, available and achievable) to accommodate 3,855 dwellings in Christchurch and East Dorset for the period 2017- 2022. The Christchurch and East Dorset SHLAAs have together identified land for 3,930 dwellings in Christchurch and East Dorset, over the five year period 2017-2022, which meets the requirement plus a buffer of 5%, with a surplus of 75 dwellings. The five year supply of deliverable sites in East Dorset for the 2017 base year is detailed in

Appendix A. The fact that a site is not included in the five year supply does not preclude it from gaining planning permission especially where it accords with other policies in the development plan.

Capacity on Developable Sites (6 to 15 Year Supply)

- 5.10 The assessments have identified land for 3,098 dwellings in the 6-15 year supply for East Dorset and 2,359 dwellings in Christchurch (6-15 year supply). This amounts to a total supply of 5,457 dwellings for the 6-15 year period 2022-2032. The six to fifteen year supply of deliverable sites in East Dorset for the 2017 base year is detailed in Appendix B.
- 5.11 This report does not distinguish between the six to ten (2016-21) and eleven to fifteen year (2021-2026) supply periods. The assessment results do not indicate any significant difference in the availability of sites or the likelihood of their development between these two five year periods. A steady rate of windfall development in the District is expected between 2017 and 2028, and the New Neighbourhoods are predicted to be delivered at a fairly constant yearly rate as set out in the Councils' Five Year Supply document.

Excluded Sites

- 5.12 Inevitably some of the sites identified as part of the study have been assessed to be undevelopable due to constraints and have therefore been excluded from the land supply. Appendix D provides details of the 372 sites assessed as having no housing potential and the main reasons for their exclusion.
- 5.13 A further 82 are excluded, but are also recorded as Exceptions Sites (see below).

The Grange Estate, St Leonard's

- 5.14 A large number of landowners have submitted sites at the Grange Estate to the south of the A31(T) at St Leonards. These have common issues and have therefore been considered as one site, an approach agreed with the Panel. A statement on this assessment is enclosed in Appendix E.

Affordable Homes on Exceptions Sites

- 5.15 When landowners were invited to submit sites for consideration in the Assessment they were asked to also put forward opportunities for exceptions housing sites on the edge of villages which can provide affordable housing for local people. These sites are not acceptable for private housing, but can give the opportunity for small affordable housing schemes for local people. Officers also assessed whether sites on the edge of existing settlements that would be acceptable as affordable housing exceptions sites. Whilst such sites can be allowed under Core Strategy Policy LN4, 'Affordable Housing Exception Sites', they are recorded in the SHLAA as excluded as by definition exceptional circumstances need to be proven

before the site can come forward, so any potential cannot normally be included in the housing supply figures. These sites are listed in Appendix C.

Phasing and Delivery of the East Dorset New Neighbourhoods

- 5.16 The 2,626 units identified for the 10 remaining new neighbourhoods have been included in both the one to five year supply (1,483 dwellings) and the six to fifteen year supply (1,143 dwellings). This assumes that development commences in 2019/20 and is completed in 2027/28, with annual completions rate set out in the housing trajectory in Table 1 of the 'Five Year Housing Land Supply' document at https://www.dorsetforyou.gov.uk/media/223794/Christchurch-East-Dorset-5-Yr-Supply-2017/pdf/Christchurch_East_Dorset_5_Yr_Supply_2017-2022_WEB.pdf

Methodology Stage 5 Final Evidence Base

- 5.17 In total 779 sites have been assessed within this Study. This includes 289 submitted through the consultations and calls for sites since the SHLAA was first prepared in 2008 and 490 identified by Officers. A total of 454 sites have been excluded as part of the assessment, with 82 of these being rural exception sites. Sites with extant planning permissions were not assessed individually, and the number of dwellings with planning permission as of 31st March 2017 was 1,561. This figure includes 836 units from the New Neighbourhoods WMC7, FWP3 and VTSW5, which are deducted from the final 'Existing Planning Permission' figures. They are instead counted under the 'Review of existing housing allocations in plans' SHLAA category.
- 5.18 In addition to this are a further 129 units of C2 use-class care homes (this is 50% of the total commitment, explained in para 4.7).
- 5.19 The non-completion rate for dwellings with planning permission within the District is between 2 and 3%. For the purposes of this Report, a non-completion discount has been set at 3%. This gives an overall figure of dwellings with planning permission of 828 and which is used in this report.

Table 4 Breakdown of Sites Assessed, not including sites excluded

Category	Consultation Submission		Identified by Officers		Within Existing Urban Areas & Village Envelopes (including New Neighbourhoods)		Outside Green Belt and Not Existing Urban Areas or Village Envelopes		Within Green Belt	
	Sites	Theoretical Potential	Sites	Theoretical Potential	Sites	15 Year supply	Sites	15 Year Supply	Sites	15 Year Supply
Subdivision of existing housing, redevelopment of existing housing or intensification	8	32	261	1,459	269	1,491	0	0	0	0
Subdivision of existing housing, redevelopment of existing housing or intensification – Heathland Consultation Area Windfall	0	0	0	56	0	0	0	0	0	0
Flats over shops	0	0	0	0	0	0	0	0	0	0
Empty homes	0	0	0	0	0	0	0	0	0	0
Previously developed vacant / derelict land and buildings (non housing)	2	7	1	8	3	15	0	0	0	0
Redevelopment or Conversion of other uses	3	38	24	568	26	606	0	0	1*	0

East Dorset 2017 Strategic Housing Land Availability Assessment

Category	Consultation Submission		Identified by Officers		Within Existing Urban Areas & Village Envelopes (including New Neighbourhoods)		Outside Green Belt and Not Existing Urban Areas or Village Envelopes		Within Green Belt	
	Sites	Theoretical Potential	Sites	Theoretical Potential	Sites	15 Year supply	Sites	15 Year Supply	Sites	15 Year Supply
Redevelopment of car parks	0	0	5	11	5	11	0	0	0	0
Review of existing housing allocations in plans	11	2,376	5	395	16	2,771	0	0	0	0
Review of other allocations in plans	0	0	4	11	4	11	0	0	0	0
Vacant land not previously developed	0	0	0	0	0	0	0	0	0	0
Rural Exception Sites	58	n/a	25	10	0	n/a	19	10	64	n/a
Total	82	2,453	325	2,518	323	4,905	19	10	65	0

* Whilst the site is recorded as being within the Green Belt, it is also within the Major Developed Site policy designation, VTSW7. In addition to this, the site's supply is recorded separately through its planning permission.

Table 5 Identified Supply of Dwellings

Category	Total		Deliverable 2016 – 2022 (Years 1 – 5)		Physically Developable 2022 - 2032 (Years 6 – 15)		Excluded	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites	Theoretical Dwellings
Subdivision of existing housing, redevelopment of existing housing or intensification	269	1,491	119	274	244	1,217	93	8,742
Subdivision of existing housing, redevelopment of existing housing or intensification - Heathland Consultation Area Windfall	-	56	-	-	-	56	-	-
Flats over shops	-	-	-	-	-	-	-	-
Empty homes	-	-	-	-	-	-	-	-
Previously developed vacant / derelict land and buildings (non housing)	3	15	1	9	1	6	5	570
Redevelopment or Conversion of other uses	27	606	10	82	23	524	26	3,366
Redevelopment of car parks	5	11	0	0	5	11	45	452
Review of existing housing allocations in plans	16	2,771	11	1,508	9	1,263	2	56
Review of other allocations in plans	4	11	0	0	3	11	9	290
Vacant land not	0	0	0	0	0	0	192	37,885

Category	Total		Deliverable 2016 – 2022 (Years 1 – 5)		Physically Developable 2022 - 2032 (Years 6 – 15)		Excluded	
	Sites	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites	Theoretical Dwellings
previously developed								
Existing Planning Permissions	-	828	-	828	-	-	-	-
Rural Exception Sites	83	10	-	-	1	10	-	-
Total	407	5,799	141	2,701	286	3,098	372	51,361

6.0 Future Updating

- 6.1 The requirement in the NPPF to maintain a five year supply of deliverable housing sites will be reported through the Councils' annually updated 5 year supply report published at <https://www.dorsetforyou.gov.uk/planning/christchurch-east-dorset-five-year-housing-land-supply>. The update of the five year supply will take into account any changes to this list of sites. This will include;
- ❖ discounting for completions that have occurred over the previous year;
 - ❖ new planning permissions that have been granted;
 - ❖ new sites that have been identified as part of the planning process; and
 - ❖ sites that have been removed from the five year supply process.
- 6.2 Any further sites submitted to, or included by, the Council will be considered as part of the ongoing SHLAA updates and will be assessed in accordance with the NPPF and PPG methodology set out in figure 1 in this report. If the supply of identified deliverable sites is significantly reduced for whatever reason, it may be necessary to undertake a further full assessment to update the supply of housing land.

7.0 Conclusions

- 7.1 This assessment has employed a rigorous and thorough search for sites which may afford housing potential during the period 2017-2032. Given the constrained nature of the District and an historic reliance on high rates of windfall development, no size threshold was applied in the process of identifying sites. In this respect the assessment is considered to have identified all deliverable and developable land which could potentially provide housing to meet the fifteen year supply within the settlements set out in paragraphs 3.8 and 3.9.
- 7.2 Judgements have been made based on an analysis of past trends, appreciation of current market conditions and planning context and the unique characteristics and constraints of each site assessed. The assessment of housing potential has been pragmatic throughout, and in many cases conservative. The figures reported here are therefore considered to give a realistic assessment of housing potential.

Key Findings:

- 7.3 To meet the adopted Core Strategy housing requirement (Policy KS4) to provide 8,490 dwellings for the period 2013-2028, the assessments need to identify 'developable' land for a minimum of 7,067 dwellings in the combined areas of Christchurch and East Dorset over the period 2017-2028.
- ❖ The assessments have identified land for 3,588 dwellings in Christchurch and 5,799 dwellings in East Dorset, amounting to a total of 9,387 dwellings. This is a surplus of 2,320 dwellings over and above the 7,067 dwellings required by 2028 to deliver the Core Strategy requirement (8,490 dwellings) set out in Core Strategy Policy KS4. The supply of deliverable sites in East Dorset for the 2017 base year is summarised in Table 9.
 - ❖ This East Dorset SHLAA identified sufficient land to deliver 5,799 dwellings. This is primarily within existing settlement boundaries and the allocated new neighbourhoods in accordance with the adopted Core strategy (Policy KS4).
 - ❖ The assessments identified sufficient land within Christchurch and East Dorset to meet the 5 year supply of 3,855 (including a 5 % buffer as required by the NPPF), with a surplus of 75 dwellings.
 - ❖ The assessment identified more than sufficient sites to meet the longer term requirement for housing. To deliver the housing requirements set out in Core Strategy policy KS4; 3,212 dwellings are required for the remaining plan period, i.e. 2022-2028. The assessments identify a surplus of 894 units in this same period. A further 1,426 dwellings are identified beyond the Core Strategy plan period, to 2032.
- 7.4 The Local Plan review will identify a revised housing target to 2033 and allocate sufficient land in the most sustainable locations, where housing land is deliverable in terms of suitability, availability and viability. In light of increasing constraints

such as flood risk and scarcity of large developable sites, the SHLAA review has reviewed site densities where appropriate which has achieved a higher level of housing potential to support the Local Plan Review. The density assumptions have more relevance to large sites that are to be fully redeveloped rather than small infill sites. This approach is endorsed by the NPPF consultation which suggests amendments to the NPPF to seek “a significant uplift in prevailing densities” and is proposing to consider PD rights for upward extensions. The Local Plan Review will also consider the potential for the redevelopment (where appropriate) of existing commercial sites for housing or mixed use.

Appendix A List of Deliverable Sites (5 year supply)

Extant Planning Permissions

Settlement	Site Address	Application Number	Net Dwellings
Alderholt	14 Camel Green Road, Alderholt	3/16/1454	1
Alderholt	14 Camel Green Road, Alderholt	3/15/1213	4
Alderholt	25 Ringwood Road Alderholt Fordingbridge	3/13/0609	1
Alderholt	35 Pear Tree Close Alderholt Fordingbridge	3/13/0689	1
Alderholt	Alderholt Surplus Stores, Daggons Road	3/11/0558	89
Alderholt	The Cottage, Camel Green Road	3/16/1376	1
Colehill	20/22 Sunnybank Way	3/12/0439	2
Colehill	32 Park Homer Drive, Colehill	3/15/0768	1
Colehill	58 Beaucroft Lane, Colehill	3/15/0301	1
Colehill	Bedborough Farm, Uddens Drive	3/16/2693	1
Colehill	Bedborough Farm, Uddens Drive	3/16/0086	2
Colehill	Land to East and West of Cranborne Road	3/14/0016	* (Potential of 630 recorded separately)
Colehill	Quarndon Giddy Lake Wimborne Dorset	3/11/0029	1
Corfe Mullen	1 Louise Court, Corfe Mullen	3/15/0231	1
Corfe Mullen	10 Blandford Road	3/04/1589	3

Settlement	Site Address	Application Number	Net Dwellings
Corfe Mullen	24a Stour View Gardens/91 Wimborne Road	3/15/0332	3
Corfe Mullen	6 Brownsea Avenue	3/16/0367	1
Corfe Mullen	82 Wimborne Road, Corfe Mullen	3/15/0373	1
Corfe Mullen	Himmon Copse, Knoll Lane, Corfe Mullen	3/16/0016	1
Corfe Mullen	Home Farm, Waterloo Road	3/16/1742	1
Corfe Mullen	Mill House, Mill Street, Corfe Mullen	3/14/0933	1
Corfe Mullen	Padenca, Knoll Lane	3/17/0048	-1
Corfe Mullen	R/O 2 -4 Pine Road	3/16/2415	1
Corfe Mullen	R/O 22 & 24 Corfe View Road	3/16/2173	1
Corfe Mullen	The Paddocks, Dorchester Road	3/15/0476	-1
Corfe Mullen	The Post Office, Blandford Road	3/16/2912	1
Ferndown	1 Carroll Avenue & 430 Ringwood Road, Ferndown	3/14/1091	12
Ferndown	11 Carroll Avenue	3/15/1045	1
Ferndown	11 Fernlea Close	3/16/2847	4
Ferndown	12 Beaufoys Avenue, Ferndown	3/16/0280	11
Ferndown	14 Church Road	3/16/0006	-2
Ferndown	14 Church Road ('C2' element)	3/16/0006	34
Ferndown	179 Victoria Road	3/16/2697	1
Ferndown	18 Mayfield Close, Ferndown	3/16/0176	1
Ferndown	30 Golf Links Road	3/15/1208	10
Ferndown	38 Golf Links Road	3/16/0717	10

Settlement	Site Address	Application Number	Net Dwellings
Ferndown	390 Ringwood Road, Ferndown	3/15/0153	2
Ferndown	392 Ringwood Road, Ferndown	3/15/0154	2
Ferndown	394 Ringwood Road Ferndown Dorset BH22 9AU	3/14/0835	2
Ferndown	52 Golf Links Road	3/15/0723	7
Ferndown	72 Longham Farm House, Ringwood Road	3/15/0299	1
Ferndown	8 Sycamore Place	3/16/0191	1
Ferndown	9 Fernlea Close Ferndown Dorset BH22 8HH	3/16/2848	4
Ferndown	93 Golf Links Road	3/16/0720	7
Ferndown	Adj 21 Ameys Lane	3/16/1168	1
Ferndown	Area B The Warren, Badgers Walk ('C2' element)	3/12/0576	30
Ferndown	Area D The Warren, Badgers Walk, Ferndown ('C2' element)	3/13/01181	25
Ferndown	Land adj Holmwood House Ringwood Road Longham Ferndown Dorset BH22 9AP	3/15/1197	* (Potential of 146 recorded separately)
Ferndown	Peveril House 382 - 388 Ringwood Road	3/14/0488	24
Ferndown	Plot Adj 11 Fernlea Close Ferndown Dorset BH22 8HH	3/16/2846	1
Ferndown	Rear 9 & 11 Hilltop Road	3/09/1008	1
Ferndown	Sequoia House, 398A Ringwood Road	3/16/2706	1

Settlement	Site Address	Application Number	Net Dwellings
Ferndown	Stapehill Abbey 276 Wimborne Road West Wimborne Dorset BH21 2EB	3/14/0245	44
Ferndown	Stapehill Church Site Wimborne Road West Stapehill Wimborne	3/12/0900	6
Ferndown	Stourbank Nurseries, Ham Lane, Ferndown	3/16/0716	1
Ferndown	The Warren (Phases B,C)	3/97/0742	14
Ferndown	The Warren (Phases E)	3/06/0395	25
Holt	Adj Springfields, Holt Lane	3/11/0114	6
Holt	Horsehoes Farm	3/16/2485	1
Holt	The Old Dairy, Holt Lodge Farm, Horton	3/15/1064	1
Knowlton	All Hallows Farmhouse Monkton Wimborne St Giles Wimborne Dorset BH21 5NJ	3/13/1079	2
Knowlton	Black Barn Farm, Horton	3/16/0009	1
Knowlton	Global Orange Groves, Horton Road, Horton Heath	3/15/1136	3
Knowlton	Ivy Cottage, Horton Vale Nursery	3/15/1214	1
Knowlton	Martins Cottage, Wimborne St Giles	3/15/0270	1
Knowlton	Meadow View Wigbeth Horton	3/14/1214	1
Knowlton	New Barn Farm Knowlton Wimborne Dorset BH21 5AE	3/12/0467	2

Settlement	Site Address	Application Number	Net Dwellings
Knowlton	Nine Yews Cottage, Wimborne St Giles	3/16/1772	3
Knowlton	Ruddle Moor Farm, Horton Road, BH21 8NE	3/14/1216	3
Knowlton	Slough House Slough Lane Horton Wimborne Dorset BH21 7JL	3/16/0051	1
Knowlton	Wigbeth Farm, Wigneth	3/17/0103	1
Knowlton	Windrush Farm, Wigbeth, Horton	3/16/0041	2
Sixpenny Handley	38 High Street	3/16/0028	3
Sixpenny Handley	Burley Road Farm	3/16/1777	1
Sixpenny Handley	Methodist Church, Pentridge	3/16/1566	1
Sixpenny Handley	Whitey Top Farm, Pentridge	3/17/0578	1
St Leonards & St Ives	1 Oaks Drive	3/14/1149	6
St Leonards & St Ives	13 Cedar Avenue, St Leonards	3/15/0137	1
St Leonards & St Ives	15 Struan Gardens (Revised Scheme)	3/16/0163	1
St Leonards & St Ives	17 Oaks Drive	3/16/1595	1
St Leonards & St Ives	19 Oaks Drive	3/16/0873	1

Settlement	Site Address	Application Number	Net Dwellings
St Leonards & St Ives	28 Wayside Road, St Leonards	3/15/0590	2
St Leonards & St Ives	35 Woolsbridge Road	3/17/0352	2
St Leonards & St Ives	37 Bushmead Drive	3/16/2393	2
St Leonards & St Ives	49 Woolsbridge Road	3/16/0789	1
St Leonards & St Ives	5 Oaks Drive	3/16/1573	1
St Leonards & St Ives	51 St Ives Park, Ashley Heath BH24 2LX	3/14/0174	3
St Leonards & St Ives	7 Struan Gardens, Ashley Heath	3/15/0164	1
St Leonards & St Ives	Adj 2 Struan Gardens, Ashley Heath	3/16/0980	1
St Leonards & St Ives	Land Between 16 & 22 Windmill Lane, Avon Castle	3/15/0197	1
St Leonards & St Ives	Plot 33 New Forest Motel, Hurn Road, St Leonards	3/15/0765	1
St Leonards & St Ives	Plot 4 Land At 5 Egmont Close	3/13/0333	1
St Leonards & St Ives	Plots 19,28,29 New Forest Motel	3/16/1623	3
St Leonards & St Ives	St Leonards Hospital	3/14/0871	207

Settlement	Site Address	Application Number	Net Dwellings
St Leonards & St Ives	St Leonards Hospital (C2 element)	3/14/0871	40
Sturminster Marshall	106 High Street	3/15/0401	4
Sturminster Marshall	30 Dullar Lane	3/16/0252	1
Sturminster Marshall	Bailie Farm Dullar Lane Sturminster Marshall Wimborne Dorset BH21 4AE	3/12/1000	4
Sturminster Marshall	Beech Lodge, Dullar Lane	3/16/2789	1
Sturminster Marshall	Hérons Green, Dorchester Road, Corfe Mullen	3/15/1068	3
Sturminster Marshall	Land East of Sheridan Way	3/11/0133	7
Sturminster Marshall	Old Farm, Poole Road, Sturminster Marshall	3/16/0147	1
Sturminster Marshall	The Old Nursery, Lambs Lane, Sturminster Marshall	3/15/0595	1
Vale Of Allen	Cowleaze, Hinton Martell	3/15/0973	1
Vale Of Allen	High Lea Dairy, Witchampton	3/16/1498	1
Vale Of Allen	Manor Farm Gussage All Saints	3/16/1350	1
Vale Of Allen	Manor Farm Gussage St Michael	3/16/1499	1
Verwood & 3X	1 Woodlinken Close	3/16/2535	1
Verwood & 3X	168 Ringwood Road	3/16/0160	1
Verwood & 3X	19 Monmouth Drive, Verwood	3/15/0664	1

Settlement	Site Address	Application Number	Net Dwellings
Verwood & 3X	50 Moneyfly Road	3/12/1009	1
Verwood & 3X	51 Edmondsham Road, Verwood	3/15/0837	2
Verwood & 3X	58 - 60 Moneyfly Road Verwood Dorset BH31 6BL	3/13/0968	2
Verwood & 3X	86 Manor Road	3/16/2993	1
Verwood & 3X	Forest View, Verwood Road TLX	3/01/1285	2
Verwood & 3X	Gorse Cottage, Sandy Lane	3/16/0090	4
Verwood & 3X	Land on North East Side of Ringwood Road	3/13/0480	* (Potential of 65 recorded separately)
Verwood & 3X	Land south of Howe lane	3/13/0674	29
West Moors	1 Priory Road	3/15/0849	1
West Moors	14 Oakhurst Lane	3/16/2333	1
West Moors	2 Weavers Close	3/16/1088	1
West Moors	Rear Of 8 And 10 Ashurst Road West Moors Ferndown Dorset BH22 0LS	3/12/0793	2
West Parley	100 New Road, West Parley	3/15/0358	1
West Parley	101 New Road	3/16/1793	1
West Parley	161 New Road	3/16/2822	2
West Parley	245 Christchurch Road	3/05/0414	1
West Parley	25 Chine Walk West Parley Ferndown Dorset BH22 8PR	3/13/0688	1
West Parley	Stour Park, Church Lane	3/16/2324	1

Settlement	Site Address	Application Number	Net Dwellings
West Parley	Stourvale Nursery, Church Lane, West Parley	3/15/0458	3
West Parley	225 Christchurch Road	3/11/1155	5
West Parley	Adj 19 Berkley Avenue	3/16/2575	1
Wimborne	14 Marlborough Place Wimborne Dorset BH21 1HW	3/14/0743	1
Wimborne	158 & 158A Leigh Road	3/11/0935	1
Wimborne	212 Leigh Road	3/16/2500	2
Wimborne	4 Kings Court, High Street	3/10/1145	1
Wimborne	51 Barnes Crescent	3/11/1009	1
Wimborne	Garden House Cuthburga Road Wimborne Dorset BH21 1LH	3/14/1224	3
Wimborne	Land rear of Glassblower 71 High Street	3/15/1046	2
Wimborne	Land rear of 34 East Street	3/04/1100	5
Wimborne	Marks Yard, Victoria Road, Wimborne	3/14/1233	10
Wimborne	Walford Bridge Garage, Wimborne Road	3/15/1046	27

* Potential for New Neighbourhood sites are recorded in the table below or for the 6 – 15 year element in Appendix B. This is to avoid double counting on these sites.

Assessed Sites without planning permission

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Alderholt	23 - 31 Blackwater Grove, Alderholt	3/01/0697	2
Alderholt	10 Station Road and land adjacent, Alderholt	3/01/0701	5
Alderholt	43 - 57 Station Road, Alderholt	3/01/0703	1
Alderholt	3 - 15 Park Lane, 58 - 70 Station Road, 4 - 24 Camel Green Road, Alderholt	3/01/0705	1
Colehill	East Dorset Council Offices Furzehill	3/03/0095	24
Colehill	Land adj 38 Beaucroft Lane, Colehill	3/03/0231	1
Colehill	Land at end of Boundary Drive, Colehill	3/03/0276	2
Colehill	Land off Wimborne Road, Colehill	3/03/0277	1
Colehill	22 - 68 Beaucroft Lane, Wimborne	3/03/0368	1
Colehill	Woodlands and Wingreen, Green Hill Close, Colehill	3/03/0372	1
Colehill	21 - 41 Wimborne Road, Beech House - Firsdehl, Northleigh Lane, Colehill	3/03/0373	1
Colehill	Gullivers House, Smugglers Lane and 7 Lonnen Road, Colehill	3/03/0376	1
Colehill	16 Lonnen Road - 13 Middlehill Road, Colehill	3/03/0377	2
Colehill	24 - 33 Park Homer Drive, Colehill	3/03/0383	1
Colehill	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill	3/03/0387	2
Colehill	Quarry Road, Colehill	3/03/0388	2
Colehill	108 - 120 Middlehill Road and 73 - 95 Hayes Lane, Colehill	3/03/0392	1
Colehill	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill	3/03/0406	1

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Colehill	202-244 Leigh Road, Colehill	3/03/0412	2
Colehill	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill	3/03/0461	1
Corfe Mullen	Dorset Soldier PH Wareham Road, Corfe Mullen	3/04/0009	12
Corfe Mullen	Land to North of Wimborne Road including the allotments	3/04/0270	112
Corfe Mullen	East End Methodist Church - 102 Wimborne Road, Corfe Mullen	3/04/0489	3
Corfe Mullen	1-9 Wayground Road and 83-101 Wimborne Road, Corfe Mullen	3/04/0490	1
Corfe Mullen	Higher Merley Lane, Corfe Mullen	3/04/0493	1
Corfe Mullen	1 - 37 Central Avenue and 60 -80 Wareham Road, Corfe Mullen	3/04/0500	3
Corfe Mullen	9 - 29 Croft Close, Corfe Mullen	3/04/0501	1
Corfe Mullen	1 - 52 Blythe Road, Corfe Mullen	3/04/0502	1
Corfe Mullen	23-33 Hanham Road, Corfe Mullen	3/04/0542	1
Corfe Mullen	2-20 Wyatts Lane and 114-122 Hillside Road, Corfe Mullen	3/04/0544	1
Corfe Mullen	1-13 Queens Road and 123-131 Wareham Road, Corfe Mullen	3/04/0545	2
Corfe Mullen	18-46 Corfe View Road, Corfe Mullen	3/04/0546	1
Corfe Mullen	140-172 Wareham Road and 13-17 Moorside Road, Corfe Mullen	3/04/0547	1
Corfe Mullen	1-15 Dennis Road, 2-20 Highmoor Road and East Way, Corfe Mullen	3/04/0548	1
Corfe Mullen	Land adj 6 Birch Close	3/04/0775	1
Ferndown & West Parley	20 Christchurch Road, Longham	3/07/0028	1
Ferndown & West Parley	The Post Office Ringwood Road, Longham	3/07/0117	2
Ferndown &	Land at Stapehill Crescent, Ferndown	3/07/0126	10

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
West Parley			
Ferndown & West Parley	Land at Holmwood Park, Ferndown	3/07/0179	146
Ferndown & West Parley	Stapehill Crescent and surrounding properties, Ferndown	3/07/0397	2
Ferndown & West Parley	92 - 120A Wimborne Road West, Stapehill	3/07/0401	10
Ferndown & West Parley	2 - 32 Martindale Avenue, 2 - 12 Hayes Lane and 11 - 53 Wimborne Road West, Stapehill	3/07/0402	3
Ferndown & West Parley	81 - 103 Foxcroft Drive, 1 - 15 Briar Way, Colehill	3/07/0404	1
Ferndown & West Parley	76 - 146 Foxcroft Drive and 2 - 56 Dales Drive	3/07/0405	2
Ferndown & West Parley	Hayes Close and 1-29 Cedar Drive, Ferndown	3/07/0409	1
Ferndown & West Parley	38-84 Wimborne Road West, Ferndown	3/07/0410	5
Ferndown & West Parley	84-116 Church Road, Ferndown	3/07/0465	2
Ferndown & West Parley	Land between Beaufoys Avenue, Wimborne Road East and Pinewood Road, Ferndown	3/07/0470	3
Ferndown & West Parley	17-43 Award Road, Ferndown	3/07/0472	1
Ferndown & West Parley	4-14 Queens Road, Ferndown	3/07/0473	1
Ferndown & West Parley	170-201 Victoria Road, Ferndown	3/07/0475	7

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	Land at Glendale Avenue, Woodside Road and Greenwood Avenue, Ferndown	3/07/0508	1
Ferndown & West Parley	Land at 10 - 32 Albert Road, Ferndown	3/07/0509	8
Ferndown & West Parley	Land at Princes Road, Ferndown	3/07/0510	3
Ferndown & West Parley	Land at Golf Links Road, Ringwood Road and Turbary Road, Ferndown	3/07/0513	4
Ferndown & West Parley	73-93 Golf Links Road, Ferndown	3/07/0528	1
Ferndown & West Parley	82-88 Carroll Avenue and 48-60 Golf Links Road, Ferndown	3/07/0530	2
Ferndown & West Parley	Land to South of Carroll Avenue, Ferndown	3/07/0531	5
Ferndown & West Parley	Orchard Close, Pringles Drive and land to north of Carroll Avenue, Ferndown	3/07/0533	2
Ferndown & West Parley	1-3 Woodside Road, 11-14 Manor Close and 579-583 Ringwood Road, Ferndown	3/07/0534	19
Ferndown & West Parley	54-64 Dudsbury Avenue, Ferndown	3/07/0536	1
Ferndown & West Parley	Land between Dudsbury Avenue and Dudsbury Crescent, Ferndown	3/07/0538	7
Ferndown & West Parley	Land to South of Dudsbury Avenue, Ferndown	3/07/0539	1
Ferndown & West Parley	Land south of Christchurch Road and east of New Road, West Parley	3/24/0104	160
Ferndown & West Parley	286-300 New Road, West Parley	3/24/0553	8

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	1-21 Hadrian Close, 70-74 Ellesfield Drive and 2-20 Heathlands Avenue, West Parley	3/24/0560	1
Ferndown & West Parley	129-137 Christchurch Road and 1 Linden Road, West Parley	3/24/0563	7
Ferndown & West Parley	1-41 Chine Walk, 189-217 Christchurch Road, 25-43 Gallows Drive and Oak Close, West Parley	3/24/0565	3
Ferndown & West Parley	Land south of Christchurch Road, west of Ridgeway	3/24/0802	125
Gaunts Common	Rooks Hill Gaunts Common	3/12/0786	1
Sixpenny Handley	Land adj Back Lane Sixpenny Handley	3/20/0076	25
Sixpenny Handley	28 - 44 High Street, Sixpenny Handley	3/20/0723	10
St Leonards & St Ives	Fir Tree Close and 1 - 19 Oaks Drive, St Leonards	3/18/0571	2
St Leonards & St Ives	8 - 18 Oaks Drive and 1 - 2 Cherry Tree Close, St Leonards	3/18/0572	4
St Leonards & St Ives	9 - 12A Cherry Tree Close and 1 - 17 Cedar Avenue, St Leonards	3/18/0573	2
St Leonards & St Ives	6 - 34 Malmesbury Road and 3 - 29 Braeside Road, St Leonards	3/18/0574	2
St Leonards & St Ives	2 - 24 Heather Close, 60 - 70 Oaks Drive and Acorn Close, St Leonards	3/18/0576	1
St Leonards & St Ives	101 - 111 Oaks Drive, 53 - 65 Braeside Road and 27 - 37 Lions Lane, St Leonards	3/18/0577	1
St Leonards & St Ives	14 - 24 Lions Lane and 6 - 15 Fernlea Close, St Leonards	3/18/0578	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	1 - 17 Bushmead Drive and Norris Close, St Leonards	3/18/0579	1
St Leonards & St Ives	20 - 38 The Glade and 89 - 107 Woolsbridge Road, St Leonards	3/18/0583	1
St Leonards & St Ives	2 Lions Lane and 59 - 63 Woolsbridge Road, St Leonards	3/18/0586	1
St Leonards & St Ives	1 - 25 Lions Lane and 53 - 57 Woolsbridge Road, St Leonards	3/18/0587	1
St Leonards & St Ives	Laurel Close and 24 - 40 Braeside Road, St Leonards	3/18/0589	1
St Leonards & St Ives	Hazelmere Drive, 1 Forest Pines, Laurel Lane and 3 - 17 Woolsbridge Road, St Leonards	3/18/0592	1
St Leonards & St Ives	2 - 28 Woolsbridge Road, Kings Close and 162 - 166 Ringwood Road, St Leonards	3/18/0595	1
St Leonards & St Ives	2 - 51 Gainsborough Road, St Leonards	3/18/0600	1
St Leonards & St Ives	Hill Way, St Leonards	3/18/0602	1
St Leonards & St Ives	108 - 112 Woolsbridge Road and 1 - 5 Monkworthy Drive, St Leonards	3/18/0603	1
St Leonards & St Ives	Peveril Close, St Leonards	3/18/0604	1
St Leonards & St Ives	Ashley Drive West, St Leonards	3/18/0605	1
St Leonards & St Ives	The Spinney, Struan Close and 1 - 11 Struan Gardens, St Leonards	3/18/0609	1
St Leonards & St Ives	12 - 27 Struan Gardens, St Leonards	3/18/0610	1

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	1 - 12 Ashley Drive North, Torridon to Heather Villa, Horton Road, St Leonards	3/18/0612	1
St Leonards & St Ives	14 - 24 Ashley Drive North and 61 - 67 Ashley Drive South, St Leonards	3/18/0615	1
St Leonards & St Ives	29 - 59 Ashley Drive South, St Leonards	3/18/0617	1
St Leonards & St Ives	Whitfield Park, St Leonards	3/18/0623	1
St Leonards & St Ives	Russell Gardens and 18 - 24 Ringwood Road, St Leonards	3/18/0626	1
St Leonards & St Ives	2 - 12 Fernwood Close and 7-41 Sandy Lane, St Leonards	3/18/0627	1
St Leonards & St Ives	32-60 Ringwood Road, St Leonards	3/18/0628	2
St Leonards & St Ives	65 - 75 Sandy Lane and 17 - 26 Post Office Lane, St Leonards	3/18/0629	1
Sturminster Marshall	Churchill Arms Public House, Station Road, Sturminster Marshall	3/21/0725	2
Sturminster Marshall	27 - 40 Churchill Close, Sturminster Marshall	3/21/0728	1
Sturminster Marshall	5 - 26 Churchill Close, 65 - 109 High Street, Sturminster Marshall	3/21/0729	1
Sturminster Marshall	Beech Lodge - 5 Dullar Lane, Bailie House and Farm, Poole Road, Sturminster Marshall	3/21/0730	5
Sturminster Marshall	6 - 32 Dullar Lane, Sturminster Marshall	3/21/0731	1
Verwood	Land off Ringwood Road, Verwood	3/22/0010	65

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Verwood	131 - 139 Newtown Road and 123 - 129 Lake Road, Verwood	3/22/0636	1
Verwood	50 - 62 Lake Road, Verwood	3/22/0641	4
Verwood	38 - 50 Moneyfly Road, Verwood	3/22/0646	1
Verwood	28 - 46 Lake Road and Public Open Space to west, Verwood	3/22/0650	1
Verwood	71 - 75 Burnbake Road and 8 - 14 Bugdens Lane, Verwood	3/22/0655	4
Verwood	44 - 70 Newtown Road and 42 - 50 Burnbake Road, Verwood	3/22/0656	1
Verwood	81 - 103 Manor Road, Verwood	3/22/0661	2
Verwood	The Oaks, Cranleigh House - Winton Lodge, Station Road and Wilverly - Shaftesbury House, Eastworth Road, Verwood	3/22/0667	1
Verwood	Land to North of Eastworth Farm	3/22/0803	180
West Moors	112 -116 Pinehurst Road and 2 - 16 Priory Road, West Moors	3/23/0518	3
West Moors	19-27 Uplands Road, West Moors	3/23/0520	1
West Moors	21-37 Abbey Road and 8-20 Uplands Road, West Moors	3/23/0522	2
West Moors	2-14 Abbey Road and 133-143 Pinehurst Road, West Moors	3/23/0523	1
West Moors	46 - 62 Pinehurst Road, West Moors	3/23/0675	1
West Moors	100 - 104 Station Road and 2 - 6a Pinehurst Road, West Moors	3/23/0677	1
Wimborne	The Broads, Pamphill	3/16/0459	1
Wimborne	1 Byron Road, Wimborne	3/25/0125	3
Wimborne	Land at St Catherines	3/25/0163	12
Wimborne	118-124 Leigh Road	3/25/0354	10
Wimborne	126 - 156 Leigh Road, Wimborne	3/25/0357	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Wimborne	1 Lewens Lane and 34 Rowlands Hill, Wimborne	3/25/0364	1
Wimborne	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne	3/25/0366	2
Wimborne	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne	3/25/0415	10
Wimborne	60-82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	3/25/0420	8
Wimborne	14-20 Station Road, Wimborne	3/25/0425	1
Wimborne	8-40 Avenue Road, Wimborne	3/25/0427	1
Wimborne	1-14 St Catherines and 49-71 Poole Road, Wimborne	3/25/0429	1
Wimborne	Westfield Close, Wimborne	3/25/0439	2
Wimborne	Otto Kampf 46-54 Leigh Road, Wimborne	3/25/0477	6
Wimborne	Land south of King Street Car Park, Wimborne	3/25/0482	8
Wimborne	Old Road Car Park, Wimborne	3/25/0485	8
Wimborne	Land East and West of B3078 Cranborne Road, Wimborne	3/25/0797	275
Wimborne	Land to West of Cuthbury Gardens and Victoria Place, Wimborne	3/25/0798	165
Wimborne	St Margarets Hill	3/25/0799	45
Wimborne	Land South of Leigh Road	3/25/0800	210

Appendix B List of Physically Developable Sites (6 to 15 year supply)

Physically developable sites within urban areas, or village envelopes

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Alderholt	Land adj 58 Ringwood Road, Alderholt	3/01/0119	4
Alderholt	23 - 31 Blackwater Grove, Alderholt	3/01/0697	2
Alderholt	1-9 Blackwater Grove, Alderholt	3/01/0698	10
Alderholt	Public Open Space adjacent to 2 Blackwater Grove, Alderholt	3/01/0700	2
Alderholt	Village Hall and 3 - 9 Station Road, Alderholt	3/01/0702	4
Alderholt	43 - 57 Station Road, Alderholt	3/01/0703	3
Alderholt	3 - 15 Park Lane, 58 - 70 Station Road, 4 - 24 Camel Green Road, Alderholt	3/01/0705	4
Alderholt	5 - 33 Hayters Way, Alderholt	3/01/0707	4
Alderholt	8 - 26 Hillbury Road, Alderholt	3/01/0708	3
Alderholt	92 - 106 Station Road, Alderholt	3/01/0709	4
Alderholt	7 - 25 Hillbury Road, Alderholt	3/01/0710	2
Alderholt	Public Open Space adjacent 1 Wren Gardens, Alderholt	3/01/0712	5
Alderholt	37 - 43 Ringwood Road and Public Open Space to the rear, Alderholt	3/01/0716	4
Colehill	Land off Boundary Drive, Colehill	3/03/0275	3
Colehill	Land at end of Boundary Drive, Colehill	3/03/0276	4
Colehill	Land off Wimborne Road, Colehill	3/03/0277	7

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Colehill	Land between Highland Road and Wesley Road, Colehill	3/03/0280	6
Colehill	Colehill Garage Wimborne Road, Colehill	3/03/0281	4
Colehill	Land to rear of Kyrchil Lane, Colehill	3/03/0282	3
Colehill	land at 14 - 20 Kyrchil Lane, Colehill	3/03/0284	3
Colehill	Land at 141 - 147 Lonnen Road, Colehill	3/03/0286	4
Colehill	Land north of Lonnen Road, Colehill	3/03/0287	10
Colehill	Land at 81 - 85 Pilford Heath Road, Colehill	3/03/0288	3
Colehill	22 - 68 Beaucroft Lane, Wimborne	3/03/0368	1
Colehill	43 Beaucroft Lane and Hollybank, Northleigh Lane, Wimborne	3/03/0369	2
Colehill	8 Lacy Close - 27 Ventor Place and Minster Heights, Giddylake, Wimborne	3/03/0371	4
Colehill	23 - Rowney, Northleigh Lane, 2 - 10 Kyrchil Lane, Colehill	3/03/0374	4
Colehill	Park Homer Road and Park Homer Drive, Colehill	3/03/0375	8
Colehill	40 - 64 Lonnen Road, Marianne Road and Haslop Road, Colehill	3/03/0378	4
Colehill	90 - 110 Lonnen Road and 13 - 17 Sandy Lane, Colehill	3/03/0382	5
Colehill	24 - 33 Park Homer Drive, Colehill	3/03/0383	5
Colehill	1 - 5 Olivers Road, Stroud Close and 72 - 86 Middlehill Road, Colehill	3/03/0384	3
Colehill	118 - 136 Lonnen Road, Colehill	3/03/0385	1
Colehill	8 - 18 Pilford Heath Road and Cannon Hill Road, Colehill	3/03/0386	3
Colehill	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill	3/03/0387	4
Colehill	Quarry Road, Colehill	3/03/0388	2
Colehill	88 - 94 Middlehill Road, Colehill	3/03/0390	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Colehill	1 - 23 Canford View Drive and 78 - 102 Canford Bottom, Colehill	3/03/0391	1
Colehill	50 - 74 Hayes Lane and 3 - 8 Freemans Close, Colehill	3/03/0393	6
Colehill	26 - 32 Canford Bottom, Colehill	3/03/0396	35
Colehill	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill	3/03/0406	2
Colehill	202-244 Leigh Road, Colehill	3/03/0412	1
Colehill	1-37 Leigh Lane, Fairfield Close and Ashley House, Northleigh Lane, Colehill	3/03/0413	3
Colehill	1-13 Leigh Common, Colehill	3/03/0414	1
Colehill	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill	3/03/0461	1
Colehill	1-19 Beaucroft Lane, Whiteways and 45-61 Wimborne Road, Colehill	3/03/0462	1
Colehill	Lonnen Wood Close and 69-91 Lonnen Road, Colehill	3/03/0463	2
Colehill	Post Office and Co-op, Smugglers Lane, Colehill	3/03/0464	10
Corfe Mullen	Highfield-Rivington, Candys Lane, Corfe Mullen	3/04/0486	2
Corfe Mullen	113-131 Wimborne Road, Corfe Mullen	3/04/0487	6
Corfe Mullen	Pine Road, Corfe Mullen	3/04/0488	3
Corfe Mullen	East End Methodist Church - 102 Wimborne Road, Corfe Mullen	3/04/0489	2
Corfe Mullen	1-9 Wayground Road and 83-101 Wimborne Road, Corfe Mullen	3/04/0490	6
Corfe Mullen	Higher Merley Lane, Corfe Mullen	3/04/0493	2
Corfe Mullen	34-38 Wimborne Road, Corfe Mullen	3/04/0495	4
Corfe Mullen	The Anchorage - Southmead, Blandford Road, Corfe Mullen	3/04/0498	3
Corfe Mullen	Old Orchard - 20 Pardys Hill and 1-7 Broadmoor Road, Corfe Mullen	3/04/0499	4
Corfe Mullen	1 - 37 Central Avenue and 60 -80 Wareham Road, Corfe Mullen	3/04/0500	17

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Corfe Mullen	9 - 29 Croft Close, Corfe Mullen	3/04/0501	1
Corfe Mullen	1 - 52 Blythe Road, Corfe Mullen	3/04/0502	4
Corfe Mullen	Area of POS between 8 - 10 Laurel Close, Corfe Mullen	3/04/0503	4
Corfe Mullen	55 - 61 Wareham Road, Corfe Mullen	3/04/0504	12
Corfe Mullen	Brownsea Avenue, Corfe Mullen	3/04/0505	1
Corfe Mullen	95-101 Wareham Road, Corfe Mullen	3/04/0541	2
Corfe Mullen	23-33 Hanham Road, Corfe Mullen	3/04/0542	1
Corfe Mullen	129-141 Hillside Road and 9-15 Chapel Close, Corfe Mullen	3/04/0543	2
Corfe Mullen	18-46 Corfe View Road, Corfe Mullen	3/04/0546	3
Corfe Mullen	1-15 Dennis Road, 2-20 Highmoor Road and East Way, Corfe Mullen	3/04/0548	3
Corfe Mullen	65-79 Albert Road, Corfe Mullen	3/04/0549	2
Corfe Mullen	Garage Block to rear of 60 Erica Drive	3/04/0735	2
Corfe Mullen	Garage Block adjacent 18A Haven Road	3/04/0738	1
Corfe Mullen	Garage Block to rear of 6 Dennis Road	3/04/0739	1
Corfe Mullen	Lockyers Middle School BLANDFORD ROAD	3/04/0801	140
Cranborne	59 - 81 Castle Street, Cranborne	3/05/0717	2
Cranborne	5 - 16 Pennys Lane, 15 - 31 Water Street, Cranborne	3/05/0719	2
Cranborne	9 - 11 Water Street, 1 - 4 Pennys Lane, Cranborne	3/05/0720	2
Cranborne	Pound House and Chaseborough House Grugs Lane and 20 - 26 Salisbury Street, Cranborne	3/05/0721	5
Ferndown & West Parley	The Post Office Ringwood Road, Longham	3/07/0117	4

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	Stapehill Crescent and surrounding properties, Ferndown	3/07/0397	2
Ferndown & West Parley	92 - 120A Wimborne Road West, Stapehill	3/07/0401	70
Ferndown & West Parley	2 - 32 Martindale Avenue, 2 - 12 Hayes Lane and 11 - 53 Wimborne Road West, Stapehill	3/07/0402	3
Ferndown & West Parley	14 - 22 Hayes Lane, 4 - 10 Foxcroft Drive and 1 - 9 Hounds Way, Colehill	3/07/0403	3
Ferndown & West Parley	81 - 103 Foxcroft Drive, 1 - 15 Briar Way, Colehill	3/07/0404	1
Ferndown & West Parley	76 - 146 Foxcroft Drive and 2 - 56 Dales Drive	3/07/0405	2
Ferndown & West Parley	2 - 30 Cedar Drive and 3 - 33 Hayes Lane, Colehill	3/07/0408	1
Ferndown & West Parley	Hayes Close and 1-29 Cedar Drive, Ferndown	3/07/0409	1
Ferndown & West Parley	Land between Beaufoys Avenue, Wimborne Road East and Pinewood Road, Ferndown	3/07/0470	15
Ferndown & West Parley	44-81 Forest View Drive, Ferndown	3/07/0471	1
Ferndown & West Parley	17-43 Award Road, Ferndown	3/07/0472	3
Ferndown & West Parley	4-14 Queens Road, Ferndown	3/07/0473	2
Ferndown & West Parley	169-183 Victoria Road, Ferndown	3/07/0474	12
Ferndown & West Parley	170-201 Victoria Road, Ferndown	3/07/0475	6

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	554 Wimborne Road East, Ferndown	3/07/0476	20
Ferndown & West Parley	Land at Glendale Avenue, Woodside Road and Greenwood Avenue, Ferndown	3/07/0508	19
Ferndown & West Parley	Land at 10 - 32 Albert Road, Ferndown	3/07/0509	25
Ferndown & West Parley	Land at Princes Road, Ferndown	3/07/0510	3
Ferndown & West Parley	Land at The Beeches, Woodside Road, Ferndown	3/07/0511	10
Ferndown & West Parley	Land at Golf Links Road and Ringwood Road, Ferndown	3/07/0512	14
Ferndown & West Parley	Land at Golf Links Road, Ringwood Road and Turbary Road, Ferndown	3/07/0513	12
Ferndown & West Parley	Land at Woodland Walk, Ferndown	3/07/0514	1
Ferndown & West Parley	73-93 Golf Links Road, Ferndown	3/07/0528	8
Ferndown & West Parley	82-88 Carroll Avenue and 48-60 Golf Links Road, Ferndown	3/07/0530	2
Ferndown & West Parley	Land to South of Carroll Avenue, Ferndown	3/07/0531	10
Ferndown & West Parley	Orchard Close, Pringles Drive and land to north of Carroll Avenue, Ferndown	3/07/0533	17
Ferndown & West Parley	273-333 New Road, Chander Close, 19-27 Fernlea Avenue and 1-13 Fernlea Gardens, Ferndown	3/07/0535	18
Ferndown & West Parley	54-64 Dudsbury Avenue, Ferndown	3/07/0536	5

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	4-18 Dudsbury Crescent, Ferndown	3/07/0537	20
Ferndown & West Parley	Land between Dudsbury Avenue and Dudsbury Crescent, Ferndown	3/07/0538	17
Ferndown & West Parley	Land to South of Dudsbury Avenue, Ferndown	3/07/0539	14
Ferndown & West Parley	304-316 New Road, Ferndown	3/07/0551	6
Ferndown & West Parley	Green Worlds, Ferndown Wimborne Road East	3/07/0732	100
Ferndown & West Parley	Land south of Christchurch Road and east of New Road, West Parley	3/24/0104	240
Ferndown & West Parley	14-70 Glenmoor Road and 100-110 Dorset Avenue, West Parley	3/24/0554	4
Ferndown & West Parley	4-28 Dudsbury Road, 17-29 Berkley Avenue and 1-3 Brune Way, West Parley	3/24/0555	16
Ferndown & West Parley	1-11 Dudsbury Road, 215-221 New Road and 1-15 Wight Walk, West Parley	3/24/0556	14
Ferndown & West Parley	4-12 Wight Walk, 15-23 Dudsbury Road, 1-7 Belle Vue Walk and 83-93 Chine Walk, West Parley	3/24/0557	14
Ferndown & West Parley	25-37 Dudsbury Road, 4-8 Belle Vue Walk and 51-79 Chine Walk, West Parley	3/24/0558	4
Ferndown & West Parley	1-21 Hadrian Close, 70-74 Ellesfield Drive and 2-20 Heathlands Avenue, West Parley	3/24/0560	1
Ferndown & West Parley	1-3 Heathlands Avenue and 58-66 Dudsbury Road, West Parley	3/24/0561	1
Ferndown & West Parley	65-71 Dudsbury Road, West Parley	3/24/0562	1

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	26-38 Chine Walk and 2-6 Crescent Walk, West Parley	3/24/0564	5
Ferndown & West Parley	1-41 Chine Walk, 189-217 Christchurch Road, 25-43 Gallows Drive and Oak Close, West Parley	3/24/0565	14
Ferndown & West Parley	252-260 Christchurch Road, 1-7 Ridgeway and 1-17 Elm Tree Walk, West Parley	3/24/0566	2
Ferndown & West Parley	2-14 Elm Tree Walk, 9-14 Ridgeway, 2-14 Longfield Drive and 127-141 New Road, West Parley	3/24/0567	2
Ferndown & West Parley	1-13 Longfield Drive, 77-125 New Road, West Parley	3/24/0568	4
Sixpenny Handley	28 - 44 High Street, Sixpenny Handley	3/20/0723	4
Sixpenny Handley	Land south of Common Road	3/20/0804	10
St Leonards & St Ives	Fir Tree Close and 1 - 19 Oaks Drive, St Leonards	3/18/0571	6
St Leonards & St Ives	8 - 18 Oaks Drive and 1 - 2 Cherry Tree Close, St Leonards	3/18/0572	8
St Leonards & St Ives	9 - 12A Cherry Tree Close and 1 - 17 Cedar Avenue, St Leonards	3/18/0573	4
St Leonards & St Ives	6 - 34 Malmesbury Road and 3 - 29 Braeside Road, St Leonards	3/18/0574	4
St Leonards & St Ives	1 - 15 Malmesbury Road, 9 - 17 Heather Close and 22 - 28 Cedar Avenue, St Leonards	3/18/0575	1
St Leonards & St Ives	101 - 111 Oaks Drive, 53 - 65 Braeside Road and 27 - 37 Lions Lane, St Leonards	3/18/0577	5
St Leonards & St Ives	14 - 24 Lions Lane and 6 - 15 Fernlea Close, St Leonards	3/18/0578	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	1 - 17 Bushmead Drive and Norris Close, St Leonards	3/18/0579	4
St Leonards & St Ives	21 - 36 Bushmead Drive and 102 - 114 Lions Lane, St Leonards	3/18/0580	7
St Leonards & St Ives	120 - 126 Lions Lane and 109 - 121 Woolsbridge Road, St Leonards	3/18/0582	5
St Leonards & St Ives	20 - 38 The Glade and 89 - 107 Woolsbridge Road, St Leonards	3/18/0583	4
St Leonards & St Ives	2 Lions Lane and 59 - 63 Woolsbridge Road, St Leonards	3/18/0586	3
St Leonards & St Ives	1 - 25 Lions Lane and 53 - 57 Woolsbridge Road, St Leonards	3/18/0587	1
St Leonards & St Ives	Laurel Close and 24 - 40 Braeside Road, St Leonards	3/18/0589	2
St Leonards & St Ives	Hazelmere Drive, 1 Forest Pines, Laurel Lane and 3 - 17 Woolsbridge Road, St Leonards	3/18/0592	3
St Leonards & St Ives	29 - 47 Woolsbridge Road, St Leonards	3/18/0593	2
St Leonards & St Ives	2 - 34 Lions Wood, St Leonards	3/18/0594	1
St Leonards & St Ives	2 - 28 Woolsbridge Road, Kings Close and 162 - 166 Ringwood Road, St Leonards	3/18/0595	1
St Leonards & St Ives	48 - 74 Woolsbridge Road and 144 - 154 Sandy Lane, St Leonards	3/18/0598	14
St Leonards & St Ives	Windsor Close, St Leonards	3/18/0599	3
St Leonards & St Ives	2 - 51 Gainsborough Road, St Leonards	3/18/0600	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	3 - 31 Gainsborough Road, St Leonards	3/18/0601	2
St Leonards & St Ives	Hill Way, St Leonards	3/18/0602	1
St Leonards & St Ives	108 - 112 Woolsbridge Road and 1 - 5 Monkworthy Drive, St Leonards	3/18/0603	2
St Leonards & St Ives	Peveril Close, St Leonards	3/18/0604	2
St Leonards & St Ives	Ashley Drive West, St Leonards	3/18/0605	3
St Leonards & St Ives	The Spinney, Struan Close and 1 - 11 Struan Gardens, St Leonards	3/18/0609	2
St Leonards & St Ives	12 - 27 Struan Gardens, St Leonards	3/18/0610	1
St Leonards & St Ives	Struan Court, St Leonards	3/18/0611	2
St Leonards & St Ives	1 - 12 Ashley Drive North, Torridon to Heather Villa, Horton Road, St Leonards	3/18/0612	11
St Leonards & St Ives	The Island, Ashley Drive North, St Leonards	3/18/0614	6
St Leonards & St Ives	14 - 24 Ashley Drive North and 61 - 67 Ashley Drive South, St Leonards	3/18/0615	1
St Leonards & St Ives	15 - 27 Ashley Drive North and Badgers Close, St Leonards	3/18/0616	6
St Leonards & St Ives	29 - 59 Ashley Drive South, St Leonards	3/18/0617	2
St Leonards & St Ives	20 - 76 Ashley Drive South, St Leonards	3/18/0618	10

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	Oakwood Close and 5 - 79 Ashley Drive South, St Leonards	3/18/0619	6
St Leonards & St Ives	34 - 73 St Ives Park, St Leonards	3/18/0620	2
St Leonards & St Ives	1 - 89 St Ives Park, St Leonards	3/18/0621	10
St Leonards & St Ives	Ashley Park, St Leonards	3/18/0622	2
St Leonards & St Ives	St Ives Wood, St Leonards	3/18/0625	1
St Leonards & St Ives	Russell Gardens and 18 - 24 Ringwood Road, St Leonards	3/18/0626	1
St Leonards & St Ives	2 - 12 Fernwood Close and 7-41 Sandy Lane, St Leonards	3/18/0627	2
St Leonards & St Ives	32-60 Ringwood Road, St Leonards	3/18/0628	3
St Leonards & St Ives	65 - 75 Sandy Lane and 17 - 26 Post Office Lane, St Leonards	3/18/0629	2
St Leonards & St Ives	70 - 80 Sandy Lane, St Leonards	3/18/0630	8
Sturminster Marshall	Land to rear of Red Lion Church Street, Sturminster Marshall	3/21/0007	6
Sturminster Marshall	Churchill Arms Public House, Station Road, Sturminster Marshall	3/21/0725	8
Sturminster Marshall	41 - 54 Churchill Close, Sturminster Marshall	3/21/0727	3
Sturminster Marshall	27 - 40 Churchill Close, Sturminster Marshall	3/21/0728	2

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Sturminster Marshall	5 - 26 Churchill Close, 65 - 109 High Street, Sturminster Marshall	3/21/0729	3
Sturminster Marshall	Beech Lodge - 5 Dullar Lane, Bailie House and Farm, Poole Road, Sturminster Marshall	3/21/0730	20
Sturminster Marshall	6 - 32 Dullar Lane, Sturminster Marshall	3/21/0731	7
Verwood	2 - 24a Howe Lane, Verwood	3/22/0631	4
Verwood	2 - 10 St Michaels Road, Verwood	3/22/0635	2
Verwood	131 - 139 Newtown Road and 123 - 129 Lake Road, Verwood	3/22/0636	3
Verwood	97 - 105 Newtown Road, 3 - 9 Claylake Drive and 9 - 13 Owls Road Verwood	3/22/0639	2
Verwood	50 - 62 Lake Road, Verwood	3/22/0641	3
Verwood	52 - 60 Moneyfly Road, Verwood	3/22/0643	2
Verwood	31 - 57 Woodlinken Drive, 2 - 26 Laburnum Close, Verwood	3/22/0645	6
Verwood	38 - 50 Moneyfly Road, Verwood	3/22/0646	1
Verwood	189 - 199 Ringwood Road and 163 - 167 The Chase, Verwood	3/22/0647	2
Verwood	41 - 55 Lake Road and Public Open Space to east, Verwood	3/22/0649	3
Verwood	28 - 46 Lake Road and Public Open Space to west, Verwood	3/22/0650	3
Verwood	Conifers - Mount Pleasant, Sandy Lane, Verwood	3/22/0653	10
Verwood	71 - 75 Burnbake Road and 8 - 14 Bugdens Lane, Verwood	3/22/0655	4
Verwood	44 - 70 Newtown Road and 42 - 50 Burnbake Road, Verwood	3/22/0656	5
Verwood	11 - 21 Burnbake Road, Verwood	3/22/0660	4
Verwood	81 - 103 Manor Road, Verwood	3/22/0661	4

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Verwood	4 - 14a Springfield Road, 3 - 17 Manor Lane, 78 84 Manor Road, Verwood	3/22/0662	4
Verwood	5 - 19 Springfield Road and 94 - 100 Manor Road, Verwood	3/22/0663	10
Verwood	57 - 63 Manor Road, Verwood	3/22/0664	1
Verwood	Caradon Place, somerley Cottage, Cedar Breaks - Harwood, Eastworth Road, Verwood	3/22/0666	3
Verwood	The Oaks, Cranleigh House - Winton Lodge, Station Road and Wilverly - Shaftesbury House, Eastworth Road, Verwood	3/22/0667	6
Verwood	Thatched Cottage - Pipedreams, Station Road, Verwood	3/22/0668	20
Verwood	75 - 93 Lake Road, 1 - 15 Whitbeam Way and 76 - 84 Woodlinken Drive, Verwood	3/22/0669	2
Verwood	Verwood Industrial Estate, Bradfords Building Supplies Ltd, Black Hill, Verwood	3/22/0670	25
Verwood	Land to North of Eastworth Farm	3/22/0803	90
West Moors	26-38 Priory Road, West Moors	3/23/0515	2
West Moors	Land at Uplands Close, West Moors	3/23/0516	10
West Moors	Land between Pinehurst Road and Priory Road, West Moors	3/23/0517	1
West Moors	112 -116 Pinehurst Road and 2 - 16 Priory Road, West Moors	3/23/0518	3
West Moors	1-19 Abbey Road, West Moors	3/23/0519	9
West Moors	19-27 Uplands Road, West Moors	3/23/0520	3
West Moors	2-8A Southern Avenue, West Moors	3/23/0521	2
West Moors	21-37 Abbey Road and 8-20 Uplands Road, West Moors	3/23/0522	3
West Moors	2-14 Abbey Road and 133-143 Pinehurst Road, West Moors	3/23/0523	3
West Moors	16-32 Abbey Rd,145-163 Pinehurst Rd, 4-6 Uplands Rd	3/23/0524	5
West Moors	12-14 Beechwood Road, West Moors	3/23/0525	1

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
West Moors	92-102 Pinehurst Road, West Moors	3/23/0526	2
West Moors	Garage Court rear of 29 - 37 Elmhurst Wy and 5 - 15 Heathfield Way, West Moors	3/23/0672	1
West Moors	12 - 16 Southern Avenue and adjacent Public Open Space, West Moors	3/23/0673	3
West Moors	46 - 62 Pinehurst Road, West Moors	3/23/0675	3
West Moors	100 - 104 Station Road and 2 - 6a Pinehurst Road, West Moors	3/23/0677	2
West Moors	10 - 32 Oakhurst Lane, West Moors	3/23/0681	3
West Moors	67 - 83 Elmhurst Road, West Moors	3/23/0683	3
West Moors	4 - 26 Avon Road and 31 - 43 Pinehurst Road, West Moors	3/23/0684	2
West Moors	2 - 20 Moorside Road, 1 - 23 Avon Road and 1 - 29 Pinehurst Road, West Moors	3/23/0685	8
West Moors	2 - 32 Glenwood Road, 1 - 39 Moorisde Road and 112 - 114 Station Road, West Moors	3/23/0686	21
West Moors	15 - 31A Moorlands Road, West Moors	3/23/0688	2
West Moors	9 - 15 Riverside Road, West Moors	3/23/0689	4
West Moors	Tap and Railway Public House, 195 Station Road, West Moors	3/23/0690	30
West Moors	241 - 255 Station Road, West Moors	3/23/0691	4
West Moors	4 Riverside Road, West Moors	3/23/0692	7
West Moors	West Moors Library, Station Road, West Moors	3/23/0694	8
West Moors	1 - 7 Bellevue Grove, 47 - 55 Oakhurst Road and 2 - 10 Oakhurst Close, West Moors	3/23/0695	3
West Moors	Oakhurst First School Shaftesbury Road	3/23/0794	25
Wimborne	Netherwood Place and Cowgrove, Wimborne	3/16/0443	2
Wimborne	Culverhayes Road and Culverhayes Close, Wimborne	3/16/0445	3
Wimborne	Stone Lane Industrial Estate, Stone Lane, Pamphill	3/16/0449	90

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Wimborne	The Broads, Pamphill	3/16/0459	5
Wimborne	18 & 20 Highland Road, Colehill	3/25/0044	2
Wimborne	Land at Barnes Crescent, Gordon Road and Hardy Crescent, Wimborne	3/25/0128	10
Wimborne	Land at St Catherines	3/25/0163	8
Wimborne	Land at Old Manor Farmhouse Leigh Close	3/25/0352	20
Wimborne	143-185 Leigh Road	3/25/0353	6
Wimborne	118-124 Leigh Road	3/25/0354	11
Wimborne	75- 93 Leigh Road	3/25/0355	14
Wimborne	Land rear of 3 - 5 Cromwell Road	3/25/0356	10
Wimborne	126 - 156 Leigh Road, Wimborne	3/25/0357	6
Wimborne	11 - 21 Greenclose Lane, Wimborne	3/25/0358	1
Wimborne	10 - 22 St Johns Hill, Wimborne	3/25/0359	5
Wimborne	7 - 25 St Johns Hill, Wimborne	3/25/0360	3
Wimborne	6 - 35 Cuthburga Road, Wimborne	3/25/0361	6
Wimborne	43 - 57 Leigh Road, Wimborne	3/25/0362	12
Wimborne	24 - 38 Park Lane, Wimborne	3/25/0363	10
Wimborne	1 Lewens Lane and 34 Rowlands Hill, Wimborne	3/25/0364	20
Wimborne	3 - 15 Rowlands Hill, Wimborne	3/25/0365	4
Wimborne	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne	3/25/0366	12
Wimborne	1 - 41 Highland Road, Wimborne	3/25/0367	5
Wimborne	3 - 7 Byron Road, Wimborne	3/25/0370	4

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Wimborne	1 - 9 Gordon Road, Wimborne	3/25/0399	7
Wimborne	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne	3/25/0415	10
Wimborne	Northern Portion Flight Refuelling Site, Brook Road, Wimborne	3/25/0416	50
Wimborne	60-82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	3/25/0420	10
Wimborne	Wimborne Market, Station Terrace, Wimborne	3/25/0423	100
Wimborne	14-20 Station Road, Wimborne	3/25/0425	3
Wimborne	Griffen Court and 30-42 New Borough, Wimborne	3/25/0426	30
Wimborne	8-40 Avenue Road, Wimborne	3/25/0427	3
Wimborne	1-14 St Catherines and 49-71 Poole Road, Wimborne	3/25/0429	2
Wimborne	Deans Court Lane, Wimborne	3/25/0434	8
Wimborne	41-44 King Street, Wimborne	3/25/0435	12
Wimborne	British Legion Club, West Borough, Wimborne	3/25/0438	20
Wimborne	Westfield Close, Wimborne	3/25/0439	2
Wimborne	Westfield House and Moray Court, Redcotts Lane, Wimborne	3/25/0440	6
Wimborne	7-31 Victoria Road, Wimborne	3/25/0441	2
Wimborne	37-51 Victoria Road, Wimborne	3/25/0442	2
Wimborne	47-61 West Borough and 1-10 Blind Lane, Wimborne	3/25/0446	10
Wimborne	40-56 West Borough and 13-35 East Borough, Wimborne	3/25/0448	8
Wimborne	86-118 West Borough and 77-89 East Borough, Wimborne	3/25/0451	4
Wimborne	46-66 East Borough, Wimborne	3/25/0452	3
Wimborne	Milton Road, Shakespeare Road and Tennyson Road, Wimborne	3/25/0457	4

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Wimborne	56-68A Leigh Road, 1-13 Crescent Road and 2-14 Grove Road, Wimborne	3/25/0479	8
Wimborne	1-45 Julians Road and 17-19 King Street, Wimborne	3/25/0484	5
Wimborne	Old Road Car Park, Wimborne	3/25/0485	3
Wimborne	Car Park rear of 1-5 High Street	3/25/0758	6
Wimborne	Wimborne First School School Lane	3/25/0795	30
Wimborne	Land East and West of B3078 Cranborne Road, Wimborne	3/25/0797	355
Wimborne	Land to West of Cuthbury Gardens and Victoria Place, Wimborne	3/25/0798	18
Wimborne	Land South of Leigh Road	3/25/0800	210

Appendix C Rural Exceptions Sites

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Alderholt	Land at Alderholt	3/01/0014	-
Alderholt	Land to South of Daggons Road, Alderholt	3/01/0335	-
Alderholt	Land to South of Ringwood Road, Alderholt	3/01/0336	-
Alderholt	Land to West of Hillbury Road, Alderholt	3/01/0337	-
Alderholt	Land to east of allotments, Hillbury Road, Alderholt	3/01/0338	-
Alderholt	Land to West of allotments, Hillbury Road, Alderholt	3/01/0339	-
Alderholt	Land to North West of Station Road, Alderholt	3/01/0340	-
Colehill	Land off Heath Close, Colehill	3/03/0089	-
Colehill	Land north of Wimborne Road, Colehill	3/03/0092	-
Colehill	Land at Greenhill Lane, Wimborne	3/03/0108	-
Colehill	Land at Leigh Lane, Wimborne	3/03/0223	-
Colehill	Land at Pilford Heath Road, Colehill	3/03/0239	-
Colehill	Land to rear of Willow Drive, Cannford Bottom, Colehill	3/03/0245	-
Colehill	Land to East of Colehill Lane and South of Little Lonnen, Colehill	3/03/0304	-
Colehill	land to East of Colehill Lane and North of Little Lonnen, Colehill	3/03/0305	-
Colehill	Land north of Lonnen Road	3/03/0790	-

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Colehill	3 Smugglers Lane, Furzehill	3/12/0034	-
Corfe Mullen	Land at Candys Farm Candys Lane, Corfe Mullen	3/04/0011	-
Corfe Mullen	Land at 112 Wimborne Road	3/04/0023	-
Corfe Mullen	Land between Broadmoor Lane & Haywards Lane	3/04/0269	-
Corfe Mullen	38 Brook Lane, Corfe Mullen	3/04/0345	-
Corfe Mullen	Old Dairy Brook Lane	3/04/0778	-
Cranborne	Land to East of Salisbury Street, Cranborne	3/05/0331	-
Cranborne	land north of Hibberds Field, Cranborne	3/05/0332	-
Cranborne	Land at Higher Holwell Farmhouse, Cranborne	3/05/0333	-
Ferndown & West Parley	Land to rear of 147 Ringwood Road, Longham	3/07/0114	-
Ferndown & West Parley	Land adj The Glissons and High Mead, Longham	3/07/0116	-
Ferndown & West Parley	Homestead Stables 86 Ringwood Road, Longham	3/07/0118	-
Ferndown & West Parley	Land to South of 35 Ham Lane, Longham	3/07/0174	-
Ferndown & West Parley	86 Ringwood Road, Longham	3/07/0180	-
Ferndown & West Parley	67 Ringwood Road and Adj Field, Ferndown	3/07/0181	-
Ferndown & West Parley	Land opposite Kings Arms Ringwood Road, Longham	3/07/0182	-
Ferndown & West Parley	Land adj & rear 86 Ringwood Road, Longham	3/07/0191	-
Ferndown & West Parley	Land to rear of Kings Arms Ringwood Road, Longham	3/07/0197	-
Ferndown & West Parley	BK Sports Ground Ham Lane, Longham	3/07/0205	-
Ferndown & West Parley	Land at Ringwood Road, Longham	3/07/0233	-
Ferndown & West Parley	Land at Haskins Garden Centre, Longham	3/07/0317	-

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Ferndown & West Parley	Land to East of Park View, Green Lane, Longham	3/07/0318	-
Ferndown & West Parley	Land at 165 Ringwood Road, Longham	3/07/0319	-
Ferndown & West Parley	Land to East of Ringwood Road, Longham	3/07/0320	-
Furzehill	Land off Smugglers Lane, Furzehill	3/03/0214	-
Furzehill	Land rear of Stocks PH Furzehill	3/12/0074	-
Gaunts Common	The Old Oak Gaunts Common	3/12/0051	-
Gaunts Common	Land at Gaunts Common	3/12/0252	-
Hinton Martell	Land at New Manor Farmhouse Emley Lane, Hinton Martell	3/10/0172	-
Holt	Land adj Yew Tree House Holt Lane	3/12/0087	-
Holt	Land at Holt	3/12/0165	-
Horton	Land at North Farm	3/13/0052	-
Horton	Land adj Welchnut Cottages, Horton	3/13/0147	-
Sixpenny Handley	Land south of Back Lane, Sixpenny Handley	3/20/0079	-
Sixpenny Handley	Land East of Dean Lane, Sixpenny Handley	3/20/0218	-
Sixpenny Handley	Land West of The Orchard, Sixpenny Handley	3/20/0219	-
Sixpenny Handley	Land off Common Road, Sixpenny Handley	3/20/0220	-
Sixpenny Handley	Land at The Old Rectory, Sixpenny Handley	3/20/0267	-
Sixpenny Handley	Land at Church Farm, Sixpenny Handley	3/20/0329	-
Sixpenny Handley	The Old Rectory	3/20/0330	-
Sixpenny Handley	Land south of Common Road	3/20/0804	10
St Leonards & St Ives	Land to North A31, St Leonards	3/18/0206	-

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
St Leonards & St Ives	Land at Forest Office, Horon Road, St Leonards	3/18/0341	-
St Leonards & St Ives	Land at Ringwood Forest, Horton Road, St Leonards	3/18/0342	-
St Leonards & St Ives	Land at The Sheiling, Horton Road, St Leonards	3/18/0343	-
Sturminster Marshall	Land abutting Newton Road/Railway Drive, Sturminster Marshall	3/21/0113	-
Sturminster Marshall	Dullar Lane Farm Dullar Lane, Sturminster Marshall	3/21/0187	-
Sturminster Marshall	Land at Bailie Farm Dullar Lane, Sturminster Marshall	3/21/0200	-
Sturminster Marshall	Land to East of Station Road, Sturminster Marshall	3/21/0328	-
Sturminster Marshall	Arch Ground Station Road, Sturminster Marshall	3/21/0351	-
Sturminster Marshall	Springfied Farm Newton Road	3/21/0779	-
Three Legged Cross	Land to east of Holt Road and West of West Moors Road	3/12/0004	-
Three Legged Cross	Land West of Albany Drive, Three Legged Cross	3/13/0211	-
Three Legged Cross	Land adj Heather Lea, Village Hall Lane, Three Legged Cross	3/13/0253	-
Three Legged Cross	Land west of Church Road, Three Legged Cross	3/22/0313	-
Verwood	Lone Pine West Moors Road	3/22/0201	-
West Moors	Land at St Leonards Farm Adj Compton Crescent/Southern Avenue	3/23/0082	-
West Moors	Land to north of A31 by Azalea Roundabout	3/23/0105	-
West Moors	Land to rear of 112-118 Pinehurst Road, West Moors	3/23/0314	-
West Moors	Land at West Moors Plantation	3/23/0315	-
Wimborne	Land adj Casa Loma Leigh Lane, Wimborne	3/03/0148	-
Wimborne	The Old Railway Line Leigh Lane, Wimborne	3/03/0175	-
Wimborne	Land at North Leigh Lane	3/03/0273	-

Settlement	Site Address	SHLAA Site Ref Number	Potential Dwellings
Witchampton	r/o Old Quarry and Old Bakehouse Pound Hill	3/27/0777	-
Woodlands	Land adj Kuranda Whitmore Lane, Woodlands	3/28/0086	-
Woodlands	Land at Verwood Road, Woodlands	3/28/0140	-
Woodlands	Land adj Highlands, Woodlands	3/28/0271	-

Appendix D Excluded Sites

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Alderholt	Land fronting Vicarage Farm Daggons Road, Alderholt	3/01/0098	Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the countryside
Alderholt	Croft Cottage - 159 Station Road, Alderholt	3/01/0671	Highway and ownership constraints coupled with limited redevelopment potential mean that this site is unlikely to come forward for development.
Alderholt	27 - 33 Churchill Close and adjacent Public Open Space, Alderholt	3/01/0699	At least one house would need to be demolished to create an access to the site. The open space would need to be replaced. Development would give rise to unacceptable overlooking.
Alderholt	10 - 12 Park Lane, Alderholt	3/01/0704	2 units with permission now complete, and is unlikely for further potential on the site for new dwellings
Alderholt	2 - 6 Antells Way, Alderholt	3/01/0706	Redevelopment potential exploited by recent planning approval. No further development anticipated.
Alderholt	Kerri Croft - Twin Oaks Fir Tree Hill, Alderholt	3/01/0711	There are a number of large trees on the site which are subject to a tree preservation order. Additional dwellings therefore restricted so development unlikely to be economically viable.
Alderholt	Public Open Space adjacent to 5 Tudor Close, Alderholt	3/01/0713	Area of open space. Would need to be replaced to be re-developed and few opportunities for this in the locality.
Alderholt	7 - 17 South Hill, Alderholt	3/01/0714	Development constrained by narrow plots in multiple ownership and sloping land resulting in issues of overlooking

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Alderholt	Public Open Space adjacent to 19 Oak Road, Alderholt	3/01/0715	Area of open space, could be improved by provision of a LAP. Development limited by large tree.
Alderholt	Garage Block to rear of 50 Windsor Way	3/01/0734	Small, used garage block associated with neighbouring dwellings. No redevelopment potential without causing additional parking problems in the surrounding roads.
Colehill	Land adj Smugglers Lane and Long Lane	3/03/0033	Location - Site lies outside the current village Settlement Boundary and within sporadic development associated with the settlement.
Colehill	Land at Dogdean Farm Smugglers Lane, Wimborne	3/03/0093	Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Colehill	Land off Pilford Heath Road, Colehill	3/03/0171	On edge of settlement in the Green Belt with poor/no access to the highway network.
Colehill	172 Lonnen Road, Colehill	3/03/0176	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	Land at 170 Lonnen Road, Colehill	3/03/0177	Exclude - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	Land at Colehill Lane, Colehill	3/03/0238	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	Land adj White Cottage, Dogdean	3/03/0260	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	Land to West of B3078 Cranborne Road, Wimborne	3/03/0274	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0797.
Colehill	Land off Kyrchil Way, Colehill	3/03/0285	This is a large, well wooded sloping site adjoining the Green Belt in a special character area with no further potential for development due to the high quality of the area.
Colehill	Land adj 14 Hawk Close, Colehill	3/03/0289	The site now has detailed planning permission for two dwellings, as of yet not started. There is no other land available.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Colehill	Land at 34 - 38 Pilford Heath Road, Colehill	3/03/0290	Other than the plot recently granted planning permission, there is limited potential for additional units due to the slope of the site. This dwelling has now been built - by March 2011.
Colehill	land to South of Burts Hill, Wimborne	3/03/0301	On edge of settlement with New Neighbourhood, in Green Belt where additional sites are not required.
Colehill	Land between Long Lane and Smugglers Lane, Colehill	3/03/0302	On edge of settlement with New Neighbourhood in Green Belt.
Colehill	Burial Ground Site, Greenhill Road, Colehill	3/03/0303	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	Land at Cannon Hill Plantation, Colehill	3/03/0306	On edge of settlement with New Neighbourhood. Green Belt.
Colehill	Land to West of Northleigh Lane, Colehill	3/03/0307	On edge of settlement with New Neighbourhood. Green Belt.
Colehill	Land between Merrifield & Smugglers Lane	3/03/0346	On edge of settlement with New Neighbourhood. Green Belt.
Colehill	Glynville Close, Colehill	3/03/0379	There have been pre-application discussions with the Housing Association to redevelop Glynville Court for flats, which could result in a net loss of units as it is to replace single elderly person bedsits with bigger flats. There are physical constraints to developing any of the open space around the rest of the site as it slopes and is heavily wooded.
Colehill	37 - 67 Lonnen Road, Colehill	3/03/0380	Whilst this area is within Colehill, an area of high demand, the plot size makes infilling very unlikely and there is little opportunity to increase density except by large scale redevelopment which is unlikely to take place.
Colehill	68 - 82 Lonnen Road, Four Wells Road and 4 - 16 Sandy Lane, Colehill	3/03/0381	Size of plots make infilling very unlikely. Wholesale redevelopment is unlikely to occur. Site is therefore recorded as zero potential.
Colehill	Land adj 33 Bridleway, Colehill	3/03/0389	Steeply sloping open space - no potential due to need to provide alternative site, and steepness of site.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Colehill	41 - 49 Dales Drive and Dales Close, Colehill	3/03/0394	Modern dwellings in good order. Little redevelopment potential.
Colehill	Fryers Copse, Colehill	3/03/0395	No scope for infilling. Redevelopment is unlikely. Whilst there is a garage court and car parking, the road is very narrow and this area is used for parking.
Colehill	100 - 174 Cutlers Place, Churchmoor Road and 45 - 74 Cedar Drive, Colehill	3/03/0398	Plot size and layout make it unlikely that development will come forward.
Colehill	Churchmoor Copse and play area off Cutlers Place, Colehill	3/03/0407	No potential - open space is at a premium in this locality and an alternative site would need to be identified.
Colehill	Colehill Sports and Social Club Wimborne Road	3/03/0460	This is an important area of open space in the settlement, which is recognised as being very deficient in open space in the PPG 17 study. No potential for residential development due to continued need for open space.
Colehill	Garage Block adjacent 23 New Merrifield	3/03/0768	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	Garage Block rear of 59 Middlehill Road	3/03/0769	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	Garage Block adjacent 239 Cutlers Place	3/03/0770	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	Garage Block adjacent 169 Cutlers Place	3/03/0771	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	Garage Block adjacent 9 Stirrup Close	3/03/0772	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Colehill	Land rear of Post Office Smugglers Lane, Furzehill	3/03/0787	Record Deleted and details moved to update 3/03/0214
Colehill	Land at Canford Bottom	3/07/0167	On edge of settlement with New Neighbourhood where additional sites are not being sought.
Corfe Mullen	Castle Court School	3/04/0003	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land adj Hillview Broadmoor Road	3/04/0024	Site lies on the edge of a settlement with a New Neighbourhood. Not suitable as an Exceptions Site as it is not well related to the main urban area.
Corfe Mullen	Land at Dunfarmin Blandford Road, Corfe Mullen	3/04/0053	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land to South of Blandford Road Corfe Mullen	3/04/0078	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land fronting Blandford Road	3/04/0085	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land adjoining Pardys Hill	3/04/0109	Located on edge of settlement and projecting in countryside (extension) but on a steep slope with poor access which will limit its potential. The site lies outside the land identified as a New Neighbourhood in Corfe Mullen where additional land is not sought.
Corfe Mullen	Land off Haven Road, Corfe Mullen	3/04/0129	Site in the Green Belt, not appropriate to be included in the SHLAA.
Corfe Mullen	Llama Field & Bee Field Waterloo Road, Corfe Mullen	3/04/0151	Located on edge of settlement with New Neighbourhood. Impact on adjacent SSSI may be detrimental. Located in the Green Belt so inappropriate.
Corfe Mullen	Land on South Side of Brook Lane, Corfe Mullen	3/04/0157	Located on edge of settlement in the Green Belt so inappropriate for housing.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0189	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0190	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway. Part of the site is liable to flooding.
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0192	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway. Part of the site is liable to flooding which reduces its potential.
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0193	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0194	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0195	The site is not adjacent to the existing settlement boundary, and lies in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	Land to West of Broadmoor Road, Corfe Mullen	3/04/0196	The site is not adjacent to the existing settlement boundary and lies in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	Land at Naked Cross, Corfe Mullen	3/04/0207	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Corfe Mullen	Land at East End, Corfe Mullen	3/04/0208	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt.
Corfe Mullen	Land at Cogdean Elms, Corfe Mullen	3/04/0209	This site lies adjacent to an industrial estate at a lower level than the surrounding area and from the vegetation within the site, could have drainage issues. Site located in the Green Belt so inappropriate.
Corfe Mullen	Site A Land at Wimborne	3/04/0210	This site forms part of the new neighbourhood in the adopted Core Strategy.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Road, Corfe Mullen		Details and potential of the final allocation are contained in record 3/25/0270.
Corfe Mullen	Land between Waterloo Road and Hillside Road, Corfe Mullen	3/04/0216	The majority of the site lies within 400m of the heaths and is in the Green Belt so inappropriate.
Corfe Mullen	Brook Cottage Broadmoor Road, Corfe Mullen	3/04/0217	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Part of the site is SSSI.
Corfe Mullen	Land at Blandford Road & Newton Lane, Corfe Mullen	3/04/0248	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands.
Corfe Mullen	Land off Brog Street, Corfe Mullen	3/04/0258	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land off Sleight Lane, Corfe Mullen	3/04/0259	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land surrounding Wisteria Cottage Broadmoor Road, Corfe Mullen	3/04/0292	Site is located within the Green Belt and is inappropriate for residential development.
Corfe Mullen	Land at Adams Acre Chapel Lane, Corfe Mullen	3/04/0293	Site is located in the Green Belt and is inappropriate for residential development.
Corfe Mullen	Land at Pardys Copse, Corfe Mullen	3/04/0294	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt.
Corfe Mullen	Land north of Blandford Road and East of Brog Street, Corfe Mullen	3/04/0295	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land to East of Brog Street, Corfe Mullen	3/04/0296	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	Land fronting	3/04/0344	Site is located in the Green Belt and is inappropriate for residential development.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Broadmoor Road and Brook Lane, Corfe Mullen		
Corfe Mullen	31-43 Wimborne Road, Corfe Mullen	3/04/0492	A line of large properties backing onto the Recreation Ground set at the top of a slope. Due to the character of the area and the quality of the housing, it is unlikely that any suitable sites will come forward.
Corfe Mullen	Cogdean Elms Industrial Estate, Higher Merley Lane, Corfe Mullen	3/04/0494	The existing industrial use is not well located, access is poor. However the contamination is such that it is unlikely this site will come forward for residential.
Corfe Mullen	Spring Cottage - The Laurels, Brog Street, Corfe Mullen	3/04/0496	Line of shallow and not very wide plots fronting Brog Street on the edge of the village. The largest plot contains a good quality thatched property which is unlikely to come forward for development.
Corfe Mullen	The Ridgeway, Corfe Mullen	3/04/0497	The Ridgeway is a group of well maintained, quite large properties on well screened plots with little potential for further development within the plan period.
Corfe Mullen	Public Open Space adj 10 Orchard Close, Corfe Mullen	3/04/0506	Exclude due to its topography, tree cover, legal status as open space and the presence of protected species (badgers).
Corfe Mullen	1 - 25 Orchard Lane, Corfe Mullen	3/04/0507	Fairly new, well kept properties with no scope for infilling. Redevelopment is unlikely.
Corfe Mullen	11-12 Old Rectory Close, Badbury View Road (part), Violet Farm Close (part), Corfe Mullen	3/04/0540	The site comprises modest sized properties on modest plots with no significant redevelopment potential within the plan period.
Corfe Mullen	50-60 Roman Road, Corfe Mullen	3/04/0550	This site is largely off the unmade portion of Roman Road and is heavily treed. The existing site coverage of buildings is relatively high and unlikely to come forward for redevelopment.
Corfe Mullen	Corfe Halt Close and 6 - 14 Wayground Road,	3/04/0608	Small to medium sized plots with no realistic redevelopment potential. Open space designation in Local Plan so no further potential.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Corfe Mullen		
Corfe Mullen	Garage Block to rear 33 Birch Close	3/04/0736	small garage court to rear of dwellings with short back gardens adj to an area of Open Space. It would be difficult to develop this site without an adverse affect on the neighbouring dwellings.
Corfe Mullen	Garage Block rear of 23 Henbury View Road	3/04/0737	small garage court to rear of dwellings with short back gardens adj to a school playing field. It would be difficult to develop this site without an adverse affect on the neighbouring dwellings.
Corfe Mullen	Garage Block adjacent to 117 Stourview Gardens	3/04/0740	Small parking area very close to existing dwellings. No development would be possible without an adverse impact on the neighbouring properties.
Corfe Mullen	Garage block rear of 11 Candys Close	3/04/0741	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Cranborne	Land to rear of garage block, Castle Hill Lane, Cranborne	3/05/0334	Site lies outside and is unrelated to any current settlement boundary
Cranborne	8 12 Water Street, Cranborne	3/05/0718	Due to the Listed Building, CA, and flooding issues, it is very unlikley that the site will come forward for development.
Ferndown & West Parley	Land at Stapehill Farm, Canford Bottom	3/03/0112	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Ferndown & West Parley	Land at The Warren (East) Tricketts Cross, Ferndown	3/07/0012	Flood risk - Insurmountable constraint
Ferndown & West Parley	Land at The Warren (East) Tricketts Cross, Ferndown	3/07/0013	Lies within the Green Belt on the edge of the settlement and part of the site within area of extreme flood risk. Wooded nature of the site limits its potential.
Ferndown & West Parley	Land adj 248 and 262 Wimborne Road West	3/07/0019	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown &	262 Wimborne Road	3/07/0020	Site is located wholly outside or is unrelated to any current settlement boundary

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
West Parley	West		and is in the Green Belt
Ferndown & West Parley	Land at Laymoor Lane, Hampreston	3/07/0029	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Dormy Hotel New Road, Ferndown	3/07/0042	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. However, current application for 24 dwellings agreed by Natural England as not being an increase on number of existing equivalent dwellings on site, and part of site is outside 400m zone. Potential of site now recorded under list of commitments as whole SHLAA site is a single application. The entry will remain until site complete.
Ferndown & West Parley	Land at Green Lane, Longham	3/07/0088	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Land off Angel Lane, Ferndown	3/07/0090	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land adj Dudsbury Golf Course 64 Christchurch Road, Ferndown	3/07/0115	On edge of settlement with New Neighbourhood
Ferndown & West Parley	The Calf House Pompeys Lane, Ferndown	3/07/0143	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Part of the site is within 400m of protected heathland.
Ferndown & West Parley	Land adj 514 Wimborne Road East, Ferndown	3/07/0145	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land adj 399 Wimborne Road East. Ferndown	3/07/0146	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	253 Wimborne Road West	3/07/0155	Site lies outside the current Settlement Boundary and within the Green Belt.
Ferndown & West Parley	Land at Wimborne Road West, Stapehill	3/07/0164	on edge of settlements with new neighbourhoods where no additional sites are sought.
Ferndown & West Parley	Land at Green Lane, Longham	3/07/0183	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Ferndown & West Parley	Stourbank Nursery Ham Lane, Longham	3/07/0188	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Land at Forest View Drive, Stapehill	3/07/0198	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land at Hampreston	3/07/0199	Exclude - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt.
Ferndown & West Parley	Land off St James Road and Forest View Drive, Stapehill	3/07/0204	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	276 Ringwood Road & 34 Morden Avenue, Ferndown	3/07/0213	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land at Green Lane, Longham	3/07/0232	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Hilltop Nurseries Wimborne Road, Ferndown	3/07/0251	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land rear of 140 Ameysford Road, Ferndown	3/07/0261	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	land rear of 110 Ameysford Road, Ferndown	3/07/0262	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land at Ringwood Road, Ferndown	3/07/0263	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Manor Farm Little Canford, Wimborne	3/07/0264	On edge of settlement with New Neighbourhood where additional sites are not being sought.Majority of site lies within Flood Zones 2 and 3.
Ferndown & West Parley	Land adj The Rest, Green Lane, Longham	3/07/0316	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Ferndown & West Parley	Land at Dudsbury Golf Club Christchurch Road, Longham	3/07/0321	On edge of settlement with New Neighbourhood
Ferndown & West Parley	Land at 85 Christchurch Road, Longham	3/07/0322	Site lies adjacent to a New Neighbourhood proposed in the emerging Core Strategy where no additional sites are sought.
Ferndown & West Parley	Land to rear of 87-95 Christchurch Road, Longham	3/07/0323	Site lies adjacent to a New Neighbourhood proposed in the emerging Core Strategy where no additional sites are sought.
Ferndown & West Parley	Land to NE of Woodland Walk	3/07/0347	Site to be included within the Green Belt in the emerging Core Strategy.
Ferndown & West Parley	40 -66 Foxcroft Drive and 68-70 Martindale Avenue, Ferndown	3/07/0411	Housing estate is modern and of a good standard. No potential identified for infill or redevelopment.
Ferndown & West Parley	Land at Westwood Avenue and Mayfield Way, Ferndown	3/07/0466	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	6-16 Ameysford Road, Ferndown	3/07/0467	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	21-33 Ameysford Road, Ferndown	3/07/0468	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	Land at Hillview Road, Ferndown	3/07/0469	Houses relatively modern and plots suburban - no potential. Gardens are land locked.
Ferndown & West Parley	358-384 New Road and 62-82 Golf Links Road, Ferndown	3/07/0529	The site is a Special Character Area - few opportunities based on recent refusals of permission for redevelopment. Update - Even without SCA limited opportunities exist.
Ferndown & West Parley	Apple Tree Grove, Ferndown	3/07/0532	Sites are too small for likely re-development.
Ferndown & West Parley	Garage Block adjacent to 164 Coppice Avenue	3/07/0742	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
			neighbouring dwellings.
Ferndown & West Parley	Garage Block adjacent to Tennyson Court Library Road	3/07/0743	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	Garage Block to rear of Pennys Court New Road	3/07/0744	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	Garage Block to rear of Redroofs Dudsbury Avenue	3/07/0745	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	Land rear of Leeson Drive	3/07/0783	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Barrow View Farm	3/07/0793	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	Land at Southfields Church Lane	3/24/0002	The site is located on the edge of the settlement, however, it lies within the noise contour for Bournemouth Airport where residential development is unacceptable.
Ferndown & West Parley	Plowmans Garden Centre 392 Christchurch Road, West Parley	3/24/0017	Exclude as the site lies largely within the zone where development should not be permitted due to aircraft noise. The part outside this zone lies within 400m of a protected heath. Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Brambles Farm Church Lane, West Parley	3/24/0021	Site lies within a noise exclusion zone from Bournemouth Airport. Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	Land south of Christchurch Road, west of Ridgeway	3/24/0103	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are now contained in record 3/24/0802.
Ferndown & West Parley	100/102 New Road, West Parley	3/24/0121	Within noise exclusion zone from airport.
Ferndown & West Parley	397 - 399 Christchurch Road, West Parley	3/24/0144	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Ferndown & West Parley	land to rear of 77 New Road, West Parley	3/24/0325	This site forms part of a proposed new neighbourhood in the emerging Core Strategy. Details of the proposed allocation are contained in a separate table to this Report. This site forms part of the access to the site off New Road.
Ferndown & West Parley	Land at 200 Christchurch Road, West Parley	3/24/0348	This site forms part of a proposed new neighbourhood in the emerging Core Strategy. Details of the proposed allocation are contained in a separate table to this Report. This site forms part of the SANG land.
Ferndown & West Parley	Land to east of Church Lane, West Parley	3/24/0349	On edge of settlements with new neighbourhoods and within the noise exclusion zone from the airport.
Ferndown & West Parley	39-55 Dudsbury Road, 1-13 Gallows Drive and 1-14 Burnbrae Road, West Parley	3/24/0559	Not within the Special Character Area and generally smaller plots than in the surrounding areas. Limited potential due to quality of dwellings and only development potential would come from wholesale redevelopment of properties.
Ferndown & West Parley	88-108 New Road, West Parley	3/24/0569	This site is on the edge of the District and the majority of the large gardens are in the green belt. The generally good quality units are unlikely to come forward for redevelopment.
Ferndown & West Parley	Garage Block rear of Gorselands Court Glenmoor Road	3/24/0746	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Furzehill	Land at Grange, Furzehill	3/03/0249	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Gaunts Common	Land at Frogs Hole Gaunts Common	3/12/0065	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Gaunts Common	Allotment Site Gaunts Common	3/12/0066	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Gaunts Common	Lodge Hill, Gaunts Common	3/12/0237	Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	Grange Farmyard Grange	3/12/0055	Exclude - Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	Land at Grange	3/12/0056	Exclude - Location - Site is located wholly outside or is unrelated to any current

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
			settlement boundary and is in the Green Belt
Grange	Land at Grange Lane	3/12/0057	Exclude - Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	25 Grange	3/12/0058	Exclude - Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	Plot at Corner of Grange Lane	3/12/0059	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	Land at Grange, Furzehill	3/12/0073	Exclude - Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Grange	Land north of Bothenwood Corner, Grange	3/12/0791	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Gussage St. Michael	Land opposite the Smithy Manor Road, Gussage St. Michael	3/09/0733	Identified in the Local Plan as a housing allocation site - Policy CHASE5. However the majority of the site now lies in Flood Zone 3 (high risk) and is therefore unsuitable for residential development.
Hinton Martell	Land at High Lea Hinton Martell	3/10/0062	Site is located outside or is unrelated to any current settlement boundary.
Hinton Martell	Land at Woodcutts Corner	3/10/0063	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Hinton Martell	Land at Woodcutts	3/10/0064	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Hinton Parva	Stanbridge Field Hinton Parva	3/11/0061	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	Land at Bothenwood Corner Grange	3/12/0054	Exclude - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	Land at Petersham Lane	3/12/0067	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Holt	Land at Petersham	3/12/0068	Location - Site is located outside or is unrelated to any current settlement

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Corner		boundary and is in the Green Belt.
Holt	Policemans Garden Plot Pig Oak, Holt	3/12/0069	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	Part of Bothenwood Farm	3/12/0149	Location -Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	Upper Mannington Farm, Burts Lane, Holt	3/12/0256	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt Majority of the site is within 400m of Dorset Heathland SPA and Dorset Heaths SAC
Holt	Land adjacent to Petersham Copse, Holt	3/12/0792	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Holtwood	Land lying between Forest Cottage and Five Elms, Holtwood	3/12/0153	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Holtwood	Land adj Three Gables, Holtwood	3/12/0158	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Horton	Land at Lavender Cottage, Horton Heath	3/13/0203	Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Horton	Land at Manor Farm, Horton	3/13/0234	The site is an important setting for the village and its listed buildings and its development would be inappropriate in terms of the impact on the integrity and setting of the village. The site lies in the Green Belt, in a Conservation Area and outside of the settlement boundary. It also lies within an AGLV.
Sixpenny Handley	Land at New Barn Common Road, Sixpenny Handley	3/20/0080	Site is located wholly outside or is unrelated to any current settlement boundary and is in the AONB
Sixpenny Handley	Land at Red Lane, Sixpenny Handley	3/20/0142	Location - Site is located outside or is unrelated to any current settlement boundary and is in the countryside.
Sixpenny Handley	27 - 38 Dean Lane, Sixpenny Handley	3/20/0722	The site has been excluded because the village envelope would need to be amended to accommodate any additional development, which would be an

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
			encroachment into the AONB.
Sixpenny Handley	Pantiles Common Road	3/20/0776	Outside existing settlement in the AONB and not adjacent to the village envelope boundary
St Leonards & St Ives	21 Barnsfield Road, St Leonards	3/18/0018	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	The Grange Estate Boundary Lane, Foxbury Rd & Wayside Rd, St Leonards	3/18/0022	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology. In Heathland 400m zone and GB.
St Leonards & St Ives	101 Boundary Lane	3/18/0026	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Somerset Garage Ltd 234 Hurn Road	3/18/0027	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land between 28 & 36 Foxbury Road, St Leonards	3/18/0030	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Triangle of land bounded by A31 and Boundary Lane, St Leonards	3/18/0031	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
St Leonards & St Ives	10 Foxbury Road, St Leonards	3/18/0032	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at Grange Road, St Leonards	3/18/0035	Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
St Leonards & St Ives	32 Grange Road, St Leonards	3/18/0036	Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
St Leonards & St Ives	28 Foxbury Road	3/18/0038	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
St Leonards & St Ives	45 Foxbury Road	3/18/0039	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	44 Foxbury Road	3/18/0040	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at Wayside Road	3/18/0043	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
St Leonards & St Ives	40 Wayside Road, St Leonards	3/18/0045	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology. Green Belt
St Leonards & St Ives	16 Foxbury Road, St Leonards	3/18/0046	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology. Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	35 Wayside Road, St Leonards	3/18/0047	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	34 wayside Road, St Leonards	3/18/0048	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology. Green Belt.
St Leonards & St Ives	87 Boundary Lane	3/18/0071	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at Rowlands Paddock Boundary Lane, St Leonards	3/18/0072	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	47 Foxbury Road	3/18/0084	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Matchams Stadium Hurn Road, Ringwood	3/18/0102	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	51 Wayside Road, St Leonards	3/18/0107	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
St Leonards & St Ives	Land adj St Leonards Hospital	3/18/0123	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt. Insurmountable constraint
St Leonards & St Ives	Land at 48 Wayside Road, St Leonards	3/18/0130	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	49 Foxbury Road, St Leonards	3/18/0131	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	20 Foxbury Road, St Leonards	3/18/0132	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	11 Grange Road, St Leonards	3/18/0133	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land adj 27 Wayside Road, St Leonards	3/18/0134	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land at 24 Foxbury Road, St Leonards	3/18/0135	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at 23 & 26 Foxbury Road, St Leonards	3/18/0136	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land at Boundary Lane	3/18/0137	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	46 Wayside Road, St Leonards	3/18/0138	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land adj Wayside Road, St Leonards	3/18/0139	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
St Leonards & St Ives	38 Foxbury Road, St Leonards	3/18/0168	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Paddock Close, St Leonards	3/18/0185	Part of small estate of 1970's bungalows with no redevelopment potential, except for total redevelopment of the whole site which is unlikely to be economically viable.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
St Leonards & St Ives	Field to left of Brocks Pine, St Leonards	3/18/0225	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land adj Brocks Pine, St Leonards	3/18/0226	A significant part of the site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Field at Foxbury Road, St Leonards	3/18/0227	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at Wayside Road and Boundary Lane, St Leonards	3/18/0228	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land at The Bothy, 63 Avon Castle Drive, St Leonards	3/18/0242	Half of the site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land at Beech Lane and rear of Boundary Lane, St Leonards	3/18/0246	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Land at The Grange, St Leonards	3/18/0255	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Land adj 250 & 252 Ringwood Road, St Leonards	3/18/0265	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt. Part within flood zone 3
St Leonards & St Ives	Land at Beech Lane, St Leonards	3/18/0326	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	Barrilla Kennels 220 Hurn Road, St Leonards	3/18/0570	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	Evans Close and 1 - 8 Elmore Drive, St Leonards	3/18/0581	This is a site of large modern houses on well landscaped plots which are unlikely to come forward for re-development in the plan period

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
St Leonards & St Ives	2 - 18 The Glade and 67 - 87 Woolsbridge Road, St Leonards	3/18/0584	Big detached bungalows on modest plots. Little scope for redevelopment.
St Leonards & St Ives	3 - 51 The Glade, St Leonards	3/18/0585	Line of large chalets and houses on modest plots. Unlikely to be any significant re-development potential
St Leonards & St Ives	St Leonards Village Hall and Recreation Ground, Braeside Road, St Leonards	3/18/0588	This site is occupied by a much needed and well used recreation ground, sports pitches and community building which should not be considered for housing development
St Leonards & St Ives	Garden Lane, 2 - 18 Braeside Road and 15 - 21 Laurel Lane, St Leonards	3/18/0590	Little potential off Garden Lane due to access problems off A31. Other re-development potential already realised (one large plot not re-developable due to presence of badgers)
St Leonards & St Ives	Petrol Filling Station, Rest a While Park and Little Chef, St Leonards	3/18/0591	This site contains two commercial premises which appear viable with little opportunity for re-development and a mobile home park which meets the needs of the cheaper end of the housing market, esp for the elderly and is unlikely to produce addn units if redeveloped.
St Leonards & St Ives	Recreation Ground, Horton Road, St Leonards	3/18/0613	The site is a Recreation Ground, and the PPG 17 study for the settlement shows an significant shortfall in all types of open space provision. This site could only come forward if there was a suitable replacement in the vicinity.
St Leonards & St Ives	Land at Matchams Drive	3/18/0784	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. The agent's argument that a residential use would be appropriate in exchange for the authorised leisure use is not accepted in this sensitive, unsustainable location.
Stanbridge	The Old Village Hall Stanbridge	3/11/0060	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Sturminster Marshall	Land at Church Farm Church Street, Sturminster Marshall	3/21/0091	Flood risk - Insurmountable constraint
Sturminster	Land at Millmoor Farm,	3/21/0141	Location - Site is located outside or is unrelated to any current settlement

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Marshall	Sturminster Marshall		boundary and is in the Green Belt.
Sturminster Marshall	Black Horse Farm, Sturminster Marshall	3/21/0156	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Sturminster Marshall	Land to North of Jubilee Cross, Corfe Mullen	3/21/0222	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Sturminster Marshall	Public Open Space off Churchill Close, Sturminster Marshall	3/21/0726	The site is a well-used area of public open space within the settlement surrounded by existing residential development. The PPG 17 Study recognises that the village has a reasonable level of open space provision, but the loss of this space would bring the settlement down below what would be expected in a village of this size and location.
Three Legged Cross	Horton Farm Off Crab Orchard Way & Sandy Lane, Three Legged Cross	3/13/0212	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt and Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	Silverwood Farm, Three Legged Cross	3/13/0224	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt. The majority of the site also lies within 400m of protected heathland.
Three Legged Cross	110 Church Road	3/22/0001	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Three Legged Cross	Fairoak Ringwood Road, Three Legged Cross	3/22/0075	Location - Site lies outside the current village Settlement Boundary and within the open countryside.
Three Legged Cross	Land adj Oakdene Ringwood Road, Three Legged Cross	3/22/0099	Located within a settlement - Entirely in built-up area (infill) however the site lies within the heathland exclusion zone and Natural England have advised in pre-application consultations that the site is not acceptable for residential development (C3)
Three Legged Cross	Cottage Farm Verwood Road, Three Legged Cross	3/22/0150	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	Land adj Longmeadow Ringwood Road, Three	3/22/0235	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Legged Cross		
Three Legged Cross	Land off Crab Orchard Way, Three Legged Cross	3/22/0240	Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Three Legged Cross	Land adj Woolsbridge Industrial Estate	3/22/0241	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	Land off Church Road, Three Legged Cross	3/22/0257	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	Land adj Four Winds Ringwood Road, Three Legged Cross	3/22/0268	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
Verwood	Land to rear of Albion Inn Station Road, Verwood	3/06/0310	On edge of settlement with new neighbourhood
Verwood	Land adj Cranebrook Manor	3/22/0049	Site lies within the Green Belt.
Verwood	Ramall Ringwood Road, Three Legged Cross	3/22/0070	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Verwood	Land adj Trinity First School Coopes Lane, Verwood	3/22/0096	Majority of site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Small area of site now has 5 recently completed dwellings and no further potential
Verwood	Land to North of Eastworth Farm Eastworth Road, Verwood	3/22/0097	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are now contained in record 3/22/0803. This SHLAA entry remains as shows land outside the allocation
Verwood	Land south of Homeland Farm Ringwood Road, Three Legged Cross	3/22/0100	Flood risk - Part of site is within current EA zone 3 or SFRA zone 3b Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Verwood	Land to rear of	3/22/0101	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA;

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Honeyacre Ringwood Road, Three Legged Cross		SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land at Noon Hill Road, Verwood	3/22/0111	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land adj The Chase	3/22/0122	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land at Coopers Lane, Verwood	3/22/0127	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land at Howe Lane, Verwood	3/22/0152	Site is located in the Green Belt.
Verwood	Land at Forge Lane, Verwood	3/22/0154	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land north of Sandhurst Drive, Three Legged Cross	3/22/0178	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Verwood	Snaffles 41 Moorlands Road, Verwood	3/22/0215	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land between 49 & 63 Moorlands Road, Verwood	3/22/0229	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Dewlands Farm Dewlands Road, Verwood	3/22/0243	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	Land to North of The Chase, Verwood	3/22/0291	On edge of settlement with new neighbourhood
Verwood	Land at Eastworth Farm, Verwood	3/22/0309	Part of this site forms an element of VTSW4 new neighbourhood in the Core Strategy, which is recorded under SHLAA site 3/22/0803. The remaining areas are either in the Green Belt or potential is now reflected in the commitments.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Verwood	Land to south of summerfields, Verwood	3/22/0311	On edge of settlement and located in the Green Belt where development in inappropriate.
Verwood	Land at Potterne Hill Dairy Manor Road, Verwood	3/22/0312	Site is in the Green Belt and inappropriate for residential development.
Verwood	116 - 144 Manor Road, Verwood	3/22/0633	Due to the relatively narrow plot widths and depths, there is no further potential over and above those already with consent.
Verwood	131 - 167 Manor Road, Verwood	3/22/0634	The site lies within a Special Character Area where the layout of the properties is very regular. Many of the properties have been significantly refurbished and extended in recent years. If the character policy remains, there is little scope for redevelopment.
Verwood	107 - 127 Newtown Road, 1 - 7 Owls Road and 1 - 7 Meadiw Way, Verwood	3/22/0637	Modest sized properties on generous plots, but no potential due the limited plot depths.
Verwood	94 - 108 Lake Road and 8 - 18 Meadow Way Verwood	3/22/0638	Modest sized properties on generous plots, but no potential due the limited plot depths and widths.
Verwood	4 - 16 Owls Road, Verwood	3/22/0640	Modest sized properties on generous plots, but no potential due the limited plot depths and widths.
Verwood	Public Open Space south of Blackthorn Way, Verwood	3/22/0642	This is a substantial, well used piece of open space which is an important facility in the locality and should not be considered for development. It should be developed to provide informal childrens' play space. This land is designated open space in the Local Plan and protected under Policy HE4.
Verwood	Public Open Space off Hunters Close and The Chase, Verwood	3/22/0648	This area of Public Open Space is owned by EDDC, acquired in connection with PA 3/96/0519, and is not available for development.
Verwood	Orchardleigh - Oak View, Sandy Lane, 2 - 26 Lake Road, Verwood	3/22/0651	This site contains one large property, but it is heavily wooded and unlikely to be easily developed. Due to the plot sizes of the surrounding properties it is unlikely that they will come forward for redevelopment.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Verwood	Public Open Space adj Conifers, Sandy Lane, Verwood	3/22/0652	The site is a small wood located between the dwellings in Sandy Lane and the industrial units in Blackhill Industrial Estate. Previous appeal decision 97/0389 dismissed proposal for 1 dwelling on the site and no changes in circumstances since.
Verwood	Lamorna - Rose Cottage, Black Hill, Verwood	3/22/0654	This site is a corner site with large units on big plots, but which are well treed, have an area TPO and have access problems on this busy junction. Following the completion of 4 units, no obvious further potential
Verwood	Public Open Space adj 72 Owls Road, Verwood	3/22/0657	This area of Public Open Space is owned by EDDC, acquired in connection with PA in the locality, and is not available for development.
Verwood	16 - 40 Burnbake Road, Verwood	3/22/0658	The Verne Road area is characterised by medium sized properties in medium sized plots with very limited potential for redevelopment.
Verwood	Public Open Space adj 8 Burnbake Road, Verwood	3/22/0659	Long, linear area of open space (designated in the Local Plan and protected by Policy HE4) with some good tree cover in the vicinity of higher density residential development. Would be difficult to develop for residential purposes due to the relationship to neighbouring dwellings. More suitable for informal childrens' play space, which is lacking in the vicinity.
Verwood	Garage Block adjacent to 17 Woodland Close	3/22/0747	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	Garage Block adjacent to 132 Owls Road	3/22/0748	Small parking block which serves neighbouring properties which appear to have no off-site parking. There is theoretical potential for 2 dwellings if 50% of garage blocks are lost but significant number of ownerships make this unlikely to come forward in this location.
Verwood	Garage Block adjacent 93 Owls Road	3/22/0749	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	Garage Block adjacent 76 Owls Road	3/22/0750	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	Garage Block adjacent	3/22/0751	Small parking block which serves neighbouring properties which appear to have

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	73 The Curlews		no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	Land at the Gardens	3/28/0041	Location -Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
West Moors	Waterside House Ringwood Road, Ferndown	3/23/0050	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Gullivers Farm Station Road, West Moors	3/23/0077	Location -Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt and partly within the flood plain.
West Moors	Land at Blackfield Farm Blackfield Lane, West Moors	3/23/0081	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Land at St Leonards Farm Adj Cracklewood Close	3/23/0083	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Land to north of Sarum Avenue North, West Moors	3/23/0106	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Former Nursery Site Three Legged Cross	3/23/0120	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	292 Station Road, West Moors	3/23/0186	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Land to West of Bond Avenue, West Moors	3/23/0230	The majority of the site is constrained by flood zone 3 and part also lies within the heathland 400 metre zone.
West Moors	Stanford House Nursery Three Cross Road, West Moors	3/23/0236	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
West Moors	The Orchard Three Cross Road, West	3/23/0244	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Moors		
West Moors	Land at Station Road, West Moors	3/23/0250	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Silverlands West Moors	3/23/0254	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	r/o 3 & 5 Sarum Avenue, West Moors	3/23/0266	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	1-6 Beechwood Road, West Moors	3/23/0527	Small site on edge of the floodplain off a private road. Little realistic redevelopment potential.
West Moors	Public Open Space rear of 23 Hardy Road, West Moors	3/23/0674	No potential as the scout hut and surrounding pos and car park are all regularly used. The open space in particular is an assess to the surrounding dwellings which have small gardens.
West Moors	St Anthony's Church, 8 Pinehurst Road, West Moors	3/23/0676	This is the site of the still active Catholic Church. If the whole site were to be redeveloped then its potential would be similar to the adj Fryers Mews devn. But currently there is no indication that the site is likely to come forward for any development in the near future.
West Moors	101 - 117 Pinehurst Road, West Moors	3/23/0678	narrow plots no potential
West Moors	2 - 16 Heatherdown Road, 14 - 20 Heathfield Road and 44 - 54 Southern Avenue, West Moors	3/23/0679	Relatively small bungalows (detached and semi's) on small plots with not forseeable redevelopment potential.
West Moors	40-58 Heatherdown Road & 27-35 Uplands Road, West Moors	3/23/0680	Relatively small semi detached and detached bungalows on modest plots with no realistic redevelopment potential
West Moors	41-61 Elmhurst Road, West Moors	3/23/0682	Series of bungalows quite close together in modest sizes plots. Unlikely to have any potential as redevelopment wouldn't achieve more units and wouldn't be viable.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
West Moors	30 - 34 Moorlands Road, West Moors	3/23/0687	Small site off Moorlands Road, within Special Character Area. All of site's potential has been realised.
West Moors	6 Riverside Road, West Moors	3/23/0693	Large single property on generous plot, but with no redevelopment potential due to existing property size and relationship to neighbouring dwelling.
West Moors	Garage Block, Uplands Road, West Moors	3/23/0696	Very small garage block still used to park cars with a narrow access between exiting dwellings. No redevelopment potential without having an adverse effect on the surrounding neighbouring properties.
West Moors	Garage Block adjacent 15 Farm Road	3/23/0773	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
West Moors	Land at Weavers Close	3/23/0781	The site is suitable for residential development however the issue of the replacement open space is unlikely be resolved as the landowner has now disposed of the replacement area of open space to the Council.
West Moors	Land at Woolslope Road	3/23/0782	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. It is also largely within Flood Zone 3, and is crossed by high pressure oil and gas pipelines. It has now been acquired by the LA as a SANG.
West Moors	Land off West Moors Road	3/23/0789	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	Car Park off Park Way	3/24/0774	Part public car park serving the commercial centre of West Moors and part a car park serving the adjacent residential development, which is predominantly flats. The loss of the parking serving the shopping area would be unacceptable as the area is generally poorly served by public transport, and the loss of parking to serve the flats is unacceptable as this is the only parking to serve these dwellings.
Wimborne	Land to East of B3078 Cranborne Road, Wimborne	3/03/0006	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0797.
Wimborne	Land South of Leigh Road	3/03/0025	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0800.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Wimborne	Land at North Leigh Lane, Wimborne	3/03/0110	Located on edge of settlement. Ground conditions - Site is severerly affected by ground condition limitations, including steep slopes or ground instability.
Wimborne	Land at Leigh Farm (North)	3/03/0160	On edge of settlement with New Neighbourhood. Part of Green Belt Strategic Gap between Wimborne and Colehill.
Wimborne	Land off Brook Road, Wimborne	3/03/0308	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0800.
Wimborne	Land at By The Way Wimborne	3/07/0015	On edge of settlements with New Neighbourhoods
Wimborne	Land forming part of Stone Park Estate	3/16/0005	The site is adjacent to an existing settlement boundary on the edge of settlement and projecting in countryside (extension) The slope of the site and its relationship with the listed building affects the potential of the site. On edge of settlements with New Neighbourhoods
Wimborne	Land at Stone Park House St Margarets Hill, Wimborne	3/16/0298	Green Belt, on edge of settlement with New Neighbourhood where additional sites are not being sought. Will affect the setting of a Listed Building.
Wimborne	Land between St Margarets Allotments and Cemetery, Stone Lane, Wimborne	3/16/0299	Outside of Urban Area, within the Green Belt.
Wimborne	Land north of Stone Lane, Wimborne	3/16/0300	Green Belt On edge of settlement with New Neighbourhood
Wimborne	Walford Mill Car Park, Knobcrook Road, Wimborne	3/16/0450	Well used car park which serves local facilities and part open space with use restrictions.
Wimborne	Stone Park Estate	3/16/0785	On edge of settlement with New Neighbourhood. Green Belt
Wimborne	Land to West of Cuthbury Gardens and Victoria Place, Wimborne	3/25/0094	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0798.

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
Wimborne	Land opposite 22 Elizabeth Road, Wimborne	3/25/0124	The site lies partially in the Flood Zone 3 (high risk) and wholly within the buffer zone for the river bank. These constraints render the site unsuitable for development.
Wimborne	Land at Leigh Farm Leigh Road, Wimborne	3/25/0159	On edge of settlement with New Neighbourhood and located in the Green Belt so not currently appropriate for development.
Wimborne	Land at Leigh Common	3/25/0161	On edge of settlement with New Neighbourhood where additional sites are not being sought. The LNR will limit the development potential and located in the Green Belt.
Wimborne	Land to South of Julians Road, Wimborne	3/25/0162	This site forms part of the new neighbourhood in the adopted Core Strategy. Details and potential of the final allocation are contained in record 3/25/0798.
Wimborne	Country Affairs Sheds Poole Road, Wimborne	3/25/0166	Exclude as the site lies in Flood Zone 2.
Wimborne	Land at Leigh Common	3/25/0173	Site currently located in the Green Belt so excluded. Access needs to be achieved to the public highway.
Wimborne	Country Affairs Paddocks Poole Road, Wimborne	3/25/0272	Flood risk - Flood Risk Zone 3 -Insurmountable constraint
Wimborne	Land south of allotments, Julians Road, Wimborne	3/25/0297	Site currently located in the Green Belt so excluded.
Wimborne	Southern Portion Flight Refuelling Site, Brook Road, Wimborne	3/25/0417	Exclude - Permission resolved to be granted for light industrial use and car parking. No housing potential on site. 3/08/1354 and 3/08/1220. Now built.
Wimborne	Brook Road Industrial Estate, Wimborne	3/25/0418	Exclude - Site lies within 400m of sewerage works - no potential
Wimborne	Wimborne Rugby Club and Grounds, Gordon Road, Wimborne	3/25/0421	This area of open space forms part of Core Strategy Policy WMC9 and will be retained as open space in accordance with the policy.
Wimborne	2-15 Fairfield Road,	3/25/0422	Quite a tight urban form at present, with higher density development in the

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Wimborne		vicinity. Little scope for significant additional development.
Wimborne	Railway Embankment POS and Scout Hut, Station Road, Wimborne	3/25/0424	Embankment very steep would preclude development.
Wimborne	70-86A Leigh Road and 1-39 Grove Road, Wimborne	3/25/0428	Due to plot sizes it is unlikely that any re-development would be viable in this location.
Wimborne	Car Park r/o 8 Leigh Road, Wimborne	3/25/0430	Exclude - No potential - busy public car park - there is a shortage of car parking spaces in the town centre.
Wimborne	Car Park r/o 8 Poole Road, Wimborne	3/25/0431	Exclude - No potential - busy public car park - there is a shortage of car parking spaces in the town centre. Site is located in the floodzone so inappropriate for housing.
Wimborne	Post Office and Telephone Exchange, 24-26 East Street, Wimborne	3/25/0432	In FZ 2 where under the precautionary principle, changing from commercial to residential, where there is a greater risk, is unacceptable.
Wimborne	Tappers, 20-23 East Street, Wimborne	3/25/0433	The viability of the existing use is likely to preclude its re-development for housing. Site is also affected by floodzone 2 so development for residential not appropriate.
Wimborne	King Street Car Park, Wimborne	3/25/0436	No potential - busy public car park - there is a shortage of car parking spaces in the town centre.
Wimborne	Westfield Close Car Park, Wimborne	3/25/0437	There is a shortage of car parking spaces in the town centre.
Wimborne	Redcotts Road and Cemetery Road, Wimborne	3/25/0444	The recent developments have exhausted the potential of the site.
Wimborne	10-16 Redcotts Lane and 37-45 West Borough, Wimborne	3/25/0447	Within Conservation Area and with Listed Buildings adjacent - no potential for additional development.
Wimborne	Wessex House and land	3/25/0453	Due to the viability of the exiting developments, additional residential development

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	to rear, Priors Walk, Wimborne		is unlikely.
Wimborne	Crown Mead Car Park, Wimborne	3/25/0454	Exclude - no potential - There is a shortage of car parking spaces in the town centre and the site is located within the floodzone so residential development is inappropriate.
Wimborne	Allenview Car Park (Short Stay), Wimborne	3/25/0455	Exclude - no potential - the site lies within FZ3 and car park required in town centre.
Wimborne	Allenview Car Park (Long Stay), Wimborne	3/25/0456	Exclude - no potential - the site lies within FZ3 and car park required in town centre.
Wimborne	Walford Close, Wimborne	3/25/0458	Quality and age of buildings makes it unlikely that demolition will take place. No capacity for infilling.
Wimborne	59-71 Leigh Road, Wimborne	3/25/0478	This area has a mix of uses which are unlikely to be redeveloped.
Wimborne	Wimborne Cricket Pitch Rowlands Hill, Wimborne	3/25/0480	Exclude - Site has been developed for a Waitrose supermarket.
Wimborne	33-47 Poole Road, Wimborne	3/25/0481	The Conservation Area status of this small site, coupled with the flood zone and limited access onto Poole Road preclude development.
Wimborne	Tennis Courts, Recreation Ground, Wimborne	3/25/0607	Underused as tennis courts but may have potential for other types of open space use within the town, such as allotments or amenity space.
Wimborne	Garage Block adjacent 51 Victoria Place	3/25/0753	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Private Car Park adjacent 32 Cuthbury Gardens	3/25/0754	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Wimborne	Garage Block adjacent 5 Cuthbury Gardens	3/25/0755	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
			neighbouring dwellings.
Wimborne	Garage Block adjacent 39 Cuthbury Gardens	3/25/0756	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 44 Blind Lane	3/25/0757	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 31 Minster View	3/25/0759	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 49 Minster View	3/25/0760	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 10 Elizabeth Road	3/25/0761	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 18 Elizabeth Road	3/25/0762	Parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	Garage Block adjacent 15 Welland Road	3/25/0763	A small block of garages which appear to be well used by occupiers of neighbouring properties. Access is off a very narrow road with existing parking problems. No redevelopment potential.
Wimborne	Garage Block rear of 41 Old Manor Close	3/25/0764	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings. The site is also adj to a major electricity sub station where there have been previous concerns.
Wimborne	Garage Block adjacent Coppins Giddylake	3/25/0765	Very small site currently occupied by garages serving the adjacent flats.
Wimborne	Garage Block at Stour	3/25/0766	Garage court which serves adjacent block of flats. No potential for development as

Settlement	Site Address	SHLAA Site Ref Number	Reason for Exclusion
	Walk Poole Road		it would result in a total loss of parking provision for the flats.
Wimborne	Garage Block at Riverside Allen Road	3/25/0767	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.

Appendix E The Grange Estate

Statement in respect of land put forward for consideration for residential development on land south of the A31, St Leonard's, known as The Grange Estate.

The area of land south of the A31, commonly referred to as 'The Grange Estate', currently lies in the green belt and is separated from the settlement of St Leonard's and St Ives by the A31 dual carriageway.

It is an area of mainly sporadic residential development set amongst open fields and areas of woodland and contains some small scale commercial uses, equestrian activities, limited agricultural and forestry uses, but with no community facilities or services for the residents.

A significant proportion of the land identified by landowners lies within 400m of internationally protected lowland heathland, which on the advice of Natural England, automatically excludes it for consideration for residential development, and which would require significant areas of alternative natural greenspace (SANGs) to mitigate the harm caused by any residential development in the vicinity of the protected heaths.

The area had been considered for residential development in the 1980's, but the 1st Alteration to the South East Dorset Structure Plan (1990) dismissed the proposal for 4,500 dwellings and associated services on the land and confirmed the area's Green Belt status. The detailed inner and outer green belt boundaries applicable to this area were formally adopted in the Verwood, Three Legged Cross and St Leonard's and St Ives Local Plan 1999, and confirmed with no alterations in the East Dorset Local Plan 2002. The Inspector, David Fenton, appointed to conduct the Local Plan Inquiry looked in depth at the history of the green belt designation in this area on behalf of many of the same landowners who have put forward sites for consideration in the SHLAA process and concluded that: '...in relation to the land generally south of the A31, I am very strongly of the view that the development plan system has reasonably and properly identified that land as falling within the green belt. I am equally convinced that there is nothing that begins to approach exceptional circumstances that might warrant changing the green belt boundary as set out in the adopted Local Plan.' (paragraph 138.20 of the Inspector's Report into the East Dorset Local Plan Inquiry October 2000).

The areas of land put forward on behalf of various landowners as part of the SHLAA process fall within the area of land referred to above, which is firmly in the Green Belt. This area lies outside the previously recognised 'Area of Search' for New Neighbourhoods during the preparation of the Christchurch and East Dorset Core Strategy and is therefore in a location where additional residential development was not to be considered. This stance is set out in the adopted Core Vision which states that 'The Green Belt policy will be kept in place to protect the

character of the area, subject to limited alterations of boundaries to enable its extension and elsewhere to allow for some housing and employment growth to meet the needs of local communities.' To allow for residential growth a number of locations were identified as New Neighbourhoods, and allocated in the adopted Local Plan Part 1 - Core Strategy.

The areas of land have been assessed against the following criteria: whether they are (i) suitable, (ii) available, (iii) achievable and (iv) deliverable.

Due to the policy restrictions set out above, including the proximity to large areas of relatively undisturbed heathland, the land to the south of the A31 is considered not suitable for consideration for possible residential development.

Due to the interest expressed by a significant number of landowners it is considered that a substantial portion of the land is available for development.

The majority of the land is owner-occupied with willing vendors, but the unknown would be the cost of servicing any development south of the A31, in particular the requirements of the Highways Agency in respect of access to the trunk road, and the requirements of the statutory undertakers in general. The land could be achievable over time.

Due to the Green Belt designation, unknowns associated with the servicing of the land and the potential impacts on the heathlands the land at the Grange Estate is not considered to be deliverable in the next 5 years. Although the land is technically considered to be developable in years 6-15, this is subject to a Habitats Regulation Assessment confirming that new housing would not have a harmful impact on the nearby heaths, and a change to Green Belt policy to allow for the release of a significant amount of land in this location for residential development. The latter is contrary to the adopted Christchurch and East Dorset Local Plan Part 1 - Core Strategy.

Work is progressing with the review of the adopted Local Plan Part 1 – Core Strategy and this SHLAA will inform this review. The new Local Plan will review and roll forward the adopted core strategy; and include strategic objectives and policies, site allocations, and development management policies for the period 2013-2033. If through the Local Plan review process a decision is made to amend the Green Belt to accommodate housing growth and the exceptional circumstances can be justified, specific sites that are considered suitable (including confirmation through the Habitats Regulation Assessment) may be included in a future iteration of the SHLAA.

Appendix F Housing potential of New Neighbourhoods

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
WIMBORNE						
WMC3	Cuthbury Allotments / Julians Road / St Margaret's Close	3/25/0798, 3/25/0799	228	210	18	<p>Full application submitted for 203 dwellings by Wyatt Homes (net increase of 183 dwellings) for Cuthbury Allotments.</p> <p>SANG agreed in principle, with final layout and management plan to be finalised.</p> <p>Application requires the relocation of the football pitch to WMC6, which has now been granted subject to s106 agreement.</p> <p>It is anticipated that the application determination will be in early 2018.</p> <p>St Margaret's Hill element of allocation is owned by East Dorset District Council and is currently being prepared separately.</p>

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
WMC4	Stone Lane Industrial Estate	3/16/0449	90	0	90	Site expected to come forward towards the end of the plan period, outside of the 5 year period.
WMC5	East and West of Cranborne Road, North of Wimborne	3/25/0797	630	275	355	<p>Outline application granted for up to 630 homes, along with the approval for the SANG.</p> <p>The S106 agreement was finalised March 2017.</p> <p>Reserved Matters applications approved for infrastructure and for 64 dwellings east of Cranborne Road.</p> <p>Groundworks commenced and well underway for access, etc.</p>
WMC6	South of Leigh Road	3/25/0800	420	210	210	<p>The site is in different ownerships, with applications covering the whole site now in.</p> <p>Consent granted (May 2015) for the point of access off Leigh Road for Wyatt Homes.</p> <p>Full Application submitted by Wyatt Homes for 81 homes and the relocation of the football ground from</p>

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
						<p>Cuthbury (WMC3) granted subject to S106 agreement, which is now being finalised.</p> <p>Second Wyatt Homes scheme for 44 units, full application submitted in April 2017 and currently under consideration. It is due to go to planning committee in early 2018.</p> <p>Outline application for Gleeson’s site for 305 dwellings granted subject to S106 agreement, which is now being finalised.</p>
CORFE MULLEN						
CM1	Lockyers School and land North of Wimborne Road	3/04/0270, 3/04/0801	252	112	140	<p>Application submitted for replacement allotments on Broadmoor Lane, approved September 2016.</p> <p>Outline planning permission granted September 2016 for North of Wimborne Road 112 dwellings by Harry J Palmer and Canford Estates, with the s106 now signed.</p> <p>SANG granted consent in the Borough of Poole.</p>

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
						Lockyers School element of site is expected to come forward towards the end of the plan period, outside of the 5 year period.
FERNDOWN / WEST PARLEY						
FWP3	Land adjacent to Holmwood House	3/07/0179	146	146	0	<p>Outline and reserved matters applications approved for 148 dwellings.</p> <p>Site currently being implemented by Bellway Homes and construction well advanced.</p>
FWP6	Land East of New Road	3/24/0104	400	160	240	<p>Pre Application discussions commenced February 2017; Wyatt Homes have undertaken public consultation exercise suggesting the site's full potential can deliver about 400 homes.</p> <p>An outline application now submitted for the housing (including full details of the link road), with a separate application for the SANG. The link road is expected to receive an infrastructure loan from the Local Enterprise Partnership (LEP) to bring forward its construction.</p>

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
						Discussions with the provision of a SANG have been progressing since the Core Strategy preparation, with a site now agreed.
FWP7	Land West of New Road	3/24/0802	125	125	0	Formal detailed pre application discussions undertaken regards the site's potential, housing mix, SANG provision and delivery of link road. The agent has advised the Council that a full application is expected within next 6 months for around 125 units.
VERWOOD						
VTSW4	Land off Edmondsham Road	3/22/0803	270	180	90	<p>Planning Application has been granted for the Pennyfarthing portion of site for 230 dwellings (approved at planning committee February 2017) subject to s106 legal agreement.</p> <p>The s106 legal agreement is progressing and is expected to be agreed shortly.</p> <p>The outline approval also agrees the provision of a SANG, and the details of its delivery are now being finalised.</p> <p>Smaller part of site – 40 dwellings – to be developed by Bargates was refused due to issues of SANG</p>

Core Strategy Reference	Address	SHLAA Reference	Total Number of Dwellings Proposed	1-5 Year Supply	6-15 Year Supply	Current Progress
						delivery and site access through the Pennyfarthing portion. This element of the site is not consider in the 5 year supply, but is expected to be resolved.
VTSW5	Land North of Ringwood Road	3/22/0010	65	65	0	Outline application granted agreeing principle of development up to 65 dwellings, with S106 agreed, including details of a SANG in the adjoining Forestry Commission land. Reserved Matters application submitted May 2017 and now approved, with discharge of conditions underway.
TOTAL			2,626	1,483	1,143	

SANG (Suitable Alternative Natural Greenspace) are substantial areas of open space to be provided with housing developments to mitigate the harm of additional pressures on nearby European protected heathland caused by additional residents in the area.