

STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT 2017

Base date 1st APRIL 2017



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Published April 2018

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Status of this Document

A Strategic Housing Land Availability Assessment (SHLAA) is a technical study which assesses the theoretical potential of sites in the Borough to accommodate future housing development. All local planning authorities are required to conduct a SHLAA under national policy. The assessment will be used to help inform future local planning policy but does not in itself constitute planning policy, nor does it indicate where applications for new housing will be granted by the Council. Any mapped boundaries provided in association with this report are for the purposes of the SHLAA only and have no other planning status.

The role of the SHLAA is to identify land and any potential constraints, but not to make judgments about whether that land should be allocated for development. As part of the Local Plan review consultation has taken place with the local community as part of two Regulation 18 consultations (initially in 2015 when it was intended to prepare a part 2 of the local plan to accompany the core strategy; and again in autumn 2016 having decided to undertake a full local plan review). The latter regulation 18 consultations both involved a “call for sites” inviting landowners, agents and the public to submit potential development sites for consideration for inclusion in the local plan. Anyone wishing to make representations about the suitability, or otherwise, of sites for development, is encouraged to do so as part of that process, or can submit sites for assessment in the SHLAA using our SHLAA form at <https://www.dorsetforyou.gov.uk/shlaa/christchurch>

For more information on the status of sites identified in this assessment see paragraphs 2.6-2.8 below.

SHLAA is therefore a technical assessment that does not allocate land for development but merely makes judgements on whether land might be developed.

Executive Summary

This Strategic Housing Land Availability Assessment sets out the Borough's housing land supply for the 15 year period from 01 April 2017 to 31 March 2032. It updates the previous SHLAA 2012 report which was published in March 2013; and has been prepared in line with the National Planning Policy Framework (NPPF) 2012 and the Planning Practice Guidance "Housing and Economic Land Availability Assessment". The assessment of sites has considered all sources of housing potential and has included an exhaustive street-by-street assessment of all sites which could theoretically yield new dwellings. No site size threshold was applied.

This report needs to be read in conjunction with the East Dorset SHLAA 2017. Housing land potential has been assessed for the plan area as a whole (Christchurch and East Dorset) in line with the housing target set out in Policy KS4 of the adopted Core Strategy

Key findings:

- 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. When taking into 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 for the 2017 base year is summarised in Table 9.
- This Christchurch SHLAA identified sufficient land to deliver 3,588 dwellings in Christchurch. This is mainly within existing settlement boundaries; the Christchurch Urban Extension (Policy CN1); and Land to the South of Burton (Policy CN2) in accordance with the adopted Core strategy (Policy KS4).
- For the five year period 2017-2022 the assessments identified sufficient land for 3,930 dwellings (1,229 in Christchurch and 2,701 in East Dorset). This meets the 5 year requirement of 3,855 (including a 5 % buffer as required by the NPPF), with a surplus of 75 dwellings.

This assessment reviews performance against the adopted Core Strategy and also informs the Local Plan Review currently being undertaken. 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. Regulation 18 consultations (scoping and call for sites) took place in 2015 and autumn 2016. The next stage of consultation on the Local Plan is the 'Options' stage which is scheduled for summer 2018.

1. Introduction & Background

- 1.1 All planning authorities in England are required by national policy to conduct a SHLAA to identify land which may have the potential to accommodate future housing. 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 Christchurch Borough administrative area and has been prepared in line with the NPPF and the Planning Practice Guidance “Housing and Economic Land Availability Assessment”. This report is the first full published update of the SHLAA since the publication of 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 A separate SHLAA covering the East Dorset 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.
- 1.4 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).
- 1.5 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.

- 1.6 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).
- 1.7 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. Aims and Limitations

- 2.1 This study has two main aims:
1. the provision of evidence of a robust continually maintained, deliverable 5 year supply of housing land;
 2. 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 Borough. It will be used principally 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 borough 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.

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 borough. 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 The assessment itself does not constitute or create policy; rather it is a technical document that will inform the development of planning objectives and policies and the implementation of such policies through relevant planning decisions. Not all of the sites submitted to the Council in the production of this assessment were found to be suitable sites for development.
- 2.7 This assessment provides a robust indication of the land that is deliverable and developable within the Borough. 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 in the Borough 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. Methodology

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).

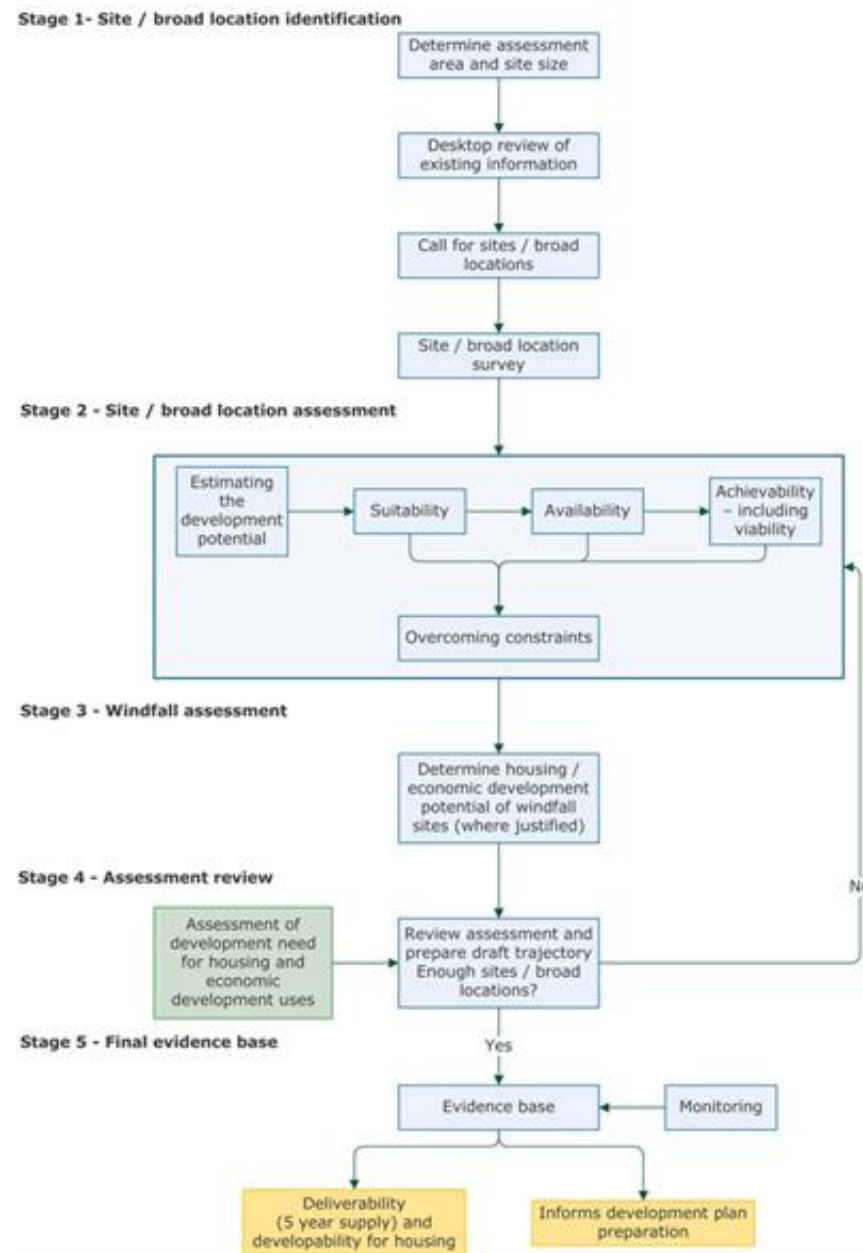


Figure 1. The Land Availability Process

4. Stage 1: Site/Broad location Identification

Geographical Area

- 4.1 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.
- 4.2 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 through 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 Christchurch Borough administrative area and relates to SHLAAs undertaken by neighbouring authorities as part of the Eastern Dorset HMA.
- 4.3 Christchurch and East Dorset Councils have applied the same broad methodology set out in the PPG, in preparing SHLAA reports for Christchurch Borough Council and East Dorset District Council. The same broad methodology has been applied across the HMA by the other authorities in producing their own SHLAAs.

Partnership Approach and Consultation

- 4.4 The PPG (para 008) 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.
- 4.5 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 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.

- 4.6 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.

Sources of Sites/Call for Sites

- 4.7 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.
- 4.8 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 Christchurch 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, though the Local Plan process or planning application process will be included in future updates of the SHLAA.
- 4.9 The PPG (para 012) 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.
- 4.10 A form to submit sites for inclusion in the SHLAA is available on the Councils web pages at <https://www.dorsetforyou.gov.uk/shlaa/christchurch>. Any new sites received are added annually to the SHLAA data base.

Rural Affordable Housing Sites

- 4.11 Policy LN4 of the adopted Core Strategy makes provision for affordable housing exception sites (detailed further in the Housing and Affordable Housing Supplementary Planning Document). It identifies areas in Christchurch where the policy will apply i.e. land adjoining the built up area of Christchurch, Burton and Winkton. The SHLAA has assessed some sites as having potential to come forward as exception sites but these have been excluded on the basis that they are sites considered unacceptable for market housing and may not come forward for 100% affordable housing in perpetuity.

The NPPF Sequential Test (Flood Risk) for Residential Development

- 4.12 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

- 4.13 The Assessment has considered potential sites within and on the edge of the following settlements:

- Christchurch urban area (including Highcliffe)
- Burton and Winkton

**note, the village of Hurn is entirely within the Green Belt and 400m within the heathland and represents an unsustainable location for future housing development*

- 4.14 For Christchurch, all undeveloped land outside of existing settlements is designated as Green Belt. Policy KS3 of the adopted Core Strategy sets out Green Belt policy and proposes 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

- 4.15 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 existing and emerging design policy and evidence in the Christchurch Borough Wide Character Assessment. 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: Christchurch Urban Extension and Burton New Neighbourhood

- 4.16 The Christchurch and East Dorset Local Plan adopted in 2014 includes two strategic allocations for housing which have been included in the SHLAA:

i) The Christchurch Urban Extension (Policy CN1)

The SHLAA identifies a potential of 1075 dwellings (exceeding the local plan allocation of 950, Policy CN1) which reflects the current outline planning application approved in June 2017 (875 dwellings) plus a further assessed potential of 200 dwellings on the existing allotments site.

ii) The Burton New Neighbourhood (Policy CN2)

The SHLAA includes this site, with a potential of 45 dwellings as proposed in adopted Core Strategy Policy CN2.

Sites Not Assessed Due To Overriding Constraints

4.17 Table 1 lists the overriding constraints that have excluded sites from the study.

Table 1: Overriding Constraints

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 of Christchurch and Burton.	The Local Plan review will consider the need for possible Green Belt release 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.

5. Stage 2: Site/Broad Location Assessment

5.1 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

5.2 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. An assessment of the deliverability of larger sites in Christchurch is provided in Appendix D.

Assessment of Constraints to Development

- 5.3 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 Borough 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

- 5.4 The SHLAA assessment uses the latest available flood risk maps (the Strategic Flood Risk Assessment - Level 2, 2017). The SHLAA seeks to locate development within Flood Zone 1 in accordance with national policy and the Christchurch Strategic Flood Risk Assessment Stage 2 Report 2017. 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. There are some sites included within the 6 – 15 year supply which are partially affected by flood risk. Development on these sites will be subject to sequential and exception tests set out in the NPPF and should only come forward after the supply of sites within zone 1 have been exhausted and when it is possible to overcome the flood risk issues.

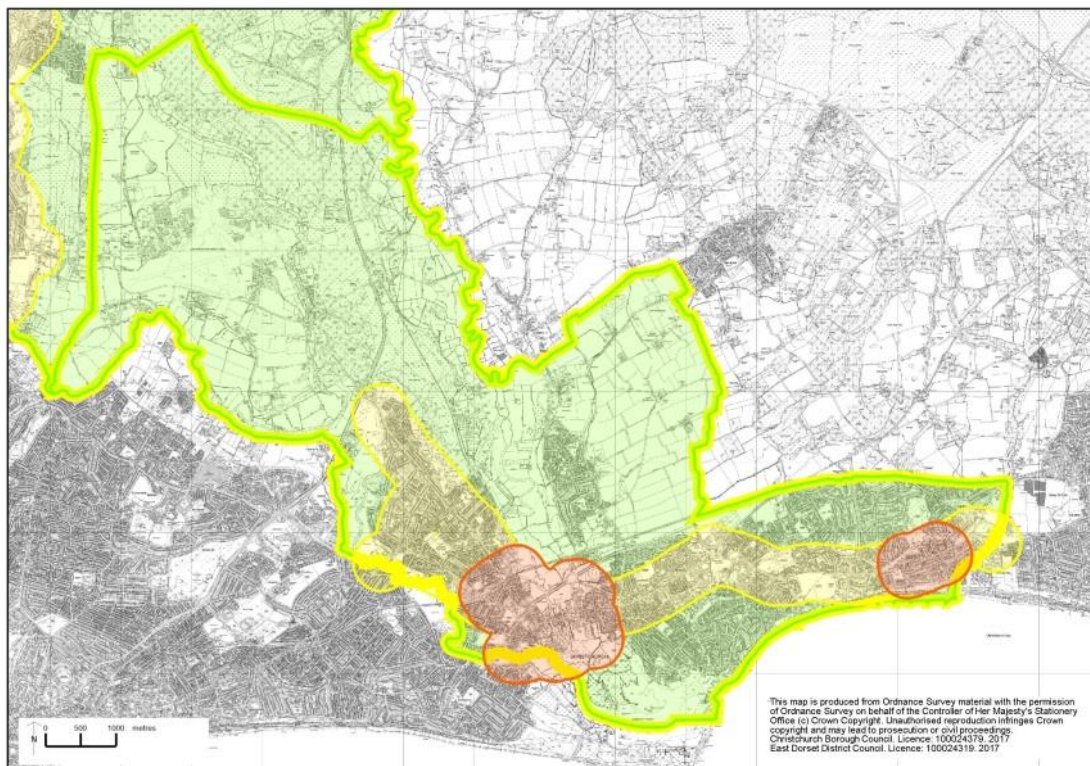
C2 Housing

- 5.5 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.
- 5.6 Christchurch and East Dorset's SHLAAs now include these development types, 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

- 5.7 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 the 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 original 2008 SHLAA assessment identified where a range of opportunity is available; this approach generated three options:
- Option 1: The SHLAA option (figures as reported for the 2008 SHLAA)
Range of densities, mix of houses and flats. Assumes design can overcome some character concerns. Permitted by current policy in most cases.
- Option 2: Lowest potential option
Lower density, mainly houses. Stricter protection of existing character. Permitted by current policy in all cases.
- Option 3: Higher density option and wider redevelopment
Generally higher densities, greater proportion of flats. Assumes design can overcome most character concerns. Would require break from current policy in many cases. Greater number of other uses identified for redevelopment.
- 5.8 The original 2008 SHLAA Assessment and subsequent updates concluded that the approach taken in Option 1 was the most appropriate. For this 2017 SHLAA update, to reflect the Government's continued focus on the use of previously developed sites ahead of greenfield sites for future housing, whilst Option 1 is still broadly followed, the density elements of option 3 are now incorporated where considered acceptable. This is in respect of the consideration of higher density using a more simplified zonal approach of 'Main Density Zones' when assessing individual SHLAA sites.
- 5.9 The 'Main Density Zones' have been created using a combination of proximity to the designated town and district centres, and key prime transport corridors as set out in Core Strategy policies KS6 and KS9 respectively. 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.
- 5.10 They Main Density Zones 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



- 5.11 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 SHAA updates that used Dorset County Council's assessment of sites using Accession™ accessibility software.
- 5.12 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.

- 5.13 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.

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 permitted development rights for upward extensions.

Dorset Heathland Consultation Area

- 5.14 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.
- 5.15 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.
- 5.16 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.

- 5.17 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. Therefore unlike Christchurch's subdivision windfall allowance, it is not possible to add an increasing amount in the future. 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.
- 5.18 Based on a desk based assessment of the urban areas in Christchurch that are intersected by the 400m consultation area, a potential of 5 units 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.

Character

- 5.19 Although not necessarily an overriding constraint to development, character is nonetheless a highly instrumental factor determining the acceptability of new housing and a material consideration when determining planning applications. In recognition of the Borough's varied and valued character, the Council adopted the Borough-wide Character Assessment as supplementary planning guidance in November 2003. Rather than simply providing basic statements about important features of local character, the Character Assessment identifies which elements of built form and townscape - such as mature trees and gardens, plot widths, building scales and uses – are most sensitive to various forms of development. It is this sensitivity analysis which has been used to inform the SHLAA.
- 5.20 Where defining elements of character would be sensitive to development such as infill or redevelopment at higher density, this assessment has assumed that character could potentially be a significant constraint. This approach was adopted for SHLAA 2008 and retained in subsequent updates.

Mix of Housing Types

- 5.21 Through a process of site-specific survey and analysis of constraints, the housing potential of sites identified by this assessment depends largely on the nature of the site, the surrounding form of development and anticipated future trends. Where different types of dwelling may be equally appropriate for a site (semi-detached housing or flats for example) then wider, non site-specific factors have been considered. These include:

Housing need

The Strategic Housing Market Assessment Update (2015) confirms that there is still a high level of housing need in Christchurch with the focus of demand for market housing being on two and three bedroom properties. For housing required 2013-2033, the SHMA concluded that around 83% of the market housing requirement should be for 2 and 3 bedrooms whilst around 10% of the requirement is for 4 bedroom houses and about 7% for 1 bedroom. For affordable housing the SHMA concluded that around 76% of the requirement was for 1 and 2 bedroom dwellings; about 21% for three bedrooms and about 2% for four bedrooms.

Development along transport corridors

More intensive forms of development such as high density flats are generally considered more sustainable where they are located along or within easy reach of prime transport corridors. Local Transport Plan policy (LTP3) and Policy KS9 of the adopted Christchurch & East Dorset Core Strategy state that prime transport corridors should provide the focus for development, and be supported by transport improvements that will benefit existing and future communities. In recognition of this, zones within 400m (straight-line distance) of the main routes into and across the borough were mapped on the council's GIS and used to inform decisions about the most appropriate form of housing on sites within the zone. The Prime Transport Corridors are the A35, A337 (Lymington Road), and the B3073 (Bargates/Fairmile).

Redevelopment of Existing Employment Uses

- 5.22 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): it includes projected employment land requirements for the Eastern Dorset HMA and has informed this SHLAA review.
- 5.23 All existing employment sites in the Borough, (allocated and unallocated), excluding Bournemouth Airport, have been considered in this assessment, informed by the Bournemouth, Dorset and Poole Workspace Strategy (2016). Most employment sites, especially those in sustainable locations with high quality uses and high market demand, have therefore been assessed as having no housing potential. However, some limited opportunities for redevelopment do exist on sites where there is a lack of market demand or on less sustainably located sites.
- 5.24 A pragmatic approach to the redevelopment of small non-residential uses was adopted during the assessment of sites. It has generally been assumed that newer premises in sustainable locations that form part of well-established business parks, attractive to the market, will continue in their present use through the next 15 years, whilst smaller more isolated employment sites may be suitable for conversion to residential. Adopted Core Strategy Policy PC1 identifies employment sites that are considered suitable for 'upgrading', and are expected to retain their existing employment use. These sites have been excluded on account of their importance for employment development.

Redevelopment of Residential Garages / Parking

- 5.25 The assessment identified a large number of residential garage sites across several areas of the Borough, in particular within Burton, Winkton, Highcliffe, West Highcliffe, Mudeford and Friars Cliff, and Purewell and Stanpit wards. A general lack of off and on-street parking in these areas, combined with complex multiple ownerships and a general expectation that most property owners would wish to retain their associated garage, has ruled out the majority of these sites for redevelopment as housing. Whilst the following general assumptions have guided the assessment; assessments for housing potential have been undertaken on a site by site basis taking account of the particular site/location characteristics:

- there is a need to retain at least 50% of garage/parking, unless there is clearly plenty of spare capacity elsewhere in the near vicinity
- redevelopment of no more than 3 garages (i.e. in 3 separate ownerships) per one dwelling gained, is considered economically viable

Backland Development (Back Gardens)

- 5.26 Monitoring information has shown that “backland development”, although highly unpopular (it is often referred to as ‘garden grabbing’), has provided at least 54 new dwellings between 2012 - 2017 equivalent to 7.3% of the total supply for that period (see table 5). The definition of the “Backland” category applied when monitoring housing completions is, “A form of infill, to the rear of housing or other types of area”. Some back gardens will be able to accommodate additional development whilst retaining adequate garden and amenity space for existing and new dwellings. Planning considerations will vary from site to site and existing and emerging design policy and evidence should assist in protecting the inappropriate development of garden areas. The Borough-wide Character Assessment (2003) identifies several character areas where large back gardens, wide plots, or mature trees are important features which may be sensitive to loss through infill and other forms of intensification.
- 5.27 Backland sites are also often constrained by multiple ownerships, especially in the case of groups of contiguous back gardens. Some examples of complex land assembly involving many different landowners do exist. Notably the development of what is now Robin Gardens (17 dwellings) in Portfield Ward - estimated to have originally been in 18 different ownerships – was assembled and developed following an application in 2002. Also Driftwood Park (14 dwellings) in Jumpers Ward was refused but allowed on appeal in 2003 on land in an estimated 20 separate ownerships. A further example, also in Jumpers Ward, is the development of Canberra Close (8 dwellings) granted in 2007, which was originally in about 10 ownerships.
- 5.28 Historically, examples of complex land assembly and backland development similar to those described above have generally been limited to wards in the west of Christchurch (Jumpers, Portfield and the western part of Town Centre ward). Examples of single gardens or pairs of gardens being redeveloped for housing are common to all low to medium density housing areas. The assessment of sites has therefore taken into account back garden redevelopments within the same neighbourhood or character area, as well as the unique site characteristics.

Public Open Space

- 5.29 No sites designated or used regularly as public open space have been included in the assessment unless they are understood to be significantly underused, surplus to requirement, or plans for their redevelopment have been considered. The PPG requires that all available types of sites should be considered in the SHLAA. The Open Space, Sport and Recreation Study for Christchurch and East Dorset (2007) provides both an assessment of current and future local need for open space, and an informed evidence base on which to judge the redevelopment potential of specific sites.

- 5.30 Where the 2007 Open Space study identified a shortfall in a particular type of site, then in general these have either been excluded from the SHLAA or assessed but found to have no potential. Several small areas of amenity green space have been included in the assessment. These sites often serve to provide relief from built up areas and improve general liveability as well as offering actual recreational value. These factors have been taken into account throughout the assessment.

Homogenous Residential Areas

- 5.31 Wherever possible, individual sites have been specifically identified by the assessment. However, in residential areas of homogenous housing types where any number of adjacent properties and plots may be of the same size, shape, orientation and age it is not always possible to distinguish which property among them stands a greater likelihood of being redeveloped in the future than any other. In the few instances where it has not been possible to identify specific properties, a boundary has been drawn around the many similar ones and a realistic assessment of housing potential made. This approach seeks to identify in as much site specific detail as possible where future windfall applications can realistically be expected.

Implementation Rate – Existing Planning Permissions

- 5.32 Recent trends set out in table 2 indicate that a consistently very high proportion of all planning consents for new dwellings in the Borough commenced and are eventually developed, (in some cases, initial consents are superseded by replacements). For this reason, no discounting rate for implementation has been applied to existing permissions.
- 5.33 It is not possible to have final figures for the years from 2015 onwards, as a number of sites are still under construction and permissions granted in March 2015 still has until March 2018 to be started before they expire, following with a year later for the subsequent monitoring years. However interim figures suggest a significant completion rate so far (e.g. around 40-50 % for permissions granted in 2014 -2015/16)

Table 2: Implementation of Planning Consents

Year consent granted	Completion rate
2008-09	87.5%
2009-10	95.1%
2010-11	87.7%
2011-12	69.1%
2012-13	82.1%
2013-14	74.7%
Six year average 2008-14	82.7%

(Figures provided by Dorset County Council and Christchurch Borough monitoring. Figures show the % of sites which have since been developed since gaining consent in the years shown)

Economic Viability

- 5.34 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.

Analysis of Past Trends

i) Previously Developed Land (Greenfield / Brownfield)

- 5.35 Over the period 2012-2017, 81.1% of housing development in Christchurch has been on previously developed (brownfield) land. This compares with the figure of 92.5% for the period 2006-2012 reported in the 2012 SHLAA. It should however be noted that the NPPF published in 2012 amended the definition of “previously developed land” to exclude land in built up areas used as private gardens (NPPF Annex 2 Glossary). In recent years, monitoring information indicates that there has been an increasing number of dwellings built on severed gardens, and in accordance with the NPPF, these no longer count as previously developed land.

ii) Subdivisions (Past and Projected)

- 5.36 Table 3 below shows that the number of units delivered through subdivisions (the division of a house into multiple smaller dwellings) over the last five years has been very low for Christchurch, with a five year average of only 6.6 units per annum (or 4.5% of total completions). This broadly equates with the 6 year average in the 2012 SHLAA (6 units, 4.9%), and is a decrease from the five year average from the 2009 SHLAA of 8.8 units per annum and 6.9%.

Table 3: Past Subdivisions 2012 - 2017

Completion year	Subdivision completions* (net units)	As % of total completions for the year
2012-13	4	5.6%
2013-14	13	8.7%
2014-15	11	7.1%
2015-16	4	3.4%
2016-17	1	0.4%
Five year average 2012-2017	6.6	4.5%

*includes some developments classified as ‘extensions’, which have resulted in a net gain in units (source DCC and Christchurch Borough monitoring)

- 5.37 If planning permission has been granted for subdivision, then the site would be included in the potential for the 5 year supply. However, so as not to overplay the contribution that they should make towards future housing supply, units through subdivisions have not been included in the SHLAA site assessment. Rather than include all subdivisions in the final potential figure for each site, it was considered better to project a realistic annual rate across the Borough, over the six to fifteen year supply. Site surveys have identified sufficient specific and suitable sites upon which to deliver the projected numbers of subdivisions.
- 5.38 Table 3 above justifies an annual projected rate of 7 units per year delivered through subdivisions, as an average over the past 6 years. It is considered that because vacant and derelict land within the urban area is already scarce and is decreasing over time, that rate of subdivisions can be expected to increase marginally over that period. The assessment has therefore assumed that for each year covered by the assessment, 1 additional unit per year will be delivered through subdivision. This results in the figures in table 4 and the final projected supply of 175 units by 2032.

Table 4: Projected Subdivisions for 15 Year Supply

Year	Projected units through subdivision
2017-18	Subdivisions included within individual site assessments
2018-19	
2019-20	
2020-21	
2021-22	
2022-23	13
2023-24	14
2024-25	15
2025-26	16
2026-27	17
2027-28	18
2028-29	19
2029-30	20
2030-31	21
2031-32	22
Total	175

5.39 Expired national guidance on urban capacity studies recommended that only properties of 7 habitable rooms or more are suitable for subdivision. This assumption has been carried through the SHLAA. Past local trends also indicate that in general, bungalows are not subdivided. Therefore the assessment has not identified any bungalows as suitable for subdivision.

iii) Housing Development By Site Type

5.40 As part of this assessment, all housing completions over the past 5 years were analysed and categorised by development type (see table 5 below). This exercise gives an indication of the different type of housing site developed in the past and is a useful comparator for the types of site identified by the SHLAA for development over the next 15 years. The SHLAA 2012 indicated that following the downturn of the economy in 2008 there was a fall in total completions to 2011-2012. Current monitoring data set out in table 5 below, indicates that completions have generally increased from 2013 - 2017. However, it should be noted that since 2014-2015 C2 completions (at 50% of completed units) have been added to the completions, which accounts for some of this increase. Policy changes made through the emerging Local Plan will be factored into future reviews of the SHLAA.

Table 5: Past Housing Completions by Development Type (net)

Completion year	No. of DEVELOPMENTS of this type						UNITS delivered through this type (net)					
	2012-13	2013-14	2014-15	2015-16	2016-17	TOTAL	2012-13	2013-14	2014-15	2015-16	2016-17	TOTAL
Infill	3	8	5	10	12	38	3	9	5	10	13	40
Redevelopment*	4	20	16	12	20	72	35	63	83	62	149	392
Conversion	7	6	10	9	8	40	14	40	50	10	40	154
Undeveloped urban	1	1	0	1	0	3	1	23	0	14	0	38
Greenfield	1	1	1	1	1	5	10	4	11	5	28	58
Extension	0	0	1	0	0	1	0	0	1	0	0	1
Backland	4	3	4	7	9	27	9	10	4	16	15	54
TOTAL	20	39	37	40	50	186	72	149	154	117	245	737

* these figures do not distinguish between redevelopment of housing and redevelopment of other uses

(source: source DCC and Christchurch Borough monitoring)

5.41 The 2012 SHLAA indicated that during the period 2006 – 2011, the vast majority, approximately 72%, of housing built was delivered through the redevelopment of existing housing or other uses (i.e. demolition and complete replacement with new housing); with infill and backland together accounting for 11.2% of all development. Current monitoring data set out in table 5 above, indicates that from 2012-2017 approximately 53% of completions were delivered through redevelopment, with conversions accounting for about 21%; and infill together with backland accounting for around

13%. Many areas of the borough consist of low to medium density housing, some of which enjoy large back gardens or generously wide plots. Housing can continue to be delivered through this source, if other planning considerations deem this an appropriate location for housing. However the Council will need to consider the impact of intensification on character, local amenities and infrastructure.

iv) Housing Development – by Dwelling Type

- 5.42 The SHLAA 2012 indicated that from 2008 to 2012 more houses were completed in Christchurch than flats. Monitoring data since 2013 confirms that this has generally been the case (although in 2015 more flats than houses were completed) (see table 6 below). This general trend is a reversal of the trend for the three year prior to 2008/9 when more flats were built than houses in Christchurch (SHLAA 2012). The majority of houses completed 2013-2017 were two or three bedrooms, and the majority of flats were 1 or 2 bedroom.
- 5.43 Trends across the South East Dorset conurbation have shown a steady increase in the number of houses being replaced with higher density flats. Christchurch continues to show a growing number of such developments, although compared to areas such as Bournemouth, the rate is still relatively low. The SHMA 2015 concludes that there is a relatively low need for flats in Christchurch. For market housing the SHMA 2015 estimates a required mix of 20% flats and 80% houses/bungalows. In the affordable sector the estimated requirement is for 45-50% flats and 50-55% houses/bungalows. As many ageing buildings still exist within the Borough, and as the urban area is tightly constrained by the Green Belt; new housing development through redevelopment and conversion to flats is expected to continue at a steady rate.

Table 6: Completions by Dwelling Type (gross)

	2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	2013-2017
Houses and Bungalows						
1 bed	3	0	0	2	0	5
2 bed	13	37	25	18	46	139
3 bed	21	64	27	41	46	199
4+ bed	15	13	17	13	36	94
Total house and bungalow completions	52	114	69	74	128	437
% of total completions	54.7	67.5	36.3	51	58.4	53.4
Flats						
1 bed	22	25	63	31	59	200
2 bed	18	29	58	28	23	156
3 bed	3	1	0	12	9	25
4+ bed	0	0	0	0	0	0
Total flats completions	43	55	121	71	91	381
% of total completions	45.3	32.5	63.7	49	41.6	46.6
Total Completions (Gross)	95	165	190	145	219	818

6. Stage 3: Windfall Assessment

Windfall Development

- 6.1 The PPG (para 24) 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).
- 6.2 Christchurch Borough is highly constrained by international ecological designations such as the Town Common / St. Catherine's Hill Special Protection Area, Green Belt, extensive flood plain and natural features such as the rivers, coast and harbour. As such, current development is entirely concentrated on existing urban areas. Table 7 below shows that all housing delivery in Christchurch in the past 5 years has been on windfall sites. There are four housing allocations in the Borough which includes two allocations remaining from the 2001 Local Plan and two strategic housing allocations in the adopted Core Strategy (2014) (Policies CN1 and CN2). The two saved Local Plan housing allocations from the 2001 Local Plan remain undeveloped because they are both constrained by flood risk so have not been identified for housing potential in the SHLAA (source: Authorities' Monitoring Report 2017). The two strategic Core Strategy allocations have yet to commence but are included in the SHLAA based on our assessment of when they are anticipated to come forward.

Table 7: 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	71	71	100.0%	76.1%
2013-14	0	149	149	100.0%	77.2%
2014-15	0	154	154	100.0%	87.7%
2015-16	0	117	117	100.0%	65.8%
2016-17	0	245	245	100.0%	80.0%
Five year average 2012-17	0	147.2	147.2	100.0%	77.4%

(Source: annual completions data and Annual Monitoring Reports)

- 6.3 In view of the thorough approach taken to identifying sites within the SHLAA, it would not be possible to justify a windfall allowance as every possible site within the urban area has already been assessed for potential. The approach taken in Christchurch has been to exhaustively search the urban area for potential windfall sites, through both a detailed desktop mapping exercise and a street-by-street survey. The vast majority of included sites have been identified in this manner and constitute the bulk of the 15 year supply. 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 15 years (see para 5.31).
- 6.4 In Christchurch there is evidence, set out in the Authorities' Monitoring Reports that the majority of residential development in the Borough has taken place on small-scale infill sites and the redevelopment 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. Christchurch 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 400m of these areas. 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 is justified, due to the particular circumstances in Christchurch.

7. Stage 4: Assessment Review

National Planning Policy Framework (2012)

- 7.1 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

- 7.2 Christchurch 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).
- 7.3 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.

Christchurch Housing Requirement

- 7.4 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. 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>.
- 7.5 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)

7.6 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

Comparison of these figures with identified land supply is provided in table 10 in section 8 (stage 5).

15 Year Housing Land Supply

- 7.7 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 into account the predicted delivery of the New Neighbourhoods (shown in the housing trajectory set out in Fig 3 below), 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 for the 2017 base year is summarised in Table 9.

Fig. 3 – Housing Trajectory 2013-2028

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)

7.8 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 Christchurch for the 2017 base year is detailed in Appendix A and

summarised in Table 9. 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)

- 7.9 The assessments have identified land for 2,359 dwellings in the 6-15 year supply for Christchurch and 3,098 dwellings in East Dorset (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 Christchurch for the 2017 base year is detailed in Appendix B and summarised in Table 9.
- 7.10 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 borough is expected between 2017 and 2028, and the urban extension is likely to be delivered at a fairly constant yearly rate as set out in the Councils' Five year Supply document.

Excluded Sites

- 7.11 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 C provides details of the 566 sites assessed as having no housing potential and the main reasons for their exclusion.

Phasing and Delivery of the Urban Extension

- 7.12 The 1075 units identified for the urban extension have been included in both the one to five year supply (330 dwellings) and the six to fifteen year supply (745 dwellings). This assumes that development commences in 2019/20 and is completed in 2027/28, with a generally consistent annual completions rate. (See 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)

Conclusions

- 7.13 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.
- 7.14 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:

- 7.15 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 7067 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. 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 for the 2017 base year is summarised in Table 9.
 - This Christchurch SHLAA identified sufficient land to deliver 3,588 dwellings in Christchurch. This is mainly within existing settlement boundaries; the Christchurch Urban Extension (Policy CN1); and Land to the South of Burton (Policy CN2) 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.
- 7.16 In Christchurch the three most significant sources of land identified are:
- redevelopment or conversion of other uses' which provides 32.4% of the overall supply;
 - Local Plan allocations (Policies CN1 and CN2) providing 31.3% of the overall supply: and
 - Redevelopment and intensification of existing housing (including subdivisions) accounting for 24.5% of the overall supply

7.17 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 permitted development 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.

Future Updating

7.18 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.

7.19 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.

8. Stage 5 - Final Evidence Base

Results of the Assessment

8.1 In total 993 sites in Christchurch have been assessed within this Study.

Table 8: Breakdown of all Sites Assessed

		Source of Data		Settlement		
		Submitted through consultation	Identified by officers	Within existing urban areas	Green Belt - on edge of urban area	Green Belt - Countryside
Category	Total Sites	Sites	Sites	Sites	Sites	Sites
Subdivision of existing housing, redevelopment of existing housing or intensification	700	2	698	694	4	2
Flats over shops	32	0	32	32	0	0
Previously developed vacant / derelict land and buildings (non housing)	6	0	6	5	1	0
Redevelopment or conversion of other uses	163	1	162	163	0	0
Redevelopment of car parks	25	0	25	23	2	0
Review of existing housing allocations in plans	4	1	3	4	0	0
Review of other allocations in plans	0	0	0	0	0	0
Vacant land not previously developed	32	7	25	28	0	4
Existing planning permissions	31	n/a	n/a	29	1	1
Rural Exception Sites	n/a	n/a	n/a	n/a	n/a	n/a
Total	993	11	951	978	8	7

Table 9: Identified Supply of Dwellings in Christchurch (included sites)

	TOTAL		Deliverable 2017 - 2022		Developable 2022 - 2032		Excluded
			(Years 1 - 5)		(Years 6 -15)		
Category	Dwellings	Sites	Dwellings	Sites	Dwellings	Sites	Sites
Redevelopment of existing housing or intensification	702	298	87	32	615	232	402
Heathland Consultation Area Windfall	5				5		
Subdivisions (projected)	175				175		
Flats over shops	85	12	63	7	22	7	20
Previously developed / vacant / derelict land and buildings (non-housing)	12	2	5	1	7	1	4
Redevelopment or conversion of other uses	1,160	71	488	19	672	54	92
Redevelopment of car parks	12	2	0	0	12	2	23
Review of existing housing allocations in plans	1,122	3	375	2	747	2	1
Review of other allocations in plans	0	0	0	0	0	0	0
Vacant land not previously developed	136	8	45	1	91	8	24
Existing planning permissions	179	31	166	25	13	5	0
Rural Exception Sites	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Total	3,588	427	1,229	87	2,359	311	566

Table 10: Strategic Housing Requirement Against Identified Land Supply

	Annual rate 2013-2028-averaged across the whole 15 year plan period	Completions to 2013-2017	Annual rate 1-5 YEARS (2017-2022) in view of completions to 2017	Annual rate 6-15 YEARS (2022-2028) in view of completions to 2017	2017– 2022 5 year requirement plus 5% buffer	2022 – 2028 remaining 6 – 15 years requirement within the plan period	Total 15 Year 2013-2028
Core Strategy Housing Delivery Strategy Policy KS4: Christchurch and East Dorset	566	1,423	771	535/536	3,855	3,212	8,490
Compared with SHLAA 2017 supply for Christchurch and East Dorset							
					5 yr supply 2017-2022	6-15yr supply 2022-2032	Total 15 Year supply 2017-2032
SHLAA 2017 Supply: Christchurch					1,229	2,359	3,588
SHLAA 2017 Supply: East Dorset					2,701	3,098	5,799
Total CED SHLAA 2017 Supply					3,930	5,457	9,387
Shortfall / Surplus					+75	N/A*	N/A*

*Core Strategy plan period (2013-2028) does not match SHLAA period (2017-2032)

Appendix A

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/01/2009	Postcode:	
Site Name:	Former Homefield School		
Address:	Salisbury Road, Winton		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	4	Supply Yrs 1 to 5 (2012-2017) :	4
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
Comments on potential:			

based on application 8/14/0095. (SHLAA site areas plotted on basis of development layout not whole application site)

Site Ref No:	8/01/2010	Postcode:	BH23 7AF
Site Name:	The Anchorage		
Address:	The Anchorage, Bockhampton Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
Comments on potential:			

change of use granted 6/6/2016 from storage of plants to dwelling house 8/15/0640

Site Ref No:	8/01/2011	Postcode:	BH23 7HN
Site Name:	8 Barlands Close		
Address:	8 Barlands close, Burton		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
Comments on potential:			

8/16/0664 granted 14/9/2016 sever land & erect 1x2bed house

Site Ref No:	8/02/0431	Postcode:	
Site Name:			
Address:	R/O Marmion Green, Amethyst Rd		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	2	Supply Yrs 1 to 5 (2012-2017) :	2
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
Comments on potential:			

based on permission 8/15/0332

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/03/0487"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text" value="Newtown House Care Home"/>		
Address:	<input type="text" value="Newtown House, Waterford Road"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>
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Estimated net potential:	<input type="text" value="8"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="8"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>
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Comments on potential:

Full PP 8/14/0086 granted 25/9/14 2 storey extension to provide an additional 17 bedrooms C2. - potential assumes 8 , 50% of 17.

Site Ref No:	<input type="text" value="8/03/0488"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text" value="41 a Wortley Road"/>		
Address:	<input type="text" value="41 a Wortley Road"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>
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Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>
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Comments on potential:

pp granted 8/16/0915 29/12/2016 demolish garage & erect dwelling

Site Ref No:	<input type="text" value="8/04/0341"/>	Postcode:	<input type="text" value="BH23 2HY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Car parking at Darwin Avenue"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>
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Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>
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Comments on potential:

allowed on appeal. 8/10/0236

Site Ref No:	<input type="text" value="8/04/0453"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text" value="116 Pauntley Road"/>		
Address:	<input type="text" value="116 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>
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Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>
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Comments on potential:

Site assessed against 2017 SFRA Level 2. 8/16/1121 granted 7/10/16 sever and erect dwelling

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/05/0234"/>	Postcode:	<input type="text" value="BH23 3NZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 1-3 Hamilton Close"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Highly important character area with views in from harbour. Undefended costal floodzone. Granted pp.

Site Ref No:	<input type="text" value="8/05/0366"/>	Postcode:	<input type="text" value="BH23 4DT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11 Avon Run Close"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/11/0281 planning permission for 2 x 4 bed detached properties. G 27.10.11
App 8/14/0629 Allowed on appeal 13-2-15 following refusal- demolish bungalow and erect 1 x 4 bed & 2 x 3 bed detached houses.

Site Ref No:	<input type="text" value="8/05/0447"/>	Postcode:	<input type="text" value="BH23 3JL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="117 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. 8/10/0574 Reserved Matters approval re demolition of existing bungalow and erect 2 x storey pitched houses. G 31.1.11
8/15/0726 granted 7/06/2016 sever & erect 1x3 bed dwelling - potential unchanged.

Site Ref No:	<input type="text" value="8/06/0454"/>	Postcode:	<input type="text" value="BH235RD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="48 Ringwood Road"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="9"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="9"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Full pp granted 28/7/16, 8/16/0172 block 10 flats and demolition of existing dwelling

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/06/0461	Postcode:	
Site Name:	2 Amberwood Drive		
Address:	2 Amberwood Drive		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

8/16/0855 granted 11/2/16 demolish existing erect 2 x 3bed bungalow

Site Ref No:	8/07/0023	Postcode:	BH23 2AX
Site Name:			
Address:	217-225 Barrack Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	29	Supply Yrs 1 to 5 (2012-2017) :	29
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Outline planning permission granted 8/10/0059 for 3 blocks flats - total 34 units (29 net). Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	8/07/0029	Postcode:	BH23 2BE
Site Name:	Car sales & forecourt		
Address:	170-174 Barrack Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	27	Supply Yrs 1 to 5 (2012-2017) :	27
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Erect 3 storey building consisting of 371m² A1 retail space at ground floor & 6 flats. 8/12/0124 submitted March 2012 granted 11.5.12. New consent 8/17/0607 27 1 bed Flats (28.07.17).

Site Ref No:	8/07/0290	Postcode:	BH23 2AX
Site Name:	Brook House Residential Care Home		
Address:	213 Barrack Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	8	Supply Yrs 1 to 5 (2012-2017) :	8
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Taken from planning permission for erection of 8 flats following demolition of former care home. 2015 completions says expired - assume potential remains for 5yr.Site assessed against the 2017 SFRA Level 2

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/07/0430	Postcode:	BH232AB
Site Name:			
Address:	Land to the rear of 35-49 Clarendon Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	12	Supply Yrs 1 to 5 (2012-2017) :	12
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

RM for 12 dwellings approved 21/09/16 (re outline 8/14/0584 and 8/13/0576) 10 u/c 2017

Site Ref No:	8/07/0432	Postcode:	BH23 2BY
Site Name:	Naseby Care and Nursing Home		
Address:	8 Avenue Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	8	Supply Yrs 1 to 5 (2012-2017) :	8
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

full pp 8/13/0451 for 2 storey extension to provide 17 net additional bed spaces C2 -(potential assumes 8, 50% of 17)

Site Ref No:	8/10/0461	Postcode:	BH231DN
Site Name:			
Address:	Adjacent 25 Millhams Street		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	2	Supply Yrs 1 to 5 (2012-2017) :	2
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	8/10/0464	Postcode:	BH231QZ
Site Name:	Royalties House		
Address:	4 Fairfield Close		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	4	Supply Yrs 1 to 5 (2012-2017) :	4
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

8/15/0453 granted 20/5/16 demolition of offices and erection of 4 dwellings. Site assessed against the 2017 SFRA Level 2 .

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/10/0468"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text" value="Stephen House"/>		
Address:	<input type="text" value="Stephen House 23 A Bargates"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/15/0503 Conversion of existing B1 office to C3 2bed flat approved 4/12/15

Site Ref No:	<input type="text" value="8/11/0056"/>	Postcode:	<input type="text" value="BH23 4RE"/>
Site Name:	<input type="text" value="15 Firshill"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

From Planning Permission

Site Ref No:	<input type="text" value="8/11/0066"/>	Postcode:	<input type="text" value="BH23 4UJ"/>
Site Name:	<input type="text" value="Hoburne Farm phase 8"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="39"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="39"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Figures from DCC residential monitoring return. Phasing based on past completion rates. Update 25/11/15 final capacity and final net potential amended from 108 to 72 to reflect pp 8/10/0032 for 83 dwellings less 2015 completions of 11 units. Phasing- assumed 11 completions a yr based on 2015 fig (amended from 64 yr 1-5 & 44 yr 6-15). 5 completions 2016 deleted from potential (72-67).2017 28 complted-potential reduced 67-39. - updated phasing assuming average 15 a year based on 2015-2017 completions.

Site Ref No:	<input type="text" value="8/11/0527"/>	Postcode:	<input type="text" value="BH23 4PW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="62-64 Manning Ave"/>		

SHLAA Supply Category:	<input type="text" value="EPP: Existing planning permissions"/>		
Estimated net potential:	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="3"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/11/0529	Postcode:	
Site Name:			
Address:	Adj 23 Manning Avenue		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

8/16/1241F granted 29/12/16 sever & erect 1 x2 bed bungalow.

Site Ref No:	8/03/0389	Postcode:	BH23 5HE
Site Name:			
Address:	398-422 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	10	Supply Yrs 1 to 5 (2012-2017) :	7
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	3

Comments on potential:

All units already appear to have flats above. Potential to extend 416-418 to the rear to create 3 flats. Potential increased by 7 due to pp 8/15/0104 for additional net 7 flats at 420.

Site Ref No:	8/03/0390	Postcode:	BH23 5EL
Site Name:			
Address:	1-7 Highcliffe Corner, 405 Lymington Road and I		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	2	Supply Yrs 1 to 5 (2012-2017) :	2
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

All units already appear to have flats above. No potential for 3rd storey due to harm to character. Potential amended from zero to reflect 8/16/0460 F granted no.401 29/12/16 erection of additional floor of residential 2x 1 bed flats

Site Ref No:	8/03/0402	Postcode:	BH23 5EG
Site Name:			
Address:	331-381 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	3	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	2

Comments on potential:

All units already appear to have flats above. Potential to extend to rear to create 4 additional units. Update 27-10-15: 8/14/0047 granted 9/7/14 for R/O 379 (Ludlams) to sever land & erect 2x2 bed dwellings, access & parking (SHLAA potential unaltered). Revised scheme App 8/15/0313 approved 24/07/15 R/O 379, erect 3 8/16/2695 .8/16/2695 granted 26/1/17 COU shop to dwelling no 337. 8/15/0313 completed 2017- potential reduced from 6-3

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/03/0403	Postcode:	BH23 5EG
Site Name:			
Address:	281-315 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	6	Supply Yrs 1 to 5 (2012-2017) :	6
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Convert first floors of 301-303 to flats. No other potential as first floor over supermarket considered unsuitable. Update 16/9/16 potential changed from 2 to 6 to reflect consent 8/13/0219 - see planning status.

Site Ref No:	8/03/0444	Postcode:	BH23 5EB
Site Name:			
Address:	261-275 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	27	Supply Yrs 1 to 5 (2012-2017) :	27
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Theoretical potential through conversion of 1st floors to flats but buildings do not appear appropriate for conversion, not addition of extra storey. Access to 261 prevents development of car parking to side. Insufficient space to develop to rear. Potential updated to reflect permission 8/16/0459

Site Ref No:	8/03/0449	Postcode:	BH23 5ET
Site Name:			
Address:	282-314 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	19	Supply Yrs 1 to 5 (2012-2017) :	19
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

All units already appear to have flats above. Potential to create 3rd storey at 282-292 to match building opposite; 6 flats update 22-9-15 2 flats completed no.294 - potential 4 remaining.
Update 26-10-15, full PP granted 9-9-14 app 8/13/0539 8 flats total (7 net gain) 288-292 Lymington Road 2nd flr extrn - 7 flats added to potential =11. 282-286 8/16/1209 granted 21/12/16 demolish and build 2.5 storey buidng, commercial GF and 12 flats above (&5 hses adj to this SHLAA site) - Potential amended from 11 to 19 to reflect last 2 permissions (7 +12) .(5hses are SHLAA 8/03/0450)

Site Ref No:	8/10/0465	Postcode:	BH23 1QP
Site Name:			
Address:	90a Bargates		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential:	0	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Full pp granted app 8/14/0160 conversion from B1 to 1x2 bed flat.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No: 8/11/0525 Postcode:

Site Name: Land at Hoburne Farm Estate -adj SHLAA site 8

Address: Adj SHLAA Site 8/11/0066

SHLAA Supply Category: GRE: Vacant land not previously developed (Greenfield)

Estimated net potential: 100

Supply Yrs 1 to 5 (2012-2017) : 45

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027) : 55

Comments on potential:

Land adj final phase of Hoburne Farm estate. Includes land designated as open space under Policy L9 of Local Plan. Pre - app discussions held. Future masterplanning exercise will address the issue of providing appropriate open space to contribute towards meeting the needs of the Local Needs Area. Update 2/12/15 phasing amended from 40 yr 1-5 , 60 yr 6-15 to reflect latest pre-app advice that only 45 to be provided in short term, as SANG not to be provided - assume remaining potential of 55 could potentially still come forward in yrs 6-15. Update 18.08.17 outline permission granted for 38 dwellings, still potential for full 100 potential if SANG can be delivered.

Site Ref No: 8/07/0416 Postcode: BH23 2DW

Site Name:

Address: Land r/o 8-26 Elizabeth Avenue

SHLAA Supply Category: PDL: Previously developed vacant or derelict land & buildings (non housing)

Estimated net potential: 5

Supply Yrs 1 to 5 (2012-2017) : 5

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027) : 0

Comments on potential:

Potential for 5 pairs of semi detached. Best developed comprehensively with sites to north. Potential reduced from 10 to reflect PP 8/16/0147 granted 3/11/16 for erection of 5 detached houses.

Site Ref No: 8/01/0342 Postcode: BH23 7JH

Site Name: Barn at No.45 Salisbury Road (Waters Farm)

Address: Land west of Salisbury Road, Burton, east of 56-

SHLAA Supply Category: RHA: Review of existing housing allocations in plans

Estimated net potential: 45

Supply Yrs 1 to 5 (2012-2017) : 45

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027) : 0

Comments on potential:

Site is allocated in the Core Strategy for 45 dwellings under Policy CN2.Site assessed against the 2017 SFRA Level 2

Site Ref No: 8/11/0452 Postcode: BH23 3DF

Site Name: Urban Extension Site

Address: Land south of the railway line at Roeshot Hill

SHLAA Supply Category: RHA: Review of existing housing allocations in plans

Estimated net potential: 1075

Supply Yrs 1 to 5 (2012-2017) : 330

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027) : 745

Comments on potential:

Initial estimate of 950 units & phasing from Stage 2 Masterplanning work. Update 18.08.17 based on latest pre-app discussions - 875 plus 200 on allotments = 1075, phased over 10 yrs based broadly on masterplan.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/02/0281	Postcode:	BH23 3QA
Site Name:			
Address:	63a-77 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	20	Supply Yrs 1 to 5 (2012-2017) :	10
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	10

Comments on potential:

If site developed comprehensively may be potential for 20 units if areas of flood risk avoided and safe access obtained. Assumed suitable/acheivable/ as 63 somerford Rd PP granted 30/12/2016 app 8/16/2157F for construction of 3rd storey- 6 flats (potential unaltered). 8/16/0074 granted 63a 11/4/16 COU B1 to 4 flats

Site Ref No:	8/03/0293	Postcode:	BH23 5HN
Site Name:	Cobbs Holiday Caravan Park		
Address:	Gordon Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	10	Supply Yrs 1 to 5 (2012-2017) :	10
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Outline approval 8/13/0393 14/1/15 for 45 dwellings : 29x3 bed & 3x4 bed market, 3x 1 bed & 3x2 bed flats, 3x4 bed social housing, 4 x2 bed intermediate housing. Updated potential to 46 pp 8/15/0024 46 dwellings. 36 completed 2017 potential reduced from 46 to 10.

Site Ref No:	8/03/0450	Postcode:	BH23 5ET
Site Name:			
Address:	278-280 Lymington Road and land r/o 278-298a		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	48	Supply Yrs 1 to 5 (2012-2017) :	5
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	43

Comments on potential:

Retain commercial uses and majority of parking. Extend rear of 298 and redevelop garages to create additional flats (net potential 8- reduced form 16 -as site amnded MW 2017 so rear extension of 288 now included in SHLAA 8/03/0449) . Update 3/12/15 -2 site expanded to include approx 2 ha of land formerly (but no longer) safeguarded for a Highcliffe Relief Road (reg18 site- LP1sc48): this land may have potential for 35 dwellings on basis that some land likley to be required for amenity openspace /wildlife (total net potential 8+35+ 5 terr houses app 8/16/1209.

Site Ref No:	8/03/0486	Postcode:	
Site Name:			
Address:	Land Adj Alan Court, Waterford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	9	Supply Yrs 1 to 5 (2012-2017) :	9
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Full PP granted 12.8.14 App 8/14/0094 relocate elec substation & water pumping station, erect block 9 apartments, parking and access etc

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/03/0489	Postcode:	BH23 5JS
Site Name:	2-10 Stuart Road		
Address:	2-10 Stuart Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	43	Supply Yrs 1 to 5 (2012-2017) :	43
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

8/15/0584 granted 28/8/16 demolish existing dwellings & erect 48 sheltered apartments

Site Ref No:	8/05/0208	Postcode:	BH23 4PD
Site Name:	HM Coastguard Training Centre		
Address:	Seaway Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	26	Supply Yrs 1 to 5 (2012-2017) :	26
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Redevelop for 100% residential, 1 and 2 storey at density similar to neighbouring housing, retaining mature trees. 9-11-15 update: Appeal B allowed APP/E1210/W/15/3002699 outline app 8/14/0461 allowed - max 26 houses. Appeal A dismissed APP/E1210/W/14/3004548 app 8/13/0443 site cannot accommodate 35 dwellings (SHLAA record formerly said 42 gross, 30 net, range 25-40)

Site Ref No:	8/05/0328	Postcode:	BH23 4EW
Site Name:	Pinebeach Nursing Home		
Address:	53 Southcliffe Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	9	Supply Yrs 1 to 5 (2012-2017) :	9
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Viable and valuable care facility. Given local demographic, expect to continue in use through plan period. However, potential for this site now updated to reflect pp granted 21/12/16 app 8/16/1842 to demolish existing buildings and erect 10 apartments.

Site Ref No:	8/05/0452	Postcode:	
Site Name:	The Pines Hotel		
Address:	The Pines Hotel, 39 Mudeford		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	9	Supply Yrs 1 to 5 (2012-2017) :	9
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Site assessed against 2017 SFRA Level 2. COU granted 4/3/16 for conversion from hotel to 7x 1bed flats and 2x2 bed flats (SHLAA- this site was formerly part of excluded site 37-39 mudeford 8/05/0210)

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/07/0261	Postcode:	BH23 2DY
Site Name:	St Georges Church Hall		
Address:	Fitzmaurice Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	3	Supply Yrs 1 to 5 (2012-2017) :	3
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Retain hall but release grass lawn for development as 1 pair semi-detached and 1 detached houses to match 2 to 2c Fitzmaurice Road. PP granted 8/16/0793 5/10/16 for erection of 3x 3 bed houses

Site Ref No:	8/07/0274	Postcode:	BH23 2JX
Site Name:	Christchurch Hospital		
Address:	Fairmile Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	118	Supply Yrs 1 to 5 (2012-2017) :	118
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

On-going discussions with NHS on redevelopment of this site, for primarily health care related uses. Submitted application includes an 80 bed care home, 36 senior living apartments and outline application for 33 houses and 48 flats for key worker housing. Approval 1.5.14 Full 8/13/0028 for 80 bed care home, 35 senior living appts, outline 30 houses, 48 flats -potential updated (from 117) to reflect this and to include 40 (50%) in lieu of care home spaces. 2017 35 senior appts completed. Potential reduced 153-118

Site Ref No:	8/07/0275	Postcode:	BH23 2BN
Site Name:	Qinetiq		
Address:	Bailey Drive		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	25	Supply Yrs 1 to 5 (2012-2017) :	25
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Planning permission for foodstore and affordable units now lapsed. New permission for MOT facility 15.05.17 but not yet implemented so maintain potential for residential until implementation of new scheme.Site assessed against the 2017 SFRA Level 2

Site Ref No:	8/09/0111	Postcode:	BH23 2EU
Site Name:	Crooked Beam restaurant (includes flat above)		
Address:	2 The Grove		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	4	Supply Yrs 1 to 5 (2012-2017) :	4
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Majority of site within flood zone 3a - rest in 2. Unmitigable flood risk - no safe access. Viable business on prominent site, recently refitted. Update 8/12/16 - full granted 14/4/15 app 8/14/0465 COU A3 to 2 flats. PP granted 25/5/16 app 8/15/0428 COU A3 to 4 flats

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/10/0427	Postcode:	BH23 1JL
Site Name:			
Address:	77 Stour Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Site entirely within flood zone 3a. Update 8/12/16 full permission granted 8/12/15 for COU from D1 dental surgery to 1 dwelling C3 .

Site Ref No:	8/10/0466	Postcode:	BH23 1QD
Site Name:	Club Epic		
Address:	25 Bargates		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	5	Supply Yrs 1 to 5 (2012-2017) :	5
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Full PP 8/14/0330 Change of use from Nightclub to 1X A1 Unit, 1x1 bed dwelling GF, 3x1 bed & 1x2 bed first floor.

Site Ref No:	8/10/0467	Postcode:	
Site Name:			
Address:	6A Church Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	2	Supply Yrs 1 to 5 (2012-2017) :	2
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Prior approval 8/15/0384 granted 15/6/2015 COU of 1st and 2nd floors from B1 to C3 1x 1bed flat and 1 x studio flat.

Site Ref No:	8/10/0469	Postcode:	
Site Name:			
Address:	Magistrates Court site		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential:	164	Supply Yrs 1 to 5 (2012-2017) :	164
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Potential unchanged - based on pre-app meeting Sept 2017, demolition of 2 dwellings 19a Twynam Ave and 41 Barrack Rd.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/10/0470	Postcode:	BH23 1QX
Site Name:	The Royalty View Guest House		
Address:	24 Fairfield		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	5	Supply Yrs 1 to 5 (2012-2017) :	5
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

8/16/1705 granted 28/11/16 COU Guest Houes to 5x1bed flats

Site Ref No:	8/11/0285	Postcode:	BH23 4JD
Site Name:	Council Works Depot & Christchurch Business		
Address:	Grange Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	30	Supply Yrs 1 to 5 (2012-2017) :	30
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Site suitable for mixed use. Residential acceptable in principle. Potential restricted by flood risk; housing and flats in eastern part of site, commercial uses in west. Flood walls may be required. 30 accords with 2016 PP and site is under construction. Site assessed against 2017 SFRA Level 2.

Site Ref No:	8/11/0458	Postcode:	BH23 4HU
Site Name:	The Farmhouse, Hoburne Park		
Address:	Hoburne Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential:	10	Supply Yrs 1 to 5 (2012-2017) :	10
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Retain farmhouse. Convert outbuildings and/or redevelop to form 10 terraced and semi-detached houses. 8/15/0312OUT approved 10/12/15 for demolition/conversion and erection of new dwellings (10 total).8/16/0862F granted 30/12/16 3 flats 7 houses. Potential unaltered.

Site Ref No:	8/01/0313	Postcode:	BH23 7JU
Site Name:			
Address:	1-2 Preston Lane & Avon Lee Cottage and Vicar		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing
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Estimated net potential:	4	Supply Yrs 1 to 5 (2012-2017) :	4
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Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0
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Comments on potential:

Assume 1 dwelling redeveloped or subdivided into 2 dwellings within plan period. Full pp 15 Oct 2014 8/14/0033 Avon Lee Lodge, erection of 3 single storey self contained assisted living units (6 bed spaces - potentially accommodation for couples so 3 extra potential assumed), potential increased from 1 to 4).

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/01/2006"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="112 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Full pp granted 22.1.15 app 8/14/0470 demolish existing dwelling, erect 2 detached 3 bed dwellings, with revised access and parking.8/14/0161 refused full app block of 7x 1 bed and 3x 2 bed, scale, bulk, character and heathland mitigation.

Site Ref No:	<input type="text" value="8/02/0037"/>	Postcode:	<input type="text" value="BH23 3BN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-16 Hunt Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Previous app on nos 4-6 refused. Inclusion of gardens at nos 8 & 10 would provide more scope for development of up to 4 houses.Update 28-10-15 PP granted 8/14/0104 No.6 - sever and erect 1 bungalow (net potential amended from 0 to 1)

Site Ref No:	<input type="text" value="8/02/0071"/>	Postcode:	<input type="text" value="BH23 3EQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6 Southey Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/16/0176 granted 31/8/16 sever & erect 1 x 2bed dwelling.

Site Ref No:	<input type="text" value="8/02/0377"/>	Postcode:	<input type="text" value="BH23 3AE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="land r/o 125 Burton Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

potential was assessed for 2 but reduced to reflect pp 8/16/1345 granted 20/10/16 sever & erect 1 x 3bed dwelling.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/02/0424"/>	Postcode:	<input type="text" value="BH23 3AD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Tensing Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="3"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Site too small and constrained by trees to accommodate dwellings while retaining 50% garages. Update 2017 -pp granted 30/12/2016 app 8/15/0733 demolish garages, erect 3 x 3bed houses. Potential amended and site included

Site Ref No:	<input type="text" value="8/02/0433"/>	Postcode:	<input type="text" value="BH23 3DZ"/>
Site Name:	<input type="text" value="30 Marmion Green"/>		
Address:	<input type="text" value="30 Marmion Green, Somerford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/16/0594 granted 20/10/16 sever land & erect 1x3bed dwelling

Site Ref No:	<input type="text" value="8/02/0434"/>	Postcode:	<input type="text" value="BH23 3QJ"/>
Site Name:	<input type="text" value="39-41 Newlands Road"/>		
Address:	<input type="text" value="39-41 Newlands Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/16/1320 RM & 8/15/0435 Out demolish existing dwellings and erect 9 dwellings. 8 (6 net) completed 2017- potential reduced 7-1.

Site Ref No:	<input type="text" value="8/03/0437"/>	Postcode:	<input type="text" value="BH23 5HW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Poplar Close (r/o 10-12a Seaton Ro"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/03/0474"/>	Postcode:	<input type="text" value="BH23 5HN"/>
Site Name:	<input type="text" value="Workshop"/>		
Address:	<input type="text" value="Rear of 18 Gordon Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="3"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Redevelop for 2 semi-detached and 1 detached bungalows. app 8/16/1815 (14 Gordon Rd) granted 2/12/16 sever & erect 3 dwellings

Site Ref No:	<input type="text" value="8/03/0484"/>	Postcode:	<input type="text" value="BH23 5ET"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="260 - 262 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

2 houses being brought back into residential use. Providing a total of 7 living units.

Site Ref No:	<input type="text" value="8/03/0490"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="31 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/16/0900 granted 14/11/16 demolish existing dwelling and erect 2x 4 bed houses

Site Ref No:	<input type="text" value="8/04/0320"/>	Postcode:	<input type="text" value="BH23 2HW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land r/o 115 The Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Redevelopment of existing structure to form single dwelling. 8/16/0174 granted 29/11/16 sever, demolish outbuildings and erect 1x4bed dwelling.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No: Postcode:

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential:

Supply Yrs 1 to 5 (2012-2017) :

Subdivision potential:

Supply Yrs 6 to 15 (2017-2027) :

Comments on potential:

Potential to extend terrace by 2 dwellings and retain 50% garages. Refusal for 4 units 2.8.10. Appeal dismissed July 2011. However retain with potential for 2 units. PP granted 26/5/16 erection 4 houses 8/15/0577

Site Ref No: Postcode:

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential:

Supply Yrs 1 to 5 (2012-2017) :

Subdivision potential:

Supply Yrs 6 to 15 (2017-2027) :

Comments on potential:

Expired consent. 8/07/0739 Demolish existing property and erect pair of 2 semi-detached properties. Granted 25.3.08.

Site Ref No: Postcode:

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential:

Supply Yrs 1 to 5 (2012-2017) :

Subdivision potential:

Supply Yrs 6 to 15 (2017-2027) :

Comments on potential:

Sever garden and erect one detached bungalow.
PP granted 3-9-14, app 8/14/0131 sever & erect 1 chalet bungalow (land adjacent to 36). Amended site to include no.36 as pp 8/15/0345 granted 2/10/15 to demolish no.36 and erect 3 dwellings 2/10/2015

Site Ref No: Postcode:

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential:

Supply Yrs 1 to 5 (2012-2017) :

Subdivision potential:

Supply Yrs 6 to 15 (2017-2027) :

Comments on potential:

Site assessed against 2017 SFRA Level 2. Full pp granted app 8/13/0644 sever land ,erect one dwelling & access (this was part of excluded site 8/05/0007 - new SHLAA site created to reflect pp, polygon 0007 amended to exclude permitted site) .

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	8/06/0199	Postcode:	BH23 5SQ
Site Name:			
Address:	8-18 Glenville Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential:	5	Supply Yrs 1 to 5 (2012-2017) :	4
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	1

Comments on potential:

Redevelop gardens of nos.8 & 10 for 2 pairs semi-detached houses. Redevelop no.8 to form pair semi-detached houses. PP granted 29/6/16 8/15/0723 sever land & erect 3x3 bed & 1x1bed dwellings

Site Ref No:	8/06/0204	Postcode:	BH23 5QH
Site Name:	Local Plan H9 policy area		
Address:	Seaview Road / Aveue Road / Chewton farm Ro		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential:	2	Supply Yrs 1 to 5 (2012-2017) :	2
Subdivision potential:	6	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

More regular development along Avenue Road has no remaining potential. Retain large houses in large plots. Land r/o 22 Avenue Rd developable for detached bungalow while preserving character. Potential for a pair of houses.

Site Ref No:	8/06/0224	Postcode:	BH23 5RD
Site Name:			
Address:	34 & 42-46 Ringwood Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential:	19	Supply Yrs 1 to 5 (2012-2017) :	19
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

outline PP 8/16/0520 no.s 42-44 2 apartment blocks (17 flats, 4 houses)

Site Ref No:	8/06/0460	Postcode:	
Site Name:	12 Bracken Way		
Address:	12 Bracken Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential:	1	Supply Yrs 1 to 5 (2012-2017) :	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027) :	0

Comments on potential:

8/16/02721 granted 14/2/17 sever plot erect 3 bed dwelling

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/07/0271"/>	Postcode:	<input type="text" value="BH23 2EA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11 Beaulieu Road and Land adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="2"/>

Comments on potential:

Potential achieved through redevelopment of whole site for 2 pairs semi-detached and one detached houses. Possible potential for additional unit if developed as flats.(Full PP granted 18/12/14 app 8/14/0480 for erection of 2x 3 bed semis, land between 7 & 11. SHLAA potential unchanged but phasing BFWD)

Site Ref No:	<input type="text" value="8/07/0419"/>	Postcode:	<input type="text" value="BH23 2DJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="14-42a Grove Road West"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="9"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="9"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Backland assume max 6 gardens developed for 8 semi-No additional subdivision potential.app 8/14/0079 allowed on appeal 12-9-14 erection 2 detached dwellings rear of 26-28.pp RM for 8/14/0079 8/15/0222 2 dwellings, completed 2017 potential reduced 8-6. 8/16/0950Fgranted 25/10/16, 9 dwellings rear of 38-42 (shlaa site extended to include all of app site)- potential increased 6-9.

Site Ref No:	<input type="text" value="8/07/0426"/>	Postcode:	<input type="text" value="BH23 2DQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4 Grove Road East"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Assume lower density acceptable; 3 flats. Update 2011 - From appeal dismissal, dev of rear for extra dwelling unlikely to get pp. More likely to have potential for redev for flats - 1 - 2 units. Update 8/9/17 appeal allowed 8/15/0715F sever land & erect bungalow.

Site Ref No:	<input type="text" value="8/07/0433"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2A Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Full PP 8/15/0448 approved 20/10/15 demolist existing dwelling, erect 3 x 3bed dwellings.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/08/0283"/>	Postcode:	<input type="text" value="BH23 3LR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="17 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="3"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Redevelop site to form terrace of 3 houses and 1 pair semi-detached with parking

Site Ref No:	<input type="text" value="8/09/0419"/>	Postcode:	<input type="text" value="BH23 2QQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="27-43 River Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="4"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

History of backland development in area. Several properties have backland and/or redevelopment potential. Assume 3 gardens developed in plan period to yield 4 dwellings - loss of 1 for access. Update: Allowed on appeal 8/14/0057 33-41 River Way, 4 chalet bungalows and new access (no loss)

Site Ref No:	<input type="text" value="8/09/0430"/>	Postcode:	<input type="text" value="BH23 2QY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="40 Old Barn Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

pp granted 11/8/16 app 8/15/0609 sever & erect 2x 4 bed houses

Site Ref No:	<input type="text" value="8/09/0431"/>	Postcode:	<input type="text" value="BH23 2PD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="64 Hurn Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 1 to 5 (2017-2022)

Site Ref No:	<input type="text" value="8/11/0417"/>	Postcode:	<input type="text" value="BH23 4SF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-18 Westfield Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="1"/>

Comments on potential:

Redevelop nos 12 and 14 to form two detached bungalows each.

Site Ref No:	<input type="text" value="8/11/0430"/>	Postcode:	<input type="text" value="BH23 4JA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-20 Somerford Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="4"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="2"/>

Comments on potential:

All gardens large enough to accommodate backland housing. Assume 3 in plan period. App 8/14/0255 outline demolish existing dwellings and erect 2 houses and 2 bungalows, 2 & 4 Somerford Avenue refused on impact on character, heathland & transport mitigation, affordable housing: potential unaltered. Outline 8/15/0108 approved 19/5/2015 for 2 & 4 somerford road for demolition of 2 dwellings and erection of 4 dwellings (2 net gain) . 8/16/0187F No. 2&4 granted 15/10/16 erection of 4 hses & 2 bungalows, demolish 2 (potential increased from 3 to 6).

Site Ref No:	<input type="text" value="8/11/0528"/>	Postcode:	<input type="text" value="BH23 4QA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12 Woodfield Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential:	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017) :	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027) :	<input type="text" value="0"/>

Comments on potential:

8/16/0596 granted 13/10/16 sever and erect 1x2 bed bungalow

Appendix B

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0418	Postcode:	BH23 5DB
Site Name:			
Address:	29-33 Wharnclyffe Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6

Comments on potential:

Potential to redevelop or extend and subdivide 25, 31, 33 and 35 (currently vacant) to create additional units. Assume 6 in 6 - 15 yearplan period. Planning permission for 11 flats on 27 Wharnclyffe Rd - net gain of 7 units for 1 - 5 year period

Site Ref No:	8/05/0105	Postcode:	BH23 2DY
Site Name:			
Address:	24 Avon Run Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

From PP for subdivision into 2 dwellings

Site Ref No:	8/06/0155	Postcode:	BH23 5RQ
Site Name:			
Address:	172 Ringwood Road		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

From planning permission to demolish existing property & erect 2½ storey block of 5x2 bedroom properties with associated parking & access.

Site Ref No:	8/11/0118	Postcode:	BH23 4QQ
Site Name:			
Address:	Land at 18 Nea Close		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

From Planning Permission.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/11/0463	Postcode:	BH23 4QG
Site Name:			
Address:	Land adjacent 22 Ridgefield Gardens		

SHLAA Supply Category:	EPP: Existing planning permissions		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

From Planning permission allowed on appeal.

Site Ref No:	8/02/0416	Postcode:	BH23 3PF
Site Name:			
Address:	27-31a Somerford Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

2007 app for additional storey refused. Add half storey with dormer accommodation to create 2 flats

Site Ref No:	8/03/0389	Postcode:	BH23 5HE
Site Name:			
Address:	398-422 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	10	Supply Yrs 1 to 5 (2012-2017):	7
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

All units already appear to have flats above. Potential to extend 416-418 to the rear to create 3 flats. Potential increased by 7 due to pp 8/15/0104 for additional net 7 flats at 420.

Site Ref No:	8/03/0402	Postcode:	BH23 5EG
Site Name:			
Address:	331-381 Lymington Road		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	1
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

All units already appear to have flats above. Potential to extend to rear to create 4 additional units. Update 27-10-15: 8/14/0047 granted 9/7/14 for R/O 379 (ludlams) to sever land & erect 2x2 bed dwellings, access & parking (SHLAA potential unaltered). Revised scheme App 8/15/0313 approved 24/07/15 R/O 379, erect 3 8/16/2695 .8/16/2695 granted 26/1/17 COU shop to dwelling no 337. 8/15/0313 completed 2017- potential reduced from 6-3

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0006	Postcode:	BH23 2AR	SHLAA Supply Category:	FOS: Flats over shops		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	181-189 Barrack Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				2 units above 181b and 183			

Site Ref No:	8/10/0009	Postcode:	BH23 1QA	SHLAA Supply Category:	FOS: Flats over shops		
Site Name:				Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Address:	15-20 Saxon Square			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8
Comments on potential:				Based on app 8/06/0415, incorporate 8 flats (with little or no parking). No updates since then, but reasonable estimate as potential for residential above ground floor commercial uses.			

Site Ref No:	8/10/0010	Postcode:	BH23 1AS	SHLAA Supply Category:	FOS: Flats over shops		
Site Name:				Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Address:	61-63 High Street			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:				Reduce net dwellings from app 8/06/0379. Assume comprehensive development of 61 and 63, respecting listed status.			

Site Ref No:	8/10/0327	Postcode:	BH23 1QE	SHLAA Supply Category:	FOS: Flats over shops		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	51 Bargates			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Convert first floor to 2 flats. Retain commercial ground floor use and parking to rear.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/01/0040	Postcode:	BH23 7LA	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Paddock east of Morley Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8
Comments on potential:				4 pair semi-detached houses with gardens and parking. Higher density possible but less appropriate.			

Site Ref No:	8/05/0363	Postcode:	BH23 4DH	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Amenity space and garages at De Havilland Wa			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				In close proximity to Mudeford Wood, loss of part of amenity space acceptable. Location of garages and need to retain 50% prevent development of part of site fronting De Havilland Way. Potential for 2 dwellings.			

Site Ref No:	8/05/0407	Postcode:	BH23 4SQ	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Land opposite 1 Comet Way			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:				Loss of amenity green space to consider but could accommodate up to 3 dwellings.			

Site Ref No:	8/07/0414	Postcode:	BH23 2JY	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Land adjacent 59 Fairmile Road (corner of Mill L			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8
Comments on potential:				Potential for 8 flats with parking.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/08/0343	Postcode:	BH23 3LR	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:	Land adjacent to Church			Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Mudeford Lane			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Assume need to retain part of site for church use. Develop half for one detached dwelling.			

Site Ref No:	8/11/0404	Postcode:	BH23 4SW	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Land at Rowan Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				TPOs and mature trees prevent development			

Site Ref No:	8/11/0496	Postcode:	BH23 4ST	SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:				Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Amenity space (verge) along The Runway			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8
Comments on potential:				Potential for 8 dwellings in higher density zone.			

Site Ref No:	8/11/0525	Postcode:		SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Site Name:	Land at Hoburne Farm Estate -adj SHLAA site 8			Estimated net potential (option 1):	100	Supply Yrs 1 to 5 (2012-2017):	45
Address:	Adj SHLAA Site 8/11/0066			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	55
Comments on potential:				Land adj final phase of Hoburne Farm estate. Includes land designated as open space under Policy L9 of Local Plan. Pre - app discussions held. Future masterplanning exercise will address the issue of providing appropriate open space to contribute towards meeting the needs of the Local Needs Area. Update 2/12/15 phasing amended from 40 yr 1-5 , 60 yr 6-15 to reflect latest pre-app advice that only 45 to be provided in short term, as SANG not to be provided - assume remaining potential of 55 could potentially still come forward in yrs 6-15. Update 18.08.17 outline permission granted for 38 dwellings, still potential for full 100 potential if SANG can be delivered.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/02/0214	Postcode:	BH23 3PQ	SHLAA Supply Category:	PDL: Previously developed vacant or derelict land & buildings (non housing)		
Site Name:	Former depot			Estimated net potential (option 1):	7	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Bingham Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	7
Comments on potential:				Redevelop for 2 storey block 4 flats and 3 houses.			

Site Ref No:	8/05/0261	Postcode:	BH23 4EH	SHLAA Supply Category:	RCP: Redevelopment of car parks		
Site Name:	Car Park			Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Southcliffe Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				2006 parking study concludes this car park has significant surplus parking in 2021. Retain 25% public parking, 25% as open space and redevelop remainder as detached and semi-detached houses			

Site Ref No:	8/05/0262	Postcode:	BH23 4PD	SHLAA Supply Category:	RCP: Redevelopment of car parks		
Site Name:	Steamer Point Car Park			Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Penny Way			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				2006 parking study concludes this car park has significant surplus parking in 2021. Retain 25% public parking, 25% as open space and redevelop remainder as detached and semi-detached houses			

Site Ref No:	8/10/0002	Postcode:	BH23 1JP	SHLAA Supply Category:	RHA: Review of existing housing allocations in plans		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	land r/o 108-116 Stour Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Site assessed against the 2017 SFRA Level 2. Possible access from Riverlead Rd .			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No: 8/11/0452 Postcode: BH23 3DF

Site Name: Urban Extension Site

Address: Land south of the railway line at Roeshot Hill

SHLAA Supply Category: RHA: Review of existing housing allocations in plans

Estimated net potential (option 1): 1075

Supply Yrs 1 to 5 (2012-2017): 330

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 745

Comments on potential:

Initial estimate of 950 units & phasing from Stage 2 Masterplanning work. Update 18.08.17 based on latest pre-app discussions - 875 plus 200 on allotments = 1075, phased over 10 yrs based broadly on masterplan.

Site Ref No: 8/02/0200 Postcode: BH23 3PY

Site Name: Hello House

Address: 129 Somerford Road

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 12

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 12

Comments on potential:

Isolated commercial use suitable for housing. Redevelop to form 2.5 storey block of 12 flats with parking. Somerford Road, outside site, is in flood zone 2, so there is an issue re safe access to the site.

Site Ref No: 8/02/0215 Postcode: BH23 3AH

Site Name: Ambulance Station and community centre

Address: Bingham Road

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 5

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 5

Comments on potential:

Retain community use. Redevelop ambulance station for terrace of 5 houses

Site Ref No: 8/02/0245 Postcode: BH23 3PX

Site Name: Cookes Furniture Shop

Address: 105-107 Somerford Road

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 14

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 14

Comments on potential:

Site has same area as site next door, which has permission for 14 units, so estimate residential potential as 14 units.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/02/0246	Postcode:	BH23 3PY
Site Name:	Priory House		
Address:	135 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	18	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	18

Comments on potential:

Whilst there was previous evidence that good take up of office floorspace within building, its position surrounded by residential properties give it good potential for a block of flats similar in proportion to the current building.

Site Ref No:	8/02/0281	Postcode:	BH23 3QA
Site Name:			
Address:	63a-77 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	20	Supply Yrs 1 to 5 (2012-2017):	10
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	10

Comments on potential:

If site developed comprehensively may be potential for 20 units if areas of flood risk avoided and safe access obtained. Assumed suitable/acheivable/ as 63 somerford Rd PP granted 30/12/2016 app 8/16/2157F for construction of 3rd storey- 6 flats (potential unaltered). 8/16/0074 granted 63a 11/4/16 COU B1 to 4 flats

Site Ref No:	8/02/0389	Postcode:	BH23 3DD
Site Name:	Yard east of Malvern Court		
Address:	Dorset Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	5	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	5

Comments on potential:

Redevelop for 3 storey block of 5 flats with parking to rear

Site Ref No:	8/03/0103	Postcode:	BH23 5EN
Site Name:			
Address:	415-417c Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6

Comments on potential:

Redevelop rear storage building to pair semi-detached bungalows. Redevelop 415-415c to create 2.5 storey development, 2 or 3 commercial ground floor units with 5 flats above and parking to front. Higher potential through 3rd storey to match adjacent development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0220	Postcode:	BH23 5EG
Site Name:	Highcliffe Social Club		
Address:	387 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	9	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	9

Comments on potential:

Building unsuitable for conversion. Redevelop 2.5 storey mixed use commercial/community/residential, 9 flats @ 1 parking space each. Higher density through all flats, 100% residential or less parking.

Site Ref No:	8/03/0223	Postcode:	BH23 5EA
Site Name:	The Hinton Oak		
Address:	Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	7	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	7

Comments on potential:

Retain pub use but redevelop whole site for pub and 8 flats at 2.5 storey, residential and pub parking, garden. Avoid TPOs.

Site Ref No:	8/03/0391	Postcode:	BH23 5EA
Site Name:	Dental surgery		
Address:	193 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

Assume loss of private dentist in isolated location. Limited potential due to TPOs. Convert to residential.

Site Ref No:	8/03/0404	Postcode:	BH23 5EG
Site Name:	Highcliffe Garage		
Address:	321 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Redevelopment of rear part of dealership to 2 storey mixed use commercial and residential; 4 flats. Retain commercial ground floor use on high street.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0450	Postcode:	BH23 5ET	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:				Estimated net potential (option 1):	48	Supply Yrs 1 to 5 (2012-2017):	5
Address:	278-280 Lymington Road and land r/o 278-298a			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	43
Comments on potential:				Retain commercial uses and majority of parking. Extend rear of 298 and redevelop garages to create additional flats (net potential 8- reduced form 16 -as site amended MW 2017 so rear extension of 288 now included in SHLAA 8/03/0449) . Update 3/12/15 -2 site expanded to include approx 2 ha of land formerly (but no longer) safeguarded for a Highcliffe Relief Road (reg18 site- LP1sc48): this land may have potential for 35 dwellings on basis that some land likley to be required for amenity openspace /wildlife (total net potential 8+35+ 5 terr houses app 8/16/1209.			

Site Ref No:	8/04/0022	Postcode:	BH23 2EP	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Brandon Tool Hire			Estimated net potential (option 1):	10	Supply Yrs 1 to 5 (2012-2017):	0
Address:	2 Jumpers Avenue			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	10
Comments on potential:				2 storey flats with parking. 2nd Brandon Tool Hire on Somerford Road so assume only one premises required in long term.			

Site Ref No:	8/04/0242	Postcode:	BH23 2AY	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	The Stourvale public house			Estimated net potential (option 1):	15	Supply Yrs 1 to 5 (2012-2017):	0
Address:	259 Barrack Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	15
Comments on potential:				Theoretically site suitable for 15 flats to match neighbouring Gardner Court. Potential for loss of public house with other pubs available locally.			

Site Ref No:	8/04/0335	Postcode:	BH23 2EP	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	4 Jumpers Avenue			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Redevelop commercial unit to form 1 pair semi-detached houses with gardens (insufficient space for parking for 4 flats). Better developed comprehensively with adjacent 2 Jumpers Road site.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/05/0258	Postcode:	BH23 4DN
Site Name:	The Sandpiper (PH)		
Address:	97 Bure Lane		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Redevelop low density pub to form 2.5 storey mixed use development. Retain pub use, 6 flats above.

Site Ref No:	8/05/0357	Postcode:	BH23 3JY
Site Name:	Masonic Hall		
Address:	Warren Avenue		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Redevelop site to form one 2 storey house at front of plot, access down the side and two further 2 storey houses in the rear part of the site.

Site Ref No:	8/06/0063	Postcode:	BH235QD
Site Name:	Walkford Lodge Rest Home		
Address:	11 Walkford Road		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Expired consent for conversion for 5 flats. Assume future potential.

Site Ref No:	8/06/0268	Postcode:	BH23 5RQ
Site Name:	The Amberwood Inn Public House and r/o Unite		
Address:	Ringwood Road		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

This has been combined with 8/06/0201 to provide potential reflecting the issues with access and relationship to TPOs and retaining the public house.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0024	Postcode:	BH23 2AX
Site Name:	Dragon Palace restaurant		
Address:	215 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	9	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	9

Comments on potential:

Redevelopment potential for 9 flats (net) with parking.

Site Ref No:	8/07/0025	Postcode:	BH23 2AR
Site Name:			
Address:	195a Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Suitable for either 2 houses or 4 flats. Assume 4 flats in this highly accessible location.

Site Ref No:	8/07/0027	Postcode:	BH23 3AR
Site Name:			
Address:	191 - 193 Barrack Road and land to rear		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	12	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	12

Comments on potential:

Assume mixed use redevelopment of entire site, residential and commercial fronting Barrack Road, with residential to rear. 2 houses and 10 flats with parking.

Site Ref No:	8/07/0030	Postcode:	BH23 2AL
Site Name:	Magna Mazda		
Address:	91a Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	10	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	10

Comments on potential:

Potential for 10 flats if redeveloped. It could be greater if SHLAA site 3/07/0031 comes forward at the same time for a comprehensive flat scheme.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0031	Postcode:	BH23 2AL
Site Name:			
Address:	93 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	7	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	7

Comments on potential:

Change of use from dwelling (C3) to office (A1) for use by car sales business at ground floor and retention of 2 bedroom flat at first floor. 8/10/0281 Granted 12.8.10 but no net gain of residential units. Potential for 8 flats if redeveloped, but could be greater if SHLAA site 3/07/0030 comes forward at the same time for a comprehensive flat scheme.

Site Ref No:	8/07/0035	Postcode:	BH23 2UA
Site Name:	Central part of Water Works site, off Mill Road		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Only small portion of the site available for housing development.

Site Ref No:	8/07/0052	Postcode:	BH23 2LJ
Site Name:			
Address:	22 Fairmile Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

Lapsed consent for change of Use of ground floor taxi office into self contained flat and erection of single storey rear extension, provision of garden area and 2 car parking spaces. Expired - potential moved to 6-15 yr

Site Ref No:	8/07/0177	Postcode:	BH23 2AS
Site Name:			
Address:	r/o Portfield Hall, adj Newcroft Gardens		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	20	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	20

Comments on potential:

Very complex ownership and ransom strip issues, however potential for approximately 20 flats in the longer term.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0182	Postcode:	BH23 2AB	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Builders Yard			Estimated net potential (option 1):	10	Supply Yrs 1 to 5 (2012-2017):	0
Address:	75 Clarendon Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	10
Comments on potential:				Redevelopment to form 10 flats. Consider development with SHLAA site 8/07/0183.			

Site Ref No:	8/07/0183	Postcode:	BH23 2LJ	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:				Estimated net potential (option 1):	20	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Land r/o 59-93 Clarendon Road (inc Portfield G			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	20
Comments on potential:				Narrow site restricts development potential. 6 houses in 2 terraces and 3 detached. Higher potential achieved if developed comprehensively with adjacent workshop site (8/07/0182). Potential for 20 flats in high density TC zone.			

Site Ref No:	8/07/0218	Postcode:	BH23 2LA	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Works buildings			Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	57 Fairmile Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				Assume acceptable loss of low quality employment site in suitable housing area. 3 pairs semi-detached houses to match neighbouring.			

Site Ref No:	8/07/0262	Postcode:	BH23 2JY	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Car garage (Mill Road Motors)			Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Address:	39 Mill Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4
Comments on potential:				Unsuitable use in residential area. Redevelop for 2 pairs of semi detached dwellings.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0323	Postcode:	BH23 2AB	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Portfield Car Sales / Station Approach			Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Fairmile Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				Redevelop for 6 flats.			

Site Ref No:	8/07/0427	Postcode:		SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:				Estimated net potential (option 1):	11	Supply Yrs 1 to 5 (2012-2017):	0
Address:	164-168 Barrack Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	11
Comments on potential:				Adj site (170 - 174 Barrack Road, ref 8/17/0607) same size with consent for 27 1 bed flats. Therefore, assume potential for flats but lower potential because of impact of other approved scheme adjacent.			

Site Ref No:	8/08/0211	Postcode:	BH23 3LY	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Mudford and District Mens Club			Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	161 Stanpit			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				Site assessed against 2017 SFRA Level 2. Retain part community use, with 3 flats above, plus 3 dwellings in form of 1 and 2 storey housing.			

Site Ref No:	8/08/0285	Postcode:	BH23 3LY	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Avondene Retirement Home			Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	171 Stanpit			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Site assessed against 2017 SFRA Level 2. Existing building could be redeveloped or converted in to two dwellings in the longer term if the small retirement home was deemed no longer viable.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/08/0393	Postcode:	BH23 3JW	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:				Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Address:	70-84 & 88-98 Pauntley Road & 4-22 Foxwood			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4
Comments on potential:				Subdivide or redevelop 82 and 84 Pauntley Road to form 3 flats each			

Site Ref No:	8/08/0426	Postcode:	BH23 3NA	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	The Ship In Distress			Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	66 Stanpit			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Site assessed against 2017 SFRA Level 2. Potential for small scheme at rear of property, retaining 50% parking.			

Site Ref No:	8/08/0441	Postcode:	BH23 1EH	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Vets			Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Address:	59 Purewell			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4
Comments on potential:				Site assessed against 2017 SFRA Level 2. Assume viable veterinary practice, and no evidence to suggest this will change in the plan period. However, potential for small flat scheme on rear car park whilst maintaining parking at the front of the vets			

Site Ref No:	8/10/0043	Postcode:	BH23 1PL	SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Site Name:	Timber Yard at junc Stour Road and Bargates			Estimated net potential (option 1):	10	Supply Yrs 1 to 5 (2012-2017):	0
Address:	1 Stour Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	10
Comments on potential:				Although policy EO2 deleted, site suitable for mixed use commercial and residential. Assume ground floor unit, 10 flats and parking.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/10/0044	Postcode:	BH23 1PL
Site Name:			
Address:	3 Stour Road, auction rooms and commercial bu		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	33	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	33

Comments on potential:

Complete and comprehensive redevelopment would yield 3 terraced houses fronting Stour Road and 30 flats on the remaining site.

Site Ref No:	8/10/0184	Postcode:	BH23 1QX
Site Name:	Works on Fairfield, R/O 85-93 Bargates		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

Redevelop to form 2 storey block of 3 flats with parking.

Site Ref No:	8/10/0205	Postcode:	BH23 1JP
Site Name:	Car Sales		
Address:	116 Stour Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Local retail parade -redev to retain retail at GF, two flats above/rear.

Site Ref No:	8/10/0219	Postcode:	BH23 1PL
Site Name:			
Address:	15 & 17 Stour Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Convert upper floors to 4 flats, retaining commercial uses at ground floor.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/10/0243	Postcode:	BH23 1QE
Site Name:	British Legion Club		
Address:	61-63 Bargates		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Potential either through redevelopment of upper floor, or of extension to rear, or of rear gardens behind. Estimate 4 flats within plan period.

Site Ref No:	8/10/0244	Postcode:	BH23 1QE
Site Name:			
Address:	land r/o 53-55 Bargates		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Redevelop low storage buildings to form 2 storey block of 4 flats.

Site Ref No:	8/10/0329	Postcode:	BH23 1QU
Site Name:			
Address:	1 Twynham Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	9	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	9

Comments on potential:

Redevelop to form block with 10 flats.

Site Ref No:	8/11/0193	Postcode:	BH23 4HW
Site Name:	Telephone Exchange		
Address:	Shelly Close		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4

Comments on potential:

Unsuitable for conversion. Avoid Flood Zone 3a. Redevelop area unaffected by flood risk for 3 - 4 units. Assumes acceptable loss of telephone exchange.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/11/0196	Postcode:	BH23 4SB
Site Name:	Keith Motors / KFC		
Address:	Lyndhurst Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	40	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	40

Comments on potential:

Release isolated employment site for residential. Retain restaurant site in commercial use. Redevelop garage to form high quality 2 to 3 storey flats and semi-detached housing, parking and amenity greenspace.

Site Ref No:	8/11/0287	Postcode:	BH23 4HW
Site Name:	Hoburne Caravan Park		
Address:	Hoburne Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	200	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	200

Comments on potential:

High quality and high profile tourist accommodation. If this use discontinues there may be potential for residential use at latter end of 15 year period. Estimate approximately 200 units if part of site redeveloped.

Site Ref No:	8/11/0416	Postcode:	BH23 4SD
Site Name:	The Roeshot		
Address:	Lyndhurst Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	20	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	20

Comments on potential:

Potential for 20 dwellings as flats, loss of pub to consider.

Site Ref No:	8/11/0420	Postcode:	BH23 4SE
Site Name:	Bellflower Close play area and garages adjacent		
Address:	Bellflower Close		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Redevelop decommissioned play area for pair of semi-detached houses. Garage site too small for redevelopment for housing.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No: 8/11/0425 Postcode: BH23 4LW

Site Name: Bluebell Close play area and garages adjacent

Address: Bluebell Close

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 2

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 2

Comments on potential:

Redevelop decommissioned play area for pair of semi-detached houses. CBC intend to create new play facility in this area to replace loss. Garage site too small for redevelopment for housing while retaining 50%.

Site Ref No: 8/11/0426 Postcode: BH23 4LT

Site Name: Celandine Close play area and garages

Address: Celandine Close

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 6

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 6

Comments on potential:

CBC intend to create new play facility in this area to replace loss. Redevelop entire site for 6 dwellings and retain 50% of garages.

Site Ref No: 8/11/0428 Postcode: BH23 4LR

Site Name: Safron Drive play area

Address: Safron Drive

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): 2

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 2

Comments on potential:

Redevelop play area for pair of semi-detached houses. CBC intend to create new play facility in this area to replace loss.

Site Ref No: 8/01/0038 Postcode: BH23 7NR

Site Name:

Address: 82 Footners Lane

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 2

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 2

Comments on potential:

Redevelop no.82 for 3 detached houses (to match density opposite). Limited by trees and character.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0042"/>	Postcode:	<input type="text" value="BH23 7NY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="9 & 10 Whitehayes Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Redevelopment of no.10 and both back gardens for detached bungalows.

Site Ref No:	<input type="text" value="8/01/0122"/>	Postcode:	<input type="text" value="BH23 7JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="199 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form 2 semi detached houses

Site Ref No:	<input type="text" value="8/01/0232"/>	Postcode:	<input type="text" value="BH23 7JE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="56-60 Martins Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="6"/>

Comments on potential:

Potential for 6 dwellings in north of site along Martins Hill Lane.

Site Ref No:	<input type="text" value="8/01/0259"/>	Postcode:	<input type="text" value="BH23 7LB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="228 & 228a Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site now developed with 2 properties. Subdivision potential only

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0260"/>	Postcode:	<input type="text" value="BH23 7LA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="232-238 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Potential for backland development 2 dwellings.

Site Ref No:	<input type="text" value="8/01/0264"/>	Postcode:	<input type="text" value="BH23 7NT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Footners Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Assumes acceptable demolition of locally listed building - currently no strong policy protection, or severance. Redevelopment to 3 dwellings with parking and gardens.

Site Ref No:	<input type="text" value="8/01/0265"/>	Postcode:	<input type="text" value="BH23 7JN"/>
Site Name:	<input type="text" value="Burton Green Farm Cottage"/>		
Address:	<input type="text" value="108 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Severance of garden and development of 1 pair semi-detached houses to rear. Higher density not appropriate.

Site Ref No:	<input type="text" value="8/01/0272"/>	Postcode:	<input type="text" value="Bh23 7HN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Barlands Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for one detached house.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0273"/>	Postcode:	<input type="text" value="Bh23 7EU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Pittmore Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for one detached house.

Site Ref No:	<input type="text" value="8/01/0274"/>	Postcode:	<input type="text" value="BH23 7ET"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Crabtree Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for a pair of semi-detached houses.

Site Ref No:	<input type="text" value="8/01/0275"/>	Postcode:	<input type="text" value="Bh23 7HE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 120 Pittmore Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for one detached house.

Site Ref No:	<input type="text" value="8/01/0277"/>	Postcode:	<input type="text" value="BH23 7EU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Priory View"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for two detached houses.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0278"/>	Postcode:	<input type="text" value="BH23 7HX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 34-36 Footners Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for one detached house.

Site Ref No:	<input type="text" value="8/01/0279"/>	Postcode:	<input type="text" value="Bh23 7HX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Moorcroft Avenue."/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Many houses in this area have off-road parking so loss of half of site considered possible. Potential to redevelop half of site for two detached houses.

Site Ref No:	<input type="text" value="8/01/0283"/>	Postcode:	<input type="text" value="Bh23 7HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 32 Vinneys Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Consider loss of these garages acceptable if those at site 8/01/0284 retained. 1 pair semi-detached houses.

Site Ref No:	<input type="text" value="8/01/0285"/>	Postcode:	<input type="text" value="BH23 7HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent Moorcroft Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Amenity space standard met in Burton. There may be scope to develop this site for 3 units.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0298"/>	Postcode:	<input type="text" value="BH23 7LR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Theoretical potential to extend terraces eastwards, could deliver a pair of dwellings.

Site Ref No:	<input type="text" value="8/01/0301"/>	Postcode:	<input type="text" value="BH23 7JY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 12-24 Campbell Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Need to retain 50% of garages but potential for some development (pair of dwellings).

Site Ref No:	<input type="text" value="8/01/0305"/>	Postcode:	<input type="text" value="BH23 7LU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Katherine Chance Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential to accommodate 1 dwelling and retain 50% of garages.

Site Ref No:	<input type="text" value="8/01/0306"/>	Postcode:	<input type="text" value="BH23 7NR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="55-91 Footners Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Greatest potential exists at 73, 75, 83, 85 & 91 Footners. Assume redevelopment to form 5 pairs semi-detached to match nos. 55 to 69. 8/15/0673 no. 75 completed 2017- potential reduced from 5 to 4.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0307"/>	Postcode:	<input type="text" value="BH23 7JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="211-223 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="3"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too constrained to accommodate new dwellings in rear gardens and not appropriate for higher density redevelopment. Subdivision only.

Site Ref No:	<input type="text" value="8/01/0308"/>	Postcode:	<input type="text" value="BH23 7JS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages north of 159 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Parking possibly underused. Half of site could be developed for 1 pair semi-detached houses

Site Ref No:	<input type="text" value="8/01/0316"/>	Postcode:	<input type="text" value="BH23 7HF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="136 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

Large TPO trees restrict development. Properties along Stony Lane generally set back from road. Site could be redeveloped for 2 smaller dwellings.

Site Ref No:	<input type="text" value="8/01/0318"/>	Postcode:	<input type="text" value="BH23 7NJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5 Martins Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs rule out redevelopment to form additional dwelling. Subdivision potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/01/0320"/>	Postcode:	<input type="text" value="BH23 7JB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7 Summers Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop site for 3 houses with parking

Site Ref No:	<input type="text" value="8/01/0323"/>	Postcode:	<input type="text" value="BH23 7LJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Birch Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Space for dwellings at end of each row of terraced housing but need to retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0324"/>	Postcode:	<input type="text" value="BH23 7JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="203 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Heavy tree cover at end of garden prevents development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/01/0328"/>	Postcode:	<input type="text" value="BH23 7NU"/>
Site Name:	<input type="text" value="St. Catherine's View"/>		
Address:	<input type="text" value="2 Meadow Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Theoretical potential for redevelopment as 3 dwellings. However, assume only potential for 1 additional dwelling, retaining trees, large dwelling size and low density character.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/01/0330	Postcode:	BH23 7PB	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Address:	32-45 Whitehayes Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:				No potential in rear gardens due to TPOs. Assume replacement of 3 single dwellings with 6 flats or maisonettes.			

Site Ref No:	8/01/0336	Postcode:	BH23 7HH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Land adjacent 133 Priory View Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Development of 1 dwelling appropriate if off-road parking provided			

Site Ref No:	8/01/0339	Postcode:	BH23 7NT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	40 Footners Lane			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Redevelopment to form 2 detached bungalows			

Site Ref No:	8/02/0098	Postcode:	BH23 3BT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	112-114 Hunt Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Planning permission refused but may be potential for one unit.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/02/0100"/>	Postcode:	<input type="text" value="BH23 3PL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="57 Somerford Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop existing bungalow to provide block of 4 flats

Site Ref No:	<input type="text" value="8/02/0354"/>	Postcode:	<input type="text" value="BH23 3PL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="55 Somerford Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="5"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="5"/>

Comments on potential:

TPOs restrict potential. 14 flats refused. Block of 6 flats.

Site Ref No:	<input type="text" value="8/02/0373"/>	Postcode:	<input type="text" value="BH23 3AN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at 43 Slinn Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Trees and slope constrain site. Redevelop for pair semi-detached houses

Site Ref No:	<input type="text" value="8/02/0375"/>	Postcode:	<input type="text" value="BH23 3EN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 46 Edward Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site considered to be verge rather than amenity space of value. Sever garden and extend semi-detached pair by 1 to create terrace of 3.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/02/0382"/>	Postcode:	<input type="text" value="BH23 3BB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="88 Everest Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever garden and extend terrace by one house

Site Ref No:	<input type="text" value="8/02/0383"/>	Postcode:	<input type="text" value="BH23 3BW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="29-55 Hunt Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Nos 33-39 in ownership of Twynham HA (?). Sever and redevelop for terrace of 4 houses - access from Dorset Road. No. 49 has planning permission for subdivision into 3 flats.

Site Ref No:	<input type="text" value="8/02/0384"/>	Postcode:	<input type="text" value="BH23 3DE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="99 Dorset Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever and extend terrace by one house

Site Ref No:	<input type="text" value="8/02/0393"/>	Postcode:	<input type="text" value="BH23 3EL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="13-19 Edward Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Extend terrace at each end by one house

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No: 8/02/0419 Postcode: BH23 3EL

Site Name:

Address: Land adjacent 40 Edward Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 1

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 1

Comments on potential:

Site considered to be more verge than useful amenity space. Sever part of garden, and extend adjacent semi-detached houses by one to create terrace of 3.

Site Ref No: 8/02/0420 Postcode: BH23 3EB

Site Name:

Address: 54-56 Amethyst Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 2

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 2

Comments on potential:

Sever gardens and erect pair semi-detached houses

Site Ref No: 8/03/0017 Postcode: BH23 5DT

Site Name:

Address: 22 Wortley Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 3

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 3

Comments on potential:

Flats acceptable in principle due to development to east. Block of 4 flats.

Site Ref No: 8/03/0059 Postcode: BH23 5LT

Site Name:

Address: Land adjacent to 8 Chewton Common Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 1

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 1

Comments on potential:

SHLAA 1 form suggests garden available. Previous appeal for chalet bungalow dismissed. Assume it is possible to overcome design issues to develop one detached bungalow.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0062	Postcode:	BH23 5DE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Address:	40-44 Wharnccliffe Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8
Comments on potential:				PP for 11 flats lapsed. Assume resubmission for a similar scheme.			

Site Ref No:	8/03/0090	Postcode:	BH23 5LT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	8 Chewton Common Road			Subdivision potential:	1	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Potential for subdivision only. Expired planning consent. Severance of plot and infill development unlikely, as app refused on appeal due to overdevelopment (see SHLAA site 8/03/0059).			

Site Ref No:	8/03/0201	Postcode:	BH23 5HQ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	14	Supply Yrs 1 to 5 (2012-2017):	0
Address:	19-29 and 22-42 Stuart Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	14
Comments on potential:				All properties suitable for either redevelopment or subdivision to form flats or possibly semi-detached houses. Assume 14 units in plan period.			

Site Ref No:	8/03/0202	Postcode:	BH23 5DR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Address:	15-23 Wortley Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6
Comments on potential:				Each property has potential for redevelopment as flats. Assume 8 in 2 blocks within plan period			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/03/0395"/>	Postcode:	<input type="text" value="BH23 5BL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="22 Kilmington Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

No backland or redevelopment potential other than no.22, for one additional bungalow

Site Ref No:	<input type="text" value="8/03/0396"/>	Postcode:	<input type="text" value="BH23 5BU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-4 Germaine Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Redevelop no.2 and garden of no.3 to form 3 detached bungalows

Site Ref No:	<input type="text" value="8/03/0400"/>	Postcode:	<input type="text" value="BH23 4LB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="20-35 Rothesay Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="7"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No properties suitable for backland or redevelopment. Subdivision potential only.

Site Ref No:	<input type="text" value="8/03/0401"/>	Postcode:	<input type="text" value="BH23 4LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="36-56 Rothesay Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

Redevelop 37 & 38 to form 2 detached houses each, maintaining low density of area. One extra dwelling if 38 redeveloped, though this already severed and developed.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0411	Postcode:	BH23 4JS
Site Name:			
Address:	165-173 Lymington Road, 1-19a Rothesay Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	12	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

Potential to redevelop 165 & 167 Lymington Road and 15 & 18 Rothesay Drive to replace single detached dwellings with 2 on each plot, maintaining low density. 8/11/0554 no.15 completed (2 for 1) 2017 - net potential reduced 4 to 3.

Site Ref No:	8/03/0420	Postcode:	BH23 5DD
Site Name:			
Address:	16 Wharnccliffe Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	9	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	9

Comments on potential:

Redevelop site for 2.5 storey block 10 flats. Retain mature trees on Wharnccliffe Rd.

Site Ref No:	8/03/0422	Postcode:	BH23 5DE
Site Name:			
Address:	22-38 Wharnccliffe Road & 5-23 Waterford Garde		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	10	Supply Yrs 6 to 15 (2017-2027):	0

Comments on potential:

No backland potential. Extension and subdivision of several large houses considered more likely than redevelopment. 8/15/0113 granted 30/4/15 demolition of chalet bungalow no. 36 construction of detached dwelling - not net gain

Site Ref No:	8/03/0423	Postcode:	BH23 5DT
Site Name:			
Address:	14-20 Wortley Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	6	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	6

Comments on potential:

Potential limited by TPOs. Each property suitable for extension and subdivision or redevelopment to form flats. Assume 6 in plan period.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/03/0424"/>	Postcode:	<input type="text" value="BH23 5JX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-20 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="4"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Backland development ruled out by trees. Subdivision potential only.

Site Ref No:	<input type="text" value="8/03/0425"/>	Postcode:	<input type="text" value="BH23 5JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="15a-17 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Back gardens have been severed 8/99/0359. Potential to convert 15a to form 3 flats.

Site Ref No:	<input type="text" value="8/03/0426"/>	Postcode:	<input type="text" value="BH23 5LA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11-15 Mill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Either nos 11 or 15 suitable for redevelopment (assume only one in plan period) to yield 2 additional dwellings.

Site Ref No:	<input type="text" value="8/03/0429"/>	Postcode:	<input type="text" value="BH23 5LA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6 Mill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="7"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="7"/>

Comments on potential:

Redevelop to form 2 blocks of 4 flats each

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0430	Postcode:	BH23 5LA
Site Name:			
Address:	5 Mill Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:			

TPOs appear avoidable. Redevelop to form 3 detached bungalows

Site Ref No:	8/03/0431	Postcode:	BH23 5LA
Site Name:			
Address:	4 Mill Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:			

Redevelop to form block of 4 flats

Site Ref No:	8/03/0435	Postcode:	BH23 5LA
Site Name:			
Address:	2 Abingdon Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:			

Redevelop or sever garden of 2 Abingdon Rd to create 2 detached bungalows (gross)

Site Ref No:	8/03/0436	Postcode:	BH23 5HN
Site Name:			
Address:	7-31 Gordon Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:			

Redevelop no 15 to form 1 pair semi-detached houses. Extend & subdivide 15a to form 2 flats. 2 dwellings in gardens to rear, accessed from Seaton Road although trees limit area and would require development of adjacent garages.
8/10/0101 r/o 3-7 Gordon Rd Refused 20.5.10. Cramped. Other schemes may come forward for less. Retain potential for overall site as 2 - 5 units.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/03/0438	Postcode:	BH23 5HW	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	5	Supply Yrs 1 to 5 (2012-2017):	0
Address:	1-5 Seaton Road & 426-428 Lymington Road			Subdivision potential:	2	Supply Yrs 6 to 15 (2017-2027):	5
Comments on potential:				Potential to redevelop no.1 to 3 flats, no.3 to 3 flats and no.5 to 2 flats. Subdivide 426-428 Lymington Road.			

Site Ref No:	8/03/0445	Postcode:	BH23 5DR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	59-61 Wortley Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Redevelop for 4 detached bungalows or possibly 2 pairs semi-detached.			

Site Ref No:	8/03/0459	Postcode:	BH23 4LB	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages adjacent 11 Ranelagh Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Potential to extend 26 Oakleigh Way westwards to create 2 flats while retaining 50% garages			

Site Ref No:	8/03/0460	Postcode:	BH23 4LE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:	Castle Keep			Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Rothesay Drive			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Redevelop to form 2 detached bungalows, maintaining low density of area			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/03/0470"/>	Postcode:	<input type="text" value="BH23 5HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="24-30 Buce Hayes Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Backland potential but only if developed comprehensively with garage and service yard site to south. 2 detached bungalows.

Site Ref No:	<input type="text" value="8/03/0473"/>	Postcode:	<input type="text" value="BH23 5HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12-16 Bucehayes Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential for one detached bungalow to rear, 2 if sub station were removed

Site Ref No:	<input type="text" value="8/03/0475"/>	Postcode:	<input type="text" value="BH23 5JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="25 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Redevelop for 2 semi-detached and 1 detached bungalows or houses. Space for 4 dwellings but harmful to character

Site Ref No:	<input type="text" value="8/04/0032"/>	Postcode:	<input type="text" value="BH23 2JH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="52-54 Albion Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Redevelop 52 and 54 to 2 pair semi-detached houses. Higher potential achieved by redeveloping 52 to 1 pair semi-detached, then creating new road along garden of 54 Albion Road and developing gardens for 2 pairs semi-detached.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/04/0033"/>	Postcode:	<input type="text" value="BH23 2LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="158-166 Fairmile"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>
Comments on potential:	<input type="text"/>		

Assume 3 gardens developed to extend Kingsway Close. Higher potential achieved through redevelopment of other gardens too.

Site Ref No:	<input type="text" value="8/04/0072"/>	Postcode:	<input type="text" value="BH23 2EY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="55 to 75 The Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>
Comments on potential:	<input type="text"/>		

Potential to extend newly developed Canberra Close westwards if built development kept to flood zone 1. TPOs and mature trees in north part of site restrict developable area to 0.3ha. Flood access constraint.

Site Ref No:	<input type="text" value="8/04/0094"/>	Postcode:	<input type="text" value="BH23 2HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="87-91 The Grove and 50-54 Canberra Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>
Comments on potential:	<input type="text"/>		

Extension the Glade (2 bungalows) and 1 bungalow to r/o 87 The Grove, avoiding TPOs.

Site Ref No:	<input type="text" value="8/04/0191"/>	Postcode:	<input type="text" value="BH23 2DZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="17-33 Jumpers Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate new dwellings to rear. Possible redevelopment of 33 Jumpers Ave and garden of 31 into 2 dwellings.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/04/0309	Postcode:	BH23 2NQ
Site Name:			
Address:	6-14 Flambard Avenue, 175-181 Fairmile Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	4
Comments on potential:			

No planning history or indication of interest in developing gardens in this area. Theoretical potential for 4 dwellings in back gardens.

Site Ref No:	8/04/0310	Postcode:	BH23 2NF
Site Name:			
Address:	16-30 Flambard Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	4	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	3	Supply Yrs 6 to 15 (2017-2027):	4
Comments on potential:			

No planning history or indication of interest in developing gardens in this area. Theoretical potential for 4 dwellings in back gardens.

Site Ref No:	8/04/0314	Postcode:	BH23 2HX
Site Name:			
Address:	51 Canberra Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:			

Redevelopment to form block 4 flats. Recent build so assume not until 10-15 years. Potential could be increased were site to be comprehensively developed with 1 to 5 Sydney Road.

Site Ref No:	8/04/0315	Postcode:	BH23 2HW
Site Name:			
Address:	1-5 Sydney Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:			

Greatest potential at no 1 and garden of no 3 - redevelop for pair semi-detached houses. Potential could be increased were site to be comprehensively developed with 51 Canberra Road.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/04/0316"/>	Postcode:	<input type="text" value="BH23 2ER"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land and residential garages between Perth Clo"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Cramped site and relationship to neighbouring development restricts potential to 2 dwellings, retaining 50% garages and parking.

Site Ref No:	<input type="text" value="8/04/0318"/>	Postcode:	<input type="text" value="BH23 2EY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="37 The Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelopment to form 2 detached houses. Tree cover restricts higher potential.

Site Ref No:	<input type="text" value="8/04/0322"/>	Postcode:	<input type="text" value="BH23 2LZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land east of 34 Bronte Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site now enclosed and no longer 'open space'. Potential for 1 detached dwelling despite previous appeal decisions, recognising need for housing in district.

Site Ref No:	<input type="text" value="8/04/0323"/>	Postcode:	<input type="text" value="BH23 2PU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjoining 25 Wildfell Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Theoretical potential to extend terrace westwards by 2 dwellings.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/04/0324	Postcode:	BH23 2NP	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages at Branwell Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Potential for 1 pair semi-detached houses, retaining 50% garages.			

Site Ref No:	8/04/0325	Postcode:	BH23 2NP	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages at Villette Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Potential for 1 pair semi-detached houses, retaining 50% garages.			

Site Ref No:	8/04/0326	Postcode:	BH23 2PT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages at Haworth Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Potential for 1 pair semi-detached houses, retaining 50% garages.			

Site Ref No:	8/04/0328	Postcode:	BH23 2NE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	7-61 Flambard Avenue			Subdivision potential:	12	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Gardens too short to permit backland development. Subdivision potential only.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/04/0337"/>	Postcode:	<input type="text" value="BH23 2JN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Crofton Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Opportunity to create more parking in Crofton Close. Loss of 50% garages acceptable. Redevelop for 3 terraced houses.

Site Ref No:	<input type="text" value="8/04/0340"/>	Postcode:	<input type="text" value="BH23 2HW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="62-70 Canberra Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

62 Canberra Road suitable for redevelopment to form 2 dwellings (see neighbouring examples)

Site Ref No:	<input type="text" value="8/04/0342"/>	Postcode:	<input type="text" value="BH23 2JG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-18 Albion Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development and on edge of 400m heathland development buffer. Number 8 suitable for subdivision.

Site Ref No:	<input type="text" value="8/04/0344"/>	Postcode:	<input type="text" value="BH23 2JE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-12 Arcadia Road and 184-192 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Potential to redevelop 2 Arcadia Road including garden of 4 Arcadia Road and gardens of 188-192 Fairmile Road into 2 pairs semi-detached houses. No additional subdivision potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/04/0346	Postcode:	BH23 2NN	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Address:	14 Emily Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:				Redevelop into 4 flats.			

Site Ref No:	8/05/0007	Postcode:	BH23 3NJ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	85 Mudeford			Subdivision potential:	6	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Site assessed against 2017 SFRA Level 2. Site partially within flood zone 3. Significant building in the local area, so most appropriate potential likely to be to retain and subdivision in to flats			

Site Ref No:	8/05/0014	Postcode:	BH23 4EZ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	12 Priors Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Previously refused application but density and design considered acceptable so potential for redevelopment Include in 15 year supply.			

Site Ref No:	8/05/0015	Postcode:	BH23 3HR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	149 Mudeford Lane and garages to south			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Retain garages for adjacent flats. Redevelop no.149 to form 2 detached bungalows			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/05/0110"/>	Postcode:	<input type="text" value="BH23 4AS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="25 Fulmar Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Planning permission lapsed, any proposed new application will need to reflect the SFRA Level 2 climate change flood risk modelling in a 'Flood Risk Assessment'.

Site Ref No:	<input type="text" value="8/05/0237"/>	Postcode:	<input type="text" value="BH23 4DX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="19-21 Avon Run Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever garden of 20 Avon Run Road for 1 detached bungalow

Site Ref No:	<input type="text" value="8/05/0260"/>	Postcode:	<input type="text" value="BH23 3NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="15 & 17 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Redevelopment of the site would be at low density due to importance of open character on waterfront. Existing dwellings to be demolished and replaced with 5 bungalows. Retain all trees

Site Ref No:	<input type="text" value="8/05/0356"/>	Postcode:	<input type="text" value="BH23 3JL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="112-114 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop 112 to form 3 bungalows and 114 to form a semi-detached pair of bungalows

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/05/0362"/>	Postcode:	<input type="text" value="BH23 4BL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-8 Merlin Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever garden of no.6 for one bungalow

Site Ref No:	<input type="text" value="8/05/0367"/>	Postcode:	<input type="text" value="BH23 4DS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="13 Island View Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever land to side and develop for dormer bungalow

Site Ref No:	<input type="text" value="8/05/0368"/>	Postcode:	<input type="text" value="BH23 4DT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2 Avon Run Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form smaller bungalow than existing and one detached bungalow to south

Site Ref No:	<input type="text" value="8/05/0370"/>	Postcode:	<input type="text" value="BH23 4EP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-7 Cliff Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Redevelop 3 and 7 to form larger properties subdivided as flats. App 8/16/1211 no. 3 granted 26/1/17 demolish existing house & erect 1x4bed house with basement swimming pool- potential unaltered.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/05/0371	Postcode:	BH23 4EU	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	7-9 Seaway Avenue			Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				No backland or redevelopment potential. Subdivision potential only			

Site Ref No:	8/05/0372	Postcode:	BH23 4EX	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	28 Seaway Avenue			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Redevelop and sever to form 2 narrower detached houses with integral garages			

Site Ref No:	8/05/0377	Postcode:	BH23 4EY	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	4-6 Seaway Avenue & 2-6 East Cliff Way			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:				Redevelop 2 and 6 East Cliff Way to form two detached bungalows each			

Site Ref No:	8/05/0379	Postcode:	BH23 4HH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	3 Auckland Road and 4-12 Wellington Avenue			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:				Potential for 2 - 3 dwellings in backgardens.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/05/0387"/>	Postcode:	<input type="text" value="BH23 4EB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-40 Island View Av & 3-25 Friars Road and 15-"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="4"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Backland potential limited by trees, existing character and overlooking. Plots along Friars Rd too narrow to divide in 2. Subdivision potential only.

Site Ref No:	<input type="text" value="8/05/0389"/>	Postcode:	<input type="text" value="BH23 4DZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-18 Rook Hill Road, 1-17 Bure Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Defined low density character. Gardens too small for backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/05/0390"/>	Postcode:	<input type="text" value="BH23 4ET"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="137-155 Bure Lane & 20-36 Seafield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small and constrained by trees for backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/05/0393"/>	Postcode:	<input type="text" value="BH23 4ER"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12-38 Hynesbury Road & 9-35 Seafield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development. Subdivision potential only.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/05/0394"/>	Postcode:	<input type="text" value="BH23 4EH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="23 Hynesbury Road & 9 Saxonford Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

No access to rear of site - demolition not appropriate in streetscape. No access to Glengarry Way due to trees. Potential to convert to pair of flats

Site Ref No:	<input type="text" value="8/05/0396"/>	Postcode:	<input type="text" value="BH23 3NL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="38-46 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Potential for additional dwelling fronting Pauntley Road

Site Ref No:	<input type="text" value="8/05/0397"/>	Postcode:	<input type="text" value="BH23 3NQ"/>
Site Name:	<input type="text" value="The Chart House"/>		
Address:	<input type="text" value="7 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Setting on the adjacent Conservation Area is likely to preclude significant redevelopment of the site, but there could be potential to maintain the character and subdivide the property.

Site Ref No:	<input type="text" value="8/05/0398"/>	Postcode:	<input type="text" value="BH23 3NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="25 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Potential for subdivision or full redevelopment in the longer term as a flat scheme on a similar footprint.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/05/0406"/>	Postcode:	<input type="text" value="BH23 4EA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-8 Friars Road & 2-12 Bure Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="4"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Distinctive low density area of mixed design. Higher density redevelopment inappropriate and unlikely. Subdivision only.

Site Ref No:	<input type="text" value="8/05/0416"/>	Postcode:	<input type="text" value="BH23 3RY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 65 Trafalgar Court"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Relocate garages to west of site and extend 81-84 eastwards by 2 flats.

Site Ref No:	<input type="text" value="8/05/0419"/>	Postcode:	<input type="text" value="BH23 3JF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and hardstanding at Rodney Drive and"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Relocate garages or parking within site to free up space for 2 semi-detached houses either fronting Jellicoe Drive or Rodney Drive.

Site Ref No:	<input type="text" value="8/05/0421"/>	Postcode:	<input type="text" value="BH23 4DG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and Parking for De Haviland House, 4"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="6"/>
Comments on potential:	<input type="text"/>		

Potential for 6 flats with proportion of parking retained.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/05/0422	Postcode:	BH23 3HY	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages and parking adjacent 24 De Haviland			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Redevelop grass areas for 2 detached bungalows fronting De Haviland Way, retaining most of garages to rear.			

Site Ref No:	8/05/0424	Postcode:	BH23 4DH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages and parking adjacent to 1 Ambassador			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Potential to accommodate 1 dwelling.			

Site Ref No:	8/05/0432	Postcode:	BH23 4DR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	Garages and parking adjacent 29 Bure Homage			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:				Loss of amenity Green Space and end of site in floodzone, possible to achieve 2 dwellings while retaining 50% of garages and avoiding land affected by floodrisk.			

Site Ref No:	8/05/0434	Postcode:	BH23 4BA	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	4-10 Raven Way, 12-18 Falcon Drive and 16-29			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Site assessed against 2017 SFRA Level 2. Most gardens too small for backland development, but corner plot has potential for 1 infill or 2 for 1 redevelopment.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/06/0083	Postcode:	BH23 5RF
Site Name:			
Address:	112- 114 Ringwood Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Lapsed planning consent. Assume PP 8/05/0110 conversion to 2 flats will be implemented.

Site Ref No:	8/06/0084	Postcode:	BH23 5QJ
Site Name:	Forest House		
Address:	3b&c Seaview Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Expired consent. Potential for 1 dwelling.

Site Ref No:	8/06/0095	Postcode:	BH23 5RF
Site Name:			
Address:	26 Pinewood Close and land to east.Rear of 12		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="8"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="8"/>

Comments on potential:

Redevelopment of 26 Pinewood Close at similar density to adjacent Heather Close, avoiding TPO.

Site Ref No:	8/06/0127	Postcode:	BH23 5LR
Site Name:			
Address:	1-9 Chewton Way and 29-31 Walkford Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Redevelop nos.5 & 9. Sever plots to form two pairs of detached houses/bungalows

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/06/0130"/>	Postcode:	<input type="text" value="BH23 5LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8 & 12-20 Highland Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Redevelop no.12 to form pair semi-detached houses with access to rear. Sever gardens of 8 and 12 and erect 3 detached bungalows. Alternatively redevelop no.8 and subdivide no.12.

Site Ref No:	<input type="text" value="8/06/0131"/>	Postcode:	<input type="text" value="BH23 5LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="14 Elphinstone Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

TPOs appear avoidable. Redevelop to form 2 detached bungalows using existing access.

Site Ref No:	<input type="text" value="8/06/0132"/>	Postcode:	<input type="text" value="BH23 5LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="20 Elphinstone Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop to form 4 flats with appearance of 2 semi-detached houses. Assume TPOs avoidable.

Site Ref No:	<input type="text" value="8/06/0192"/>	Postcode:	<input type="text" value="BH23 5PX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="41 Glenville Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form pair semi-detached houses.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/06/0193	Postcode:	BH23 5RA	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	95-99 Ringwood Road			Subdivision potential:	2	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				No net gain from re-converting care home back to residential flats. Subdivision of 97 & 99 only.			

Site Ref No:	8/06/0194	Postcode:	BH23 5LS	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	20 Chewton Way			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Redevelop to form 2 detached bungalows similar to development at no.18			

Site Ref No:	8/06/0195	Postcode:	BH23 5LS	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Address:	24 Chewton Way			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1
Comments on potential:				Redevelop to form 2 detached bungalows similar to development at no.18			

Site Ref No:	8/06/0197	Postcode:	BH23 5SQ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Address:	R/O 24-26 Glenville Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3
Comments on potential:				Redevelop all of no. 24 to form pair semi-detached houses on Glenville Road and another pair to rear. Higher potential through terrace of 3 to rear.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No: **Postcode:**

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Redevelop no.30-36 and 44, each for pair of semi-detached houses or bungalows

Site Ref No: **Postcode:**

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Redevelop gardens of nos.8 & 10 for 2 pairs semi-detached houses. Redevelop no.8 to form pair semi-detached houses. PP granted 29/6/16 8/15/0723 sever land & erect 3x 3 bed & 1x1 bed dwellings

Site Ref No: **Postcode:**

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

More regular development along Avenue Road has no remaining potential. Retain large houses in large plots. Land r/o 22 Avenue Rd developable for detached bungalow while preserving character. Potential for a pair of houses.

Site Ref No: **Postcode:**

Site Name:

Address:

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Sever and develop gardens of nos. 82-88 to form 4 houses. 8/14/0127 completed 2016, 86-88 sever gardens erect 3x3bed dwellings- potential unchanged (4) as remaining potential, phasing amended all to yr 11-15. polygon & address amended (from 74-88 to 74-84)to exclude 86 &88

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/06/0402	Postcode:	BH23 5AN	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	22-24 Cranemoor Avenue			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:				Sever gardens and erect pair semi- detached dwellings			

Site Ref No:	8/06/0417	Postcode:	BH23 5PZ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	8-12 Solent Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>
Comments on potential:				Sever back gardens of 10 & 12 for 2 detached bungalows and redevelop no.12 to form 2 houses along Solent Road			

Site Ref No:	8/06/0419	Postcode:	BH34 5QR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Garages at Tressilian Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Site theoretically large enough to extend terrace by 1 dwelling while retaining 50% garages.			

Site Ref No:	8/06/0422	Postcode:	BH23 5QT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Garages r/o 1-5 Clinton Close & 2-8 Nicholas Cl			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Site theoretically large enough to accommodate 1 dwelling while retaining 50% garages			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/06/0424"/>	Postcode:	<input type="text" value="BH23 5QD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="26a-30 Chewton Farm Rd"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Redevelop 28 Chewton Farm Rd & 1 Avenue Road to form 2 detached bungalows each.

Site Ref No:	<input type="text" value="8/06/0425"/>	Postcode:	<input type="text" value="BH23 5ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Upper Gordon Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Theoretically large enough to accommodate pair of houses while retaining 50% parking

Site Ref No:	<input type="text" value="8/06/0427"/>	Postcode:	<input type="text" value="BH23 5SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="131 Ringwood Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential to sever and develop one dwelling.

Site Ref No:	<input type="text" value="8/06/0428"/>	Postcode:	<input type="text" value="BH23 5SE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at William Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Theoretically large enough to accommodate pair of houses while retaining 50% parking

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/06/0429"/>	Postcode:	<input type="text" value="BH23 5RB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="167 Ringwood Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Potential for a pair of semi-detached houses

Site Ref No:	<input type="text" value="8/06/0430"/>	Postcode:	<input type="text" value="BH23 5NY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Latimers Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:	<input type="text"/>		

Site theoretically large enough to accommodate 2 dwellings while retaining 50% garages

Site Ref No:	<input type="text" value="8/07/0007"/>	Postcode:	<input type="text" value="BH23 2DZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12 & 14 Gardner Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="6"/>
Comments on potential:	<input type="text"/>		

Redevelop to form 1 block 6 flats.

Site Ref No:	<input type="text" value="8/07/0091"/>	Postcode:	<input type="text" value="BH23 2 EA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="19 Beaulieu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

Revised scheme for sub-division may be acceptable.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0104"/>	Postcode:	<input type="text" value="BH23 2AB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/o 59-63 Clarendon Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Lapsed planning consent to sever land to rear & erect 2x3 bedroom detached bungalow with 2x detached garages. Granted 3.10.08

Site Ref No:	<input type="text" value="8/07/0148"/>	Postcode:	<input type="text" value="BH23 2AP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="157-159 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="12"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="12"/>

Comments on potential:

Lapsed consent to demolish existing building & erect a 2½ storey block of 14 x 1 bedroom flats.

Site Ref No:	<input type="text" value="8/07/0181"/>	Postcode:	<input type="text" value="BH23 2DS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="13-29 Fitzmaurice Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Potential to sever most westerly gardens and develop 4 houses

Site Ref No:	<input type="text" value="8/07/0221"/>	Postcode:	<input type="text" value="BH23 2AE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="80-82 Clarendon Rd, 101-105 Portfield Rd and"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Most likely potential is redevelopment of 80 & 82 Clarendon Road to form 2 pairs semi-detached houses. Full PP 8/14/0392 erect detached bungalow rear of no.80 (1 added to potential). 8/14/0392 completed 2016, - 1 deducted from potential

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0266"/>	Postcode:	<input type="text" value="BH23 2BZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="70 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential for 1 additional dwelling through severance or subdivision

Site Ref No:	<input type="text" value="8/07/0271"/>	Postcode:	<input type="text" value="BH23 2EA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11 Beaulieu Road and Land adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="2"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Potential achieved through redevelopment of whole site for 2 pairs semi-detached and one detached houses. Possible potential for additional unit if developed as flats.(Full PP granted 18/12/14 app 8/14/0480 for erection of 2x 3 bed semis, land between 7 & 11. SHLAA potential unchanged but phasing BFWD)

Site Ref No:	<input type="text" value="8/07/0272"/>	Postcode:	<input type="text" value="BH23 2BQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="r/o 194 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

History of refusals and lost appeal, highways concerns and disturbance to neighbouring dwellings. Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. App 8/15/0335 refused on flood risk/seq test only so assume potential 1

Site Ref No:	<input type="text" value="8/07/0273"/>	Postcode:	<input type="text" value="BH23 2ED"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11-13 Somerset Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Redevelop part garden of no.13 to form 1 block of 4 flats.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0278"/>	Postcode:	<input type="text" value="BH23 2TT"/>
Site Name:	<input type="text" value="Verge at Dragoon Way and Barrack Road"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Potential for up to 3 dwellings but loss of amenity green space to consider.

Site Ref No:	<input type="text" value="8/07/0279"/>	Postcode:	<input type="text" value="BH23 2AG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="38-46 Portfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Plots too narrow for redevelopment to form semi-detached houses. Subdivision potential only.

Site Ref No:	<input type="text" value="8/07/0280"/>	Postcode:	<input type="text" value="BH23 2DQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="44a-48 Avon Road East & 29-31 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Gardens too small to accommodate backland development. Redevelop either 29 or 31 to form 4 flats; subdivide the other.

Site Ref No:	<input type="text" value="8/07/0281"/>	Postcode:	<input type="text" value="BH23 2BX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="47 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop to form 4 flats.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0282"/>	Postcode:	<input type="text" value="BH23 2JS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="63 Avon Road West"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelope 63 to a pair of semi detached houses

Site Ref No:	<input type="text" value="8/07/0284"/>	Postcode:	<input type="text" value="BH23 2DF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="23 Avon Road West"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form pair semi-detached houses. Higher potential achievable through 4 flats.

Site Ref No:	<input type="text" value="8/07/0287"/>	Postcode:	<input type="text" value="BH23 2DN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Workshop and yard between 163 and 165 Barra"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop for 1 bungalow

Site Ref No:	<input type="text" value="8/07/0288"/>	Postcode:	<input type="text" value="BH23 2DY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="16-26 Fitzmaurice Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development. Subdivision potential only.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0295"/>	Postcode:	<input type="text" value="BH23 2BU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="15-19 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Awkward site shape and semi-detached properties. Subdivision potential only.

Site Ref No:	<input type="text" value="8/07/0297"/>	Postcode:	<input type="text" value="BH23 2BU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="9"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="9"/>

Comments on potential:

Redevelopment to form 10 flats.

Site Ref No:	<input type="text" value="8/07/0300"/>	Postcode:	<input type="text" value="Bh23 2AJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-5 Avenue Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="8"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="8"/>

Comments on potential:

Redevelop 1 Avenue Road to form 8 flats

Site Ref No:	<input type="text" value="8/07/0301"/>	Postcode:	<input type="text" value="BH23 2AG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="36 Portfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelopment to form 2 detached or pair semi-detached houses.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0304"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="70-74 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Potential for severance and development of 1 pair semi-detached houses if site 8/07/0306 also developed

Site Ref No:	<input type="text" value="8/07/0306"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="66 & 68 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Redevelop no 66 to form pair semi-detached houses, and create 1 pair semi-detached houses to rear

Site Ref No:	<input type="text" value="8/07/0308"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="30-46 Fairmile Road & 96-100 Portfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="3"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Back gardens too small for backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/07/0309"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="50 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

No potential for backland development. Potential to create new dwelling on end of terrace.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No: 8/07/0310 Postcode: BH23 2LL

Site Name:

Address: 6-42 Grove Road East

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 4

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 4

Comments on potential:

5 detached houses in wide plots suitable for redevelopment as pairs of semi-detached.
MW 30-9-15:2015 Monitoring completions shows 1 house completed at no. 16- backland garden infill -potential amended 5 -4

Site Ref No: 8/07/0321 Postcode: BH23 2JY

Site Name:

Address: 1-37 Mill Road (all nos)

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 6

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 6

Comments on potential:

Assume redevelopment of old bungalows at nos 11 to 17 to form 3 pairs semi-detached houses and development of the rear gardens of these properties for additional 2 pairs of semi detached (8 Net)

Site Ref No: 8/07/0322 Postcode: BH23 2DD

Site Name:

Address: 14-34 Portfield Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 0

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 2

Supply Yrs 6 to 15 (2017-2027): 0

Comments on potential:

Narrow gardens and complex ownership render backland development unlikely. Subdivision potential only.

Site Ref No: 8/07/0326 Postcode: BH23 2AF

Site Name:

Address: R/O 5-11 Portfield Road

SHLAA Supply Category: SRI: Subdivision, redevelopment or intensification of existing housing

Estimated net potential (option 1): 1

Supply Yrs 1 to 5 (2012-2017): 0

Subdivision potential: 0

Supply Yrs 6 to 15 (2017-2027): 1

Comments on potential:

Potential for 1 dwelling if overlooking issues can be addressed and site extended slightly into school field.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/07/0412	Postcode:	BH23 2AB
Site Name:			
Address:	51-55 Clarendon Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	3	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Potential for backland development if brought forward with either 8/07/0430 or 8/07/104.

Site Ref No:	8/07/0415	Postcode:	BH23 2BQ
Site Name:			
Address:	Land r/o 200-202 Barrack Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Site assessed against the 2017 SFRA Level 2. Potential for 2 semi detached dwellings.

Site Ref No:	8/07/0417	Postcode:	BH23 2DJ
Site Name:			
Address:	Land r/o 42a-48 Grove Road West		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

Potential for bungalows only due to overlooking issues; 1 pair semi-detached. Best developed comprehensively with sites to south and east. Note covenants on land may restrict form of development. 2017 update - site reduced as app 8/16/0950 all incorporated into shlaa 8/07/0419. potential reduced to 1 bungalow

Site Ref No:	8/07/0418	Postcode:	BH23 2DJ
Site Name:			
Address:	3-37 Jumpers Road & 6 Elizabeth Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	6	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

Narrow gardens and complex multiple ownerships rules out backland development. Redevelopment or subdivision potential at nos. 3 to 13 - assume 3 in plan period

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/07/0421"/>	Postcode:	<input type="text" value="BH23 2DJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12 & 12a Grove Road West"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Assume 4 flats suitable (2 less than 2006 application)

Site Ref No:	<input type="text" value="8/08/0190"/>	Postcode:	<input type="text" value="BH23 1HL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 68-70 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Site assessed against the 2017 SFRA Level 2 . Potential pair of semi-detached houses.

Site Ref No:	<input type="text" value="8/08/0341"/>	Postcode:	<input type="text" value="BH23 3LP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="28 Stanpit and garages to rear of Palmerston Av"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Site assessed against the 2017 SFRA Level 2. Potential to retain 50% garages and erect semi-detached houses subject to impact on CA.

Site Ref No:	<input type="text" value="8/08/0342"/>	Postcode:	<input type="text" value="BH23 3HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6 West View Road and land adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Acceptable loss of poor quality and low value local amenity space (require contribution to facility elsewhere). Redevelop whole site to form 5 detached bungalows.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/08/0344"/>	Postcode:	<input type="text" value="BH23 3NA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 60-64 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Potential for a dwelling if developed with part of the adjacent pub car park away from the defined flood zone 2 areas within the site to the west.

Site Ref No:	<input type="text" value="8/08/0347"/>	Postcode:	<input type="text" value="BH23 1HL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land between 20 & 21 Livingstone Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

8/11/0158 application for detached dwelling refused 23.6.11 Site assessed against the 2017 SFRA Level 2 -potential 1 dwelling

Site Ref No:	<input type="text" value="8/08/0349"/>	Postcode:	<input type="text" value="BH23 3LX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="111 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Whilst the plot is large, based on surrounding character, likely only to get a 2 for 1 redevelopment scheme.

Site Ref No:	<input type="text" value="8/08/0355"/>	Postcode:	<input type="text" value="BH23 3JW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="86 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="6"/>

Comments on potential:

Block of 6 flats established in principle by previous apps. 8 flats may be possible (app 8/93/0288 says 2 flats existing on site).

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/08/0379"/>	Postcode:	<input type="text" value="BH23 1ES"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="land r/o 62-64 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against the 2017 SFRA Level 2 . Potential for 1 dwelling.

Site Ref No:	<input type="text" value="8/08/0384"/>	Postcode:	<input type="text" value="BH23 3HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-12 West View Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Sever gardens and erect 3 detached bungalows along Pauntley Road, 2017 8/14/0381 completed 1 dwelling 1 Pauntley, rear of 12, potential reduced 3-2.

Site Ref No:	<input type="text" value="8/08/0386"/>	Postcode:	<input type="text" value="BH23 3HH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5 -25 Queens Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="9"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/08/0388"/>	Postcode:	<input type="text" value="BH23 3NF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2 Johnstone Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form 2 bungalows.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/08/0389"/>	Postcode:	<input type="text" value="BH23 3JH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7a Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop or subdivide to form pair semi-detached houses / flats.

Site Ref No:	<input type="text" value="8/08/0390"/>	Postcode:	<input type="text" value="BH23 3LE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="54 Minterne Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Potential for a two for one bungalow development to match the surrounding area.

Site Ref No:	<input type="text" value="8/08/0391"/>	Postcode:	<input type="text" value="BH23 3LX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6 Victoria Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Existing dwelling has had a large extensions, so additional potential would likely only be in the form of a 2 for 1 redevelopment.

Site Ref No:	<input type="text" value="8/08/0395"/>	Postcode:	<input type="text" value="BH23 3JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-13 Foxwood Avenue & 4-14 Lingwood Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Potential to redevelop any of the 13 properties to form two detached bungalows to match density further west. Assume 4 in plan period.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/08/0401	Postcode:	BH23 3LD	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	26-32 Minterne Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Site assessed against 2017 SFRA Level 2. 2 for 1 replacement most likely.			

Site Ref No:	8/08/0404	Postcode:	BH23 3NW	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:	Latchmoor			Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	15 Argyle Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Site assessed against 2017 SFRA Level 2. Potential for additional dwelling on garage balck at end of garden, fronting on to Argyle Road.			

Site Ref No:	8/08/0407	Postcode:	BH23 3NE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	166-176 Stanpit			Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site assessed against 2017 SFRA Level 2. Conservation Area designation means infill development unlikely. Subdivision potential possible of existing properties.			

Site Ref No:	8/08/0419	Postcode:	BH23 3HH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	14-18 West View Road, 10-18 Queens Road &			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>
Comments on potential:				Redevelop 12-18 Queens Rd to form 3 pairs semi-detached houses to match nos 20 & 22.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/08/0423"/>	Postcode:	<input type="text" value="BH23 3JN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="24 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form 2 detached bungalows

Site Ref No:	<input type="text" value="8/08/0427"/>	Postcode:	<input type="text" value="BH23 3LT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Mudeford Lane, 25-27 Stanpit, 1 West View R"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Part of site within flood zone 2 and 3a. Redevelop 1 West View Road to 2 detached houses and 27 Stanpit to form pair of detached houses.

Site Ref No:	<input type="text" value="8/08/0439"/>	Postcode:	<input type="text" value="BH23 1EH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="57 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Potential to redevelop to small flat scheme in the longer term.

Site Ref No:	<input type="text" value="8/09/0102"/>	Postcode:	<input type="text" value="BH23 2PE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Rear of 121 River Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Outline PP lapsed. Assume resubmission of similar scheme with potential for 1 dwelling.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/09/0170	Postcode:	BH23 2PD
Site Name:			
Address:	50-62 Hurn Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Historically, gardens already developed into Springfield Avenue; no further backland potential. Redevelopment potential to form pairs of smaller detached bungalows or houses; assume 2 in plan period.

Site Ref No:	8/09/0303	Postcode:	BH23 2RE
Site Name:			
Address:	68-78 River Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2

Comments on potential:

Part of rear gardens within zone 2 - particularly 72 - 78. May be potential for redevelopment of 68 - 70 as mostly within flood zone 1. Site assessed against 2017 SFRA Level 2.

Site Ref No:	8/09/0304	Postcode:	BH23 2QH
Site Name:			
Address:	25-33 Cross Way, 59-63 River Way and 26-30		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

Site assessed against the 2017 SFRA Level 2 and large part lies outside the defined EA flood zones 2 and 3. Any proposed development will need to reflect the SFRA Level 2 climate change flood risk modelling in a 'Flood Risk Assessment'. Potential for backland and redevelopment options off Cross Way with appropriately designed schemes.

Site Ref No:	8/09/0306	Postcode:	BH23 2QQ
Site Name:			
Address:	14-18 Hurn Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

Part of site within flood zone 2 which restricts potential. Develop back gardens of 16 and 18 for 1 bungalow; access between 16 and 18.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/09/0316"/>	Postcode:	<input type="text" value="BH23 2PE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="95-119 River Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Flood risk on part of site - 95 - 101. TPOs rule out backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/09/0319"/>	Postcode:	<input type="text" value="BH23 2QB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="41 Oak Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Severance unlikely to accommodate additional dwelling. Assume complete redevelopment to form 2 houses or a small development of 4 flats typical of others - reviewed against SFRA level 2 2017.

Site Ref No:	<input type="text" value="8/09/0422"/>	Postcode:	<input type="text" value="BH23 2QF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="50-58 River Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

All properties have backland and redevelopment potential. Maximum long term potential of 6. Assume 3 delivered in plan period.

Site Ref No:	<input type="text" value="8/10/0096"/>	Postcode:	<input type="text" value="BH23 1PR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Winston Court 35 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

8/08/0472 Form 2nd floor extension over existing south-western element of flats to create 4x1 bedroom flats. Lapsed consent but assume re-apply.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/10/0100"/>	Postcode:	<input type="text" value="BH23 1QS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 23 Avon Buildings"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop for one detached dwelling

Site Ref No:	<input type="text" value="8/10/0101"/>	Postcode:	<input type="text" value="BH23 1QS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="28 Avon Buildings"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form 2 semi-detached dwellings. 3 terraced dwellings desirable but insufficient space to accommodate on site parking.

Site Ref No:	<input type="text" value="8/10/0104"/>	Postcode:	<input type="text" value="BH23 1LT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Manor Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form pair dwellings

Site Ref No:	<input type="text" value="8/10/0108"/>	Postcode:	<input type="text" value="BH23 1JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="50 Douglas Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form pair semi-detached bungalows

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/10/0110	Postcode:	BH23 1PH
Site Name:			
Address:	1-4 Magdalen lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	2	Supply Yrs 6 to 15 (2017-2027):	0

Comments on potential:

No.1 already converted. No. 4 - retain school use. Only scope for No.2 and 3. Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	8/10/0113	Postcode:	BH23 1BB
Site Name:			
Address:	59-61 High Street		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	3	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	3

Comments on potential:

Redevelopment of court yard-potential for 3 dwellings. Taken from lapsed planning consent 8/04/0424.

Site Ref No:	8/10/0117	Postcode:	BH23 1QX
Site Name:			
Address:	57 Fairfield		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	1	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	1

Comments on potential:

From PP (now lapsed).

Site Ref No:	8/10/0207	Postcode:	BH23 1LW
Site Name:			
Address:	74-86 Stour Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	2	Supply Yrs 6 to 15 (2017-2027):	0

Comments on potential:

Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Only potential is subdivision- some already implemented.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/10/0218	Postcode:	BH23 1LW
Site Name:			
Address:	48a-72 Stour Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	16	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	16

Comments on potential:

All properties suitable for either redevelopment or subdivision to flats. Assume 16 units delivered through 4 developments in plan period.

Site Ref No:	8/10/0220	Postcode:	BH23 1PS
Site Name:			
Address:	4-26 Stour Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	12	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	12

Comments on potential:

All properties (except school) suitable for either redevelopment or subdivision to flats. Assume 12 units delivered through 3 developments in plan period.

Site Ref No:	8/10/0221	Postcode:	BH23 1LN
Site Name:			
Address:	47-55 Stour Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	8	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	8

Comments on potential:

Gardens too small for backland development. All properties have potential for either subdivision, redevelopment or conversion to form flats. Assume 8 units net gain in plan period.

Site Ref No:	8/10/0300	Postcode:	BH23 1LT
Site Name:			
Address:	2 Manor Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	29	Supply Yrs 1 to 5 (2012-2017):	0
Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	29

Comments on potential:

Redevelop whole site for 30 flats (3 storey)

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/10/0408"/>	Postcode:	<input type="text" value="BH23 1PD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="55-59 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Subdivision potential only

Site Ref No:	<input type="text" value="8/10/0411"/>	Postcode:	<input type="text" value="BH23 1LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="41-45 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="3"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development and would form poor relationship to road. Subdivision potential only.

Site Ref No:	<input type="text" value="8/10/0413"/>	Postcode:	<input type="text" value="BH23 1NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="rear of 82-92 Kings Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Large part of some rear gardens in flood zone 3a. Only potential at no.92 - redevelop to form 2 detached dwellings.

Site Ref No:	<input type="text" value="8/10/0414"/>	Postcode:	<input type="text" value="BH23 1NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="68-80 Kings Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="7"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development and overlooked. Subdivision potential only.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/10/0416"/>	Postcode:	<input type="text" value="BH23 1LY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Freda Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:	<input type="text"/>		

Redevelop to form pair semi-detached houses

Site Ref No:	<input type="text" value="8/10/0417"/>	Postcode:	<input type="text" value="BH23 1LS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="14-22 Gleadowe Ave & 37-47 Kings Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="6"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small and overlooked to fit backland development. Subdivision potential only.

Site Ref No:	<input type="text" value="8/10/0418"/>	Postcode:	<input type="text" value="BH23 1LX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-8 Gleadowe Rd, 1-35 St Johns Rd, 2-18 Fred"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and no redevelopment potential. Subdivisions only.

Site Ref No:	<input type="text" value="8/10/0419"/>	Postcode:	<input type="text" value="BH23 1NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="50-56 Kings Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="4"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small for backland development and overlooked. Subdivision potential only.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/10/0420	Postcode:	BH23 1NB	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	2-48 Kings Ave & 4-48 Douglas Ave			Subdivision potential:	20	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Part of site within flood zone 3a and small part zone 2. Gardens too small for backland development. No redevelopment potential. Subdivisions only.			

Site Ref No:	8/10/0422	Postcode:	BH23 1LU	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	7	Supply Yrs 1 to 5 (2012-2017):	0
Address:	59 Stour Road			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	7
Comments on potential:				App refused on design grounds. Assume development acceptable to match adjacent app 8/07/0146 for demolition and erect 3 storey block 8 flats.			

Site Ref No:	8/10/0424	Postcode:	BH23 1LX	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	2-42 St Johns Rd & 7-9 Kings Ave			Subdivision potential:	2	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Gardens too small for backland development. Subdivision of detached houses only.			

Site Ref No:	8/10/0425	Postcode:	BH23 1LU	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	0	Supply Yrs 1 to 5 (2012-2017):	0
Address:	2 Gleadowe Ave, 3-25 Manor Rd, 5 Kings Ave			Subdivision potential:	8	Supply Yrs 6 to 15 (2017-2027):	0
Comments on potential:				Gardens too small for backland development. Subdivision only. Refusal for severing plot at 2 Gleadowe Ave for 1 unit supports this view. 8/10/0265 Refused 16.12.10 loss of a gap, visually intrusive.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/10/0433"/>	Postcode:	<input type="text" value="BH23 1PF"/>
Site Name:	<input type="text" value="Flats 1-12 Vancouver House"/>		
Address:	<input type="text" value="42-44 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="23"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="23"/>

Comments on potential:

Redevelop ageing flats to form 3 storey corner block of 35 flats with parking and landscaping. [Check freehold ownership]Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Any proposed development will need to reflect the SFRA Level 2 climate change flood risk modelling in a 'Flood Risk Assessment'.

Site Ref No:	<input type="text" value="8/11/0057"/>	Postcode:	<input type="text" value="BH23 4RE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="14 Firshill"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential to sever land and erect bungalow.

Site Ref No:	<input type="text" value="8/11/0200"/>	Postcode:	<input type="text" value="BH23 4LY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="23 Sorrell Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form pair of semi-detached bungalows.

Site Ref No:	<input type="text" value="8/11/0290"/>	Postcode:	<input type="text" value="BH23 4NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="47-61 Smugglers Lane North"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="8"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Well defined low density character area and area TPO. Subdivisions only. 1 added to potential & phasing for No. 47 - sever land , erect bungalow after demolition of existing garage 8/14/0513.8/15/0224 2 dwellings refused no.47- cramped neighbour impact.2017 8/14/0513 completed net potential 1 deleted.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0302"/>	Postcode:	<input type="text" value="BH23 4JA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5-11 Somerford Avenue & 3 Highcliffe Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>

Comments on potential:

Sever gardens and erect 1 bungalow at road side and 2 to rear.

Site Ref No:	<input type="text" value="8/11/0382"/>	Postcode:	<input type="text" value="BH23 4QZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="16-20 Woodland Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out backland development. Subdivide no.20.

Site Ref No:	<input type="text" value="8/11/0385"/>	Postcode:	<input type="text" value="BH23 4NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="33 Nea Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs prevent severance and construction of additional dwelling. Subdivision potential only.

Site Ref No:	<input type="text" value="8/11/0386"/>	Postcode:	<input type="text" value="BH23 4NA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Nea Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop or possibly sever to create additional detached bungalow.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/11/0387	Postcode:	BH23 5BH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Verge at junction of Lymington Road and Castle			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:				No recreational value and not required for visibility splay. Redevelop for 2 units.			

Site Ref No:	8/11/0389	Postcode:	BH23 4RE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	13 Firhill			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>
Comments on potential:				Redevelop no.13 to form 2 detached bungalows. No.15 granted planning permission on appeal (8/08/0456).			

Site Ref No:	8/11/0392	Postcode:	BH23 4RJ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="3"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	53 Terrington Avenue & 1-7 Moonrakers Way			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="3"/>
Comments on potential:				Redevelop 1 and 7 Moonrakers Way and 53 Terrington Avenue to form 3 pairs of detached bungalows.			

Site Ref No:	8/11/0393	Postcode:	BH23 4NL	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	76-90 Smugglers Lane North			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>
Comments on potential:				Redevelop 78 & 90 to form two pairs of detached bungalows			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0406"/>	Postcode:	<input type="text" value="BH23 4JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="46-58 Lymington Road & 26-36 Shelley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Mature trees, TPOs and pattern of existing development rule out most potential. Redevelop no.56 Lymington Rd to form 2 detached bungalows.

Site Ref No:	<input type="text" value="8/11/0417"/>	Postcode:	<input type="text" value="BH23 4SF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-18 Westfield Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="1"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop nos 12 and 14 to form two detached bungalows each.

Site Ref No:	<input type="text" value="8/11/0418"/>	Postcode:	<input type="text" value="BH23 4SF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-27 Westfield Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="5"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Potential for a dwelling to the rear of 3 to 7 Westfield Gardens, would require redevelopment to create access.

Site Ref No:	<input type="text" value="8/11/0427"/>	Postcode:	<input type="text" value="BH23 4LR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent to 61 Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Potential for pair of semi detached.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0430"/>	Postcode:	<input type="text" value="BH23 4JA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-20 Somerford Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="6"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="4"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

All gardens large enough to accommodate backland housing. Assume 3 in plan period. App 8/14/0255 outline demolish existing dwellings and erect 2 houses and 2 bungalows, 2 & 4 Somerford Avenue refused on impact on character, heathland & transport mitigation, affordable housing: potential unaltered. Outline 8/15/0108 approved 19/5/2015 for 2 & 4 somerford road for demolition of 2 dwellings and erection of 4 dwellings (2 net gain) . 8/16/0187F No. 2&4 granted 15/10/16 erection of 4 hses & 2 bungalows, demolish 2 (potential increased from 3 to 6).

Site Ref No:	<input type="text" value="8/11/0431"/>	Postcode:	<input type="text" value="BH23 4LY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent to 4 Sorrell Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Acceptable loss of amenity space given proximity to Saffron Way recreation area. Erect one detached bungalow.

Site Ref No:	<input type="text" value="8/11/0441"/>	Postcode:	<input type="text" value="BH23 4SU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Wellesley Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Potential for 4 dwellings with loss of amenity green space to consider. Access to Grange Road recreation ground locally.

Site Ref No:	<input type="text" value="8/11/0443"/>	Postcode:	<input type="text" value="BH23 4SX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 51 Wellesley Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Site large enough for dwellings while retaining 50% garages.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0448"/>	Postcode:	<input type="text" value="BH23 4NT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="51-55 The Meadway"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="5"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="5"/>

Comments on potential:

Potential for 5 dwellings through redevelopment.

Site Ref No:	<input type="text" value="8/11/0464"/>	Postcode:	<input type="text" value="BH23 4RR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="r/o 1 Rossley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

2 dwellings acceptable in principle, different layout to 2007 app. Potentially need to redevelop 1 Rossley Close to provide access.

Site Ref No:	<input type="text" value="8/11/0473"/>	Postcode:	<input type="text" value="BH23 4QF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5 Forest Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop to form 2 detached bungalows.

Site Ref No:	<input type="text" value="8/11/0474"/>	Postcode:	<input type="text" value="BH23 4LH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="23-29 Pine Crescent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Sever and develop gardens of 27 and 28 for pair of semi-detached bungalows.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0478"/>	Postcode:	<input type="text" value="BH23 4NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="44 Smugglers Lane South and garages adjacen"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="2"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="2"/>

Comments on potential:

Potential for 2 dwellings and retain 50% of garages.

Site Ref No:	<input type="text" value="8/11/0479"/>	Postcode:	<input type="text" value="BH23 4SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 50-52 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site large enough for one dwelling while retaining 50% garages.

Site Ref No:	<input type="text" value="8/11/0482"/>	Postcode:	<input type="text" value="BH23 4SW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 22 Rowan Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site large enough for one dwelling while retaining 50% garages.

Site Ref No:	<input type="text" value="8/11/0483"/>	Postcode:	<input type="text" value="BH23 4QR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 2 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Site large enough for one dwelling while retaining 50% garages.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	<input type="text" value="8/11/0493"/>	Postcode:	<input type="text" value="BH23 4TQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 173 Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Redevelop 2 garages for 1 terraced house, retaining remaining garages.

Site Ref No:	<input type="text" value="8/11/0500"/>	Postcode:	<input type="text" value="BH23 4QR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 5 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Can accommodate 1 dwelling and retain over 50% of garages.

Site Ref No:	<input type="text" value="8/11/0501"/>	Postcode:	<input type="text" value="BH23 4QP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land opposite Saufland Place"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="4"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="4"/>

Comments on potential:

Potential for small scheme of flats

Site Ref No:	<input type="text" value="8/11/0509"/>	Postcode:	<input type="text" value="BH23 4NX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Clive Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="1"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="1"/>

Comments on potential:

Sever garden and erect detached bungalow (orientated to avoid overlooking from 1 Clive Rd)

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Included sites: Years 6 to 15 (2022-2032)

Site Ref No:	8/11/0524	Postcode:	BH23 4NE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	2	Supply Yrs 1 to 5 (2012-2017):	0
Address:	3 & 4 Knightwood Close			Subdivision potential:	0	Supply Yrs 6 to 15 (2017-2027):	2
Comments on potential:							
				Redevelop both bungalows to form two pairs of detached bungalows			

Appendix C

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0429"/>	Postcode:	<input type="text" value="BH23 3RE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity space at Leyside"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/03/0447"/>	Postcode:	<input type="text" value="BH23 5EY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="348-364 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Car park required for town centre parking and residential use. All units have flats at 1st floor. 3rd storeys not appropriate. Theoretical potential to create 6 flats in 2.5 storey dormer roof space; harm to character. App 8/13/0544 dismissed on appeal 12/3/15 conversion of garage to studio appt - unsuitable living conditions (potential unchanged).

Site Ref No:	<input type="text" value="8/03/0448"/>	Postcode:	<input type="text" value="BH23 5EY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="316-344 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already appear to have flats above. 3rd storeys not appropriate. Theoretical potential to create 6 flats in 2.5 storey dormer roof space; harm to character.

Site Ref No:	<input type="text" value="8/07/0001"/>	Postcode:	<input type="text" value="BH23 2AP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="165-179b Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above. No potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/07/0002"/>	Postcode:	<input type="text" value="BH23 2AP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="149-151 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above

Site Ref No:	<input type="text" value="8/07/0003"/>	Postcode:	<input type="text" value="BH23 2AW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="125-147 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above

Site Ref No:	<input type="text" value="8/07/0004"/>	Postcode:	<input type="text" value="BH23 2AL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="107-113 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above

Site Ref No:	<input type="text" value="8/07/0005"/>	Postcode:	<input type="text" value="BH23 2BD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="148-152 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/07/0008"/>	Postcode:	<input type="text" value="BH23 2BH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="244-258A Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above-no potential. Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	<input type="text" value="8/07/0009"/>	Postcode:	<input type="text" value="BH23 2BE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="176-182A Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Units already have flats above.

Site Ref No:	<input type="text" value="8/08/0281"/>	Postcode:	<input type="text" value="BH23 3PH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-11 Stanpit & 5-5a Somerford Road"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

All units already have flats above. No scope for extension

Site Ref No:	<input type="text" value="8/08/0282"/>	Postcode:	<input type="text" value="BH23 3LZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-12 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. All units already have flats above. No scope for extension

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0432	Postcode:	BH23 1EJ
Site Name:			
Address:	125-131 Purewell		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2. Already flats above, and no scope for extension or backland development. No potential.

Site Ref No:	8/08/0433	Postcode:	BH23 1EU
Site Name:			
Address:	130-140 Purewell		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Site Ref No:	8/08/0434	Postcode:	BH23 1EJ
Site Name:			
Address:	115-117 Purewell		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Entirely within flood zone 3a. Unmitigable flood risk - no safe access + already flats over shops and no further potential to extend.

Site Ref No:	8/08/0435	Postcode:	BH23 1EJ
Site Name:			
Address:	109-113 Purewell		

SHLAA Supply Category:	FOS: Flats over shops		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Entirely within zone 3a. Unmitigable flood risk - no safe access + already flats over shops and no further potential to extend.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0467"/>	Postcode:	<input type="text" value="BH23 1ES"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="76-78 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Site Ref No:	<input type="text" value="8/09/0424"/>	Postcode:	<input type="text" value="BH23 2HB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="32-60 The Grove"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site almost entirely within flood zone 3a with part in zone 2. All shops appear to have flats over them already.

Site Ref No:	<input type="text" value="8/10/0186"/>	Postcode:	<input type="text" value="BH23 1QA"/>
Site Name:	<input type="text" value="Ex Health Centre, above Somerfield, Saxon Squ"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Permission given for change of use of B1 office space at 1st and 2nd floor and A1 retail space at ground floor to a 68 bed hotel 8/11/0274. G 16.9.11

Site Ref No:	<input type="text" value="8/11/0459"/>	Postcode:	<input type="text" value="BH23 4QP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Shopping parade at Saufland Place"/>		

SHLAA Supply Category:	<input type="text" value="FOS: Flats over shops"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Local shopping area, all units appear to have flats above. Site unsuitable for additional storey.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0269"/>	Postcode:	<input type="text" value="BH23 7LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 152 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Tree cover, flood zone 3a, habitat green corridor and pumping station.

Site Ref No:	<input type="text" value="8/01/0333"/>	Postcode:	<input type="text" value="BH23 7LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land alongside Stony Lane, west of Burton"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport

Site Ref No:	<input type="text" value="8/01/0334"/>	Postcode:	<input type="text" value="BH23 7AR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land west of Stony Lane, Winton"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Also TPO and heavy tree cover. Landowner considers that it has potential for 24 dwellings if ever developed.

Site Ref No:	<input type="text" value="8/01/0335"/>	Postcode:	<input type="text" value="BH23 7JG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land south of Burton, west of Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Green Belt site, not well located to Burton village. Not sustainably located.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0341"/>	Postcode:	<input type="text" value="BH23 7NE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land to the east of Vicarage Way, Burton"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely in Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Edge of settlement. No potential.

Site Ref No:	<input type="text" value="8/03/0399"/>	Postcode:	<input type="text" value="BH23 4JS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 189 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Heavy tree cover and TPOs

Site Ref No:	<input type="text" value="8/04/0034"/>	Postcode:	<input type="text" value="BH23 2ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land east of Marsh Lane (water works)"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	<input type="text" value="8/05/0385"/>	Postcode:	<input type="text" value="BH23 4RT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 35 Raven Way"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Important amenity green space in fairly high density neighbourhood. PPG17 report resists loss. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0410"/>	Postcode:	<input type="text" value="BH23 4DR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land opposite 109 Bure Homage Gardens"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Loss of open space and may be registered as village green so exclude.

Site Ref No:	<input type="text" value="8/05/0431"/>	Postcode:	<input type="text" value="BH23 4BT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land opposite 29 Bure Haven Drive."/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Loss of amenity green space.

Site Ref No:	<input type="text" value="8/05/0433"/>	Postcode:	<input type="text" value="BH23 4DR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent to 25 Bure Homage Gardens"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs rule out development.

Site Ref No:	<input type="text" value="8/07/0311"/>	Postcode:	<input type="text" value="BH23 2UA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Grassed area at Fairmile Road and Watermill R"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important green space as relief from urbanised areas. Steep slope. No potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0425	Postcode:	BH23 2TT
Site Name:	Open space south of Dagoon Way, along River		
Address:			

SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Covenant to develop for recreation and open space. Almost entirely in flood risk zones 3a and 2.

Site Ref No:	8/08/0279	Postcode:	BH23 3DX
Site Name:	Stanpit Reed Bed		
Address:	r/o Ship in Distress PH		

SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood risk zone 3a. Protected habitat and unsuitable ground for development. No safe access

Site Ref No:	8/08/0339	Postcode:	BH23 3NA
Site Name:			
Address:	R/O 56-58 Stanpit		

SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0442	Postcode:	BH23 3TW
Site Name:			
Address:	Land between 65-91 Russell Drive		

SHLAA Supply Category:	GRE: Vacant land not previously developed (Greenfield)		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/09/0427"/>	Postcode:	<input type="text" value="BH23 6AX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land south of Bournemouth airport"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Isolated Green Belt. Unrelated to any existing settlement and beyond range of most essential services. In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Currently a minerals extraction site.

Site Ref No:	<input type="text" value="8/09/0428"/>	Postcode:	<input type="text" value="BH23 6BH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent Woodlands Cottage and former H"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

In Green Belt and unrelated to the urban area. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	<input type="text" value="8/10/0436"/>	Postcode:	<input type="text" value="BH23 1QX"/>
Site Name:	<input type="text" value="River Bank"/>		
Address:	<input type="text" value="River Bank East of Fairfield"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3b. Unmitigable flood risk. No safe access. In green belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	<input type="text" value="8/11/0402"/>	Postcode:	<input type="text" value="BH23 4SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 97 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPO prevents development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0465"/>	Postcode:	<input type="text" value="BH23 3QG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Highway verge at Watery Lane / A35"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Designated SNCI and part of the site is within floodzone 2.

Site Ref No:	<input type="text" value="8/11/0494"/>	Postcode:	<input type="text" value="BH23 4UE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land to the rear of 176 Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Loss of open space within urban area unlikely to be acceptable.

Site Ref No:	<input type="text" value="8/11/0495"/>	Postcode:	<input type="text" value="BH23 4LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land opposite Yarrow Close"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Acts as green corridor (green infrastructure) along footpath.

Site Ref No:	<input type="text" value="8/11/0512"/>	Postcode:	<input type="text" value="BH23 4PF"/>
Site Name:	<input type="text" value="Roeshot Copse"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="GRE: Vacant land not previously developed (Greenfield)"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Woodland. Unsuited for development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0240	Postcode:	BH23 2BS	SHLAA Supply Category:	PDL: Previously developed vacant or derelict land & buildings (non housing)		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Land at Reid Street and Fairmile Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site protected for employment use through the Core Strategy and forms part of employment land supply in Policy KS5.			

Site Ref No:	8/08/0010	Postcode:	BH23 1EP	SHLAA Supply Category:	PDL: Previously developed vacant or derelict land & buildings (non housing)		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Land between 14 and 18 Purewell			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Unmitigable flood risk - no safe access.			

Site Ref No:	8/09/0411	Postcode:	BH23 2PR	SHLAA Supply Category:	PDL: Previously developed vacant or derelict land & buildings (non housing)		
Site Name:	Old Iford sports ground and Iford Bowling Green			Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:				Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site entirely within flood zone 3a. Unmitigable flood risk. Site also in Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Existing open space and high risk flood zone.			

Site Ref No:	8/10/0452	Postcode:	BH23 1QS	SHLAA Supply Category:	PDL: Previously developed vacant or derelict land & buildings (non housing)		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Land at Royalty Fisheries and Millstream Mews			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Need to retain museum car park. Likely to be highly contentious site based on character. Potential harm to river SPA. No good access into site.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0410	Postcode:	BH23 3PF
Site Name:	Car Park		
Address:	r/o 27-31A Somerford Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Parking required for adjacent shops and flats

Site Ref No:	8/02/0421	Postcode:	BH23 3RD
Site Name:			
Address:	Land adjacent 58 Leyside		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Parking required for surrounding housing and unsuitable for redevelopment

Site Ref No:	8/02/0422	Postcode:	BH23 3RG
Site Name:			
Address:	Land at the Hawthorns		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Parking required for surrounding housing and unsuitable for redevelopment

Site Ref No:	8/03/0267	Postcode:	BH23 5DR
Site Name:	Car Park		
Address:	Wortley Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

2006 parking study identifies shortfall in parking provision in central Highcliffe. Retain in use.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/03/0292	Postcode:	BH23 5JE
Site Name:	Highcliffe Top Car Park		
Address:	Wharnclyffe Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

2006 parking study identifies significant over provision of parking in 2021 (although this includes grass overflow parking). Development along Wharnclyffe Road would harm open aspect character. Potential risk of coastal erosion.

Site Ref No:	8/03/0469	Postcode:	BH23 5BL
Site Name:	Car Park at the Holy Redeemer RC Church		
Address:	Kilmington Way		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Theoretically large enough to accommodate dwelling while retaining 50% parking for church use but too constrained by TPOs

Site Ref No:	8/05/0271	Postcode:	BH23 4AN
Site Name:	Car Park		
Address:	Avon Run Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

2006 parking study identifies some surplus requirement in 2021 but does not account for high volume in summer. Retain for summer beach visitors.

Site Ref No:	8/05/0436	Postcode:	BH23 4AB
Site Name:	Mudford Quay Car Park		
Address:	Mudford Quay		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

This site has been assessed against the 2017 SFRA Level 2 and remains mainly within an area of flood risk. 2006 parking study identifies significant shortfall in parking provision here.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0250	Postcode:	BH23 1HW
Site Name:	Civic Offices rear car park		
Address:	Stony Lane South		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0251	Postcode:	BH23 1DY
Site Name:	Civic Offices Front Car Park		
Address:	Bridge Street		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. 2006 parking study concludes under provision of parking in 2021.

Site Ref No:	8/08/0278	Postcode:	BH23 1HN
Site Name:	Leisure Centre car park		
Address:	Stoney Lane South		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. 2006 parking study concludes significant spare capacity in civic offices and leisure centre car parks. However, remains excluded until further need of Civic Offices is revealed through the Local Government Review

Site Ref No:	8/08/0430	Postcode:	BH23 1EU
Site Name:	Purewell car park		
Address:	Purewell/The Buttery		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against the 2017 SFRA Level 2. Retain as car park.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0175	Postcode:	BH23 1QT
Site Name:	Waitrose (bypass) car park		
Address:	Bargates/Fountain Way		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2. Eastern edge of site within flood zone 3. Busy municipal and supermarket car park. Legal covenants to keep in use as car park.

Site Ref No:	8/10/0247	Postcode:	BH23 1JG
Site Name:	Bank Close Car Park		
Address:	Sopers Lane		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

2006 parking study concludes Bank Close under provided for spaces in 2021 and required for town centre vitality.

Site Ref No:	8/10/0248	Postcode:	BH23 1HT
Site Name:	Wick Lane Car Park		
Address:	Wick Lane		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

2006 parking study concludes Wick Lane under provided for spaces in 2021 and required for town centre vitality. Site assessed against the 2017 SFRA Level 2.

Site Ref No:	8/10/0249	Postcode:	BH23 1BU
Site Name:	Priory Car Park		
Address:	Quay Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Majority of site within flood zone 3a. 2006 parking study concludes Priory under provided for spaces in 2021 and required for town centre vitality.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0252	Postcode:	BH23 1HU
Site Name:	Mayors Mead Car Park, Christchurch Quay		
Address:	Quay Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Green Belt. 2006 parking study concludes Mayors Mead under provided for spaces in 2021 and required for town centre vitality.

Site Ref No:	8/10/0253	Postcode:	BH23 1JJ
Site Name:	Willow Way Car Park		
Address:	Willow Way		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. 2006 parking study concludes Willow Way and Christchurch Quay only just sufficiently provided for spaces in 2021. High risk flood zone.

Site Ref No:	8/10/0434	Postcode:	BH23 1PU
Site Name:	Car Park		
Address:	Arthur Road		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Required for continued use to serve train station.

Site Ref No:	8/10/0442	Postcode:	BH23 1DN
Site Name:	Saxon Square Car Park		
Address:	Fountain Way/High Street		

SHLAA Supply Category:	RCP: Redevelopment of car parks		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

2006 parking study identifies shortfall in parking in 2021. Retain for town centre vitality. This site has been assessed against the 2017 SFRA Level 2

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0443	Postcode:	BH23 1JX
Site Name:	Car Park adjacent to Flats 1-6 St. Andrews		
Address:	Fairway Drive		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Site entirely within flood zone 3a. Parking required for neighbouring high density flats.

Site Ref No:	8/10/0444	Postcode:	BH23 1RB
Site Name:	Car Park		
Address:	1-85 Wentworth Drive		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Parking required for neighbouring high density flats.

Site Ref No:	8/10/0445	Postcode:	BH23 1RB
Site Name:	Car Park		
Address:	2-48 Wentworth Drive		

SHLAA Supply Category:	RCP: Redevelopment of car parks
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Parking required for neighbouring high density flats.

Site Ref No:	8/04/0004	Postcode:	BH23 2EX
Site Name:	Poster hoarding site and storage yard		
Address:	Junction of Barrack Road and The Grove		

SHLAA Supply Category:	RHA: Review of existing housing allocations in plans
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Mostly zone 3a, remainder of site zone 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0284	Postcode:	BH23 3QG
Site Name:	The Somerford Public House & Travel Inn		
Address:	Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Viable business on prominent site.

Site Ref No:	8/02/0355	Postcode:	BH23 3TY
Site Name:			
Address:	153 Somerford Road (incl electricity sub stn)		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Flood constraint and site location poor for residential.

Site Ref No:	8/02/0356	Postcode:	BH23 3PY
Site Name:	Land formerly occupied by Unit 1 Meteor Retail		
Address:	151 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Flood constraint, no safe access. Recently implemented retail park.

Site Ref No:	8/02/0357	Postcode:	BH23 3RU
Site Name:			
Address:	Meteor Retail Park & 2 Wilverley Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Flood constraint, no safe access. Recently implemented Meteor Retail Park

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0358	Postcode:	BH23 3RU
Site Name:			
Address:	Airfield Way & Wilverley Road Industrial Parks		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Flood constraint access. Prominent and valuable employment site. Retain in commercial use.

Site Ref No:	8/02/0359	Postcode:	BH23 3TA
Site Name:	Silver Business Park		
Address:	Airfield Way		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Prominent and valuable employment site. Retain in commercial use.

Site Ref No:	8/02/0360	Postcode:	BH23 3PX
Site Name:	McDonalds		
Address:	103 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Prominent site surrounded by commercial uses.

Site Ref No:	8/02/0361	Postcode:	BH23 3PP
Site Name:	Units 1-3		
Address:	81 Somerford Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Prominent site. Retain in commercial use.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0368	Postcode:	BH23 3BY
Site Name:			
Address:	Scout hut, play area and electricity sub station s		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Awkward site shape and relationship to neighbouring development. Complex ownerships. Retain community uses.

Site Ref No:	8/03/0004	Postcode:	BH23 5HJ
Site Name:			
Address:	Land to rear of 338 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Too small to accommodate dwelling. Appeal dismissed.

Site Ref No:	8/03/0010	Postcode:	BH23 5EB
Site Name:			
Address:	253 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Small cramped site. App refused on overdevelopment, overlooking and insufficient amenity space.

Site Ref No:	8/03/0203	Postcode:	BH23 5ET
Site Name:			
Address:	254 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Highcliffe Community Association lease premises from DCC to use the building as a community facility. It is assumed that the premises will continue to be used as a community facility in the long term.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/03/0239	Postcode:	BH23 4JS
Site Name:	Lord Bute Hotel		
Address:	175-187 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Viable hotel, listed and period buildings

Site Ref No:	8/03/0266	Postcode:	BH23 5ET
Site Name:	The Globe Inn and land to rear		
Address:	266 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Premier Inn on land r/o of The Globe. Viable business use. Amended site boundary 3/12/15 to exclude most of woodland (to incorporate into 8/03/0450)

Site Ref No:	8/03/0289	Postcode:	BH23 5ET
Site Name:	Health and community centres		
Address:	248-250 Lymington Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Loss of essential facilities, no scope for redevelopment, extension or backland

Site Ref No:	8/03/0291	Postcode:	BH23 4LD
Site Name:	Highcliffe Castle		
Address:	Rothesay Drive		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

CBC no longer consider any future conversion of castle for residential. Viable into long term in current use.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/04/0241	Postcode:	BH23 2AY
Site Name:	Petrol Filling Station		
Address:	271 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Highly viable business and prominent commercial site. Unlikely to be redeveloped for housing.

Site Ref No:	8/04/0273	Postcode:	BH23 2LX
Site Name:	Queensmead Care Home		
Address:	1 Bronte Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Assume with loss of Avon View care home that Queensmead still required for care purposes. No potential.

Site Ref No:	8/04/0317	Postcode:	BH23 2JN
Site Name:	Play area and scout hut east of Jumpers Comm		
Address:	Off Endfield Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Valuable amenity and quality play space - area falls short of recommended open space standards. Retain as open space.

Site Ref No:	8/04/0321	Postcode:	BH23 2HY
Site Name:			
Address:	Garages and play area at Darwin Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too constrained to accommodate new dwellings and retain 50% parking and garages. If loss of all garages acceptable, potential for pair semi-detached houses. Appeal dismissed.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/04/0330	Postcode:	BH23 2ER
Site Name:	Electricity sub station		
Address:	1 Perth Close		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Operational electricity sub station

Site Ref No:	8/04/0331	Postcode:	BH23 2JT
Site Name:	Fairmile House		
Address:	Jumpers Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Fairly recent (2006) application granted to extend; assume offices will remain in use for plan period, associated with adjacent care home

Site Ref No:	8/05/0210	Postcode:	BH23 3NQ
Site Name:	Pines Hotel		
Address:	37 Mundeford		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Site assessed against 2017 SFRA Level 2. App 8/13/0525 (for 39, Pines Hotel) dismissed on appeal 17/2/15 on flood risk issues- demolition of hotel and erection of block of 8x2bed houses. COU granted 4/3/16 for no 39 so this record amended to remove no. 39. New record 8/05/0452 set up for 39 the Pines. Due to TPOs and plot shape, 37 hard to redevelop alone, but could be part of a wider redevelopment of the adjacent No. 39.

Site Ref No:	8/05/0297	Postcode:	BH23 3NT
Site Name:	Avonmouth Hotel		
Address:	95 Mundeford		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Site entirely within flood zone 3a. Viable hotel likely to remain in use through plan period. No further potential to redevelop grounds for residential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0298"/>	Postcode:	<input type="text" value="BH23 4AL"/>
Site Name:	<input type="text" value="Sandhills Holiday Caravan Park"/>		
Address:	<input type="text" value="Mudford"/>		

SHLAA Supply Category:	<input type="text" value="RXO: Redevelopment or conversion of other uses"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 and lies mostly outside the defined EA flood zones 2 and 3. However, viable caravan park likely to remain in use throughout plan period.

Site Ref No:	<input type="text" value="8/06/0270"/>	Postcode:	<input type="text" value="BH23 5QD"/>
Site Name:	<input type="text" value="The Walkford Inn"/>		
Address:	<input type="text" value="16 Walkford Road"/>		

SHLAA Supply Category:	<input type="text" value="RXO: Redevelopment or conversion of other uses"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Retain pub use and car park. Part of pub garden has permission for one unit (see SHLAA Ref 8/06/0450)

Site Ref No:	<input type="text" value="8/06/0294"/>	Postcode:	<input type="text" value="BH23 5QG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="68-80 Walkford Road"/>		

SHLAA Supply Category:	<input type="text" value="RXO: Redevelopment or conversion of other uses"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. TPO and tree cover.

Site Ref No:	<input type="text" value="8/06/0442"/>	Postcode:	<input type="text" value="BH23 5NH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Oakwood Road"/>		

SHLAA Supply Category:	<input type="text" value="RXO: Redevelopment or conversion of other uses"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

TPO and other tree cover.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/06/0443	Postcode:	BH23 5NY
Site Name:			
Address:	Land at Oakwood Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Development of site too constrained by TPO to west.

Site Ref No:	8/06/0444	Postcode:	BH23 5SE
Site Name:			
Address:	Land at Plantation Drive		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Retain important amenity green space in the street

Site Ref No:	8/07/0026	Postcode:	BH23 3AR
Site Name:	The Laurels residential care home		
Address:	195 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Viable care home; assume continued use. Ageing demographic of Christchurch means care homes required. If converted or redeveloped, potential for 4 flats.

Site Ref No:	8/07/0180	Postcode:	BH23 2BQ
Site Name:	Car Sales		
Address:	204 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

site fully developed

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0231	Postcode:	BH23 2TT
Site Name:	Beaulieu Gardens Holiday Caravan Park		
Address:	Beaulieu Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Viable, modern and valuable holiday park expected to continue in use through plan period.

Site Ref No:	8/07/0241	Postcode:	BH23 2BS
Site Name:	Scouts hall		
Address:	Beauchamp Place		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Unsuitable site given access and traffic concerns. Evidence of intended continued use as Scout Centre.

Site Ref No:	8/07/0259	Postcode:	BH23 2LB
Site Name:	Christchurch Fire Station and land to rear		
Address:	153 Fairmile Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Fire Service are reviewing their station needs but no indication yet of intention to move. Potential for 30 flats beyond 15 years.

Site Ref No:	8/07/0263	Postcode:	BH23 2LU
Site Name:	Eastern part of water works (island)		
Address:	off Mill Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a and 2. Unmitigable flood risk - no safe access. In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0264	Postcode:	BH23 2AQ
Site Name:	Portfield Community Hall		
Address:	Portfield Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Loss of valuable community facility.

Site Ref No:	8/07/0265	Postcode:	BH23 2BT
Site Name:	Reid Street Industrial Estate (south)		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Viable commercial units at medium to high density. Retain for employment use.

Site Ref No:	8/07/0270	Postcode:	BH23 2EA
Site Name:			
Address:	154-162 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Retain commercial ground floor uses and flats above. No potential.

Site Ref No:	8/07/0276	Postcode:	BH23 2BT
Site Name:	Peeks Party Shop		
Address:	Reid Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Viable business as party store and indoor soft play centre. Move to current site fairly recent (2003) so unlikely to move again in 15 years. Expected to continue in current use. Site protected for employment use in Core Strategy.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0422	Postcode:	BH23 2BT
Site Name:	Reid Street Industrial Estate (north)		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Retain for employment use.

Site Ref No:	8/07/0423	Postcode:	BH23 2JY
Site Name:	Southern part of Water Works site, off Reid Stre		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2. Required as essential Infrastructure - no potential.

Site Ref No:	8/08/0001	Postcode:	BH23 1AZ
Site Name:	Gas Holders		
Address:	Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Unmitigable flood risk - no safe access. Core Strategy identifies land between Bridge St, Stony Lane South and the Civic Offices as a strategic site suitable for town centre uses.

Site Ref No:	8/08/0002	Postcode:	BH23 1DY
Site Name:	Mostyns Curtains (factory shop)		
Address:	Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Unmitigable flood risk - no safe access. Core Strategy identifies land between Bridge St, Stony Lane South and the Civic Offices as a strategic site suitable for town centre uses.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0003	Postcode:	BH23 1DY
Site Name:	Mostyns Curtain Factory (factory & office)		
Address:	Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Unmitigable flood risk - no safe access. Core Strategy identifies land between Bridge St, Stony Lane South and the Civic Offices as a strategic site suitable for town centre uses.

Site Ref No:	8/08/0180	Postcode:	BH23 1DL
Site Name:			
Address:	72 & 80 Bridge Street, 1a Stony Lane and car re		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Unmitigable flood risk - no safe access. If overcome, greatest potential through complete redevelopment of non-residential parts of site. Within plan period, redevelop garage for 2 storey unit of 2 flats and convert upper floor of chandlers to 2 flats.

Site Ref No:	8/08/0187	Postcode:	BH23 1EB
Site Name:			
Address:	64-70 Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0188	Postcode:	BH23 1DY
Site Name:	Civic Offices		
Address:	Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0189	Postcode:	BH23 1ES
Site Name:	Priory Engineering		
Address:	60 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. If risk overcome, acceptable loss of ageing employment site in mixed use area. App 8/13/0459 dismissed on appeal flood risk.

Site Ref No:	8/08/0209	Postcode:	BH23 1HB
Site Name:			
Address:	Land r/o 14 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. If overcome, retain southern grassed area as public open space.

Site Ref No:	8/08/0219	Postcode:	BH23 1EB
Site Name:			
Address:	52-60 Bridge Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0277	Postcode:	BH231HW
Site Name:	2 Rivers Meet Leisure Centre and Indoor Bowlin		
Address:	Stony Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Retain leisure centre and bowls club for long term active sports provision. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0280	Postcode:	BH23 3HB
Site Name:	Groveley Road Industrial Units		
Address:	Groveley Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Majority of site within flood zone 2, as well as Somerford Road access

Site Ref No:	8/08/0286	Postcode:	BH23 1HG
Site Name:	Electricity sub station		
Address:	Adj 41 Scotts Hill Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Assume long term need to retain sub station + unmitigable flood risk as site entirely within flood zone 3a.

Site Ref No:	8/08/0356	Postcode:	BH23 1EX
Site Name:	Beagle Aircraft Ltd		
Address:	Stony Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0357	Postcode:	BH23 7LQ
Site Name:	Orchid Way retail park		
Address:	Orchid Way off Stony Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Fairly recent units, viable businesses and prominent location - retain for retail park use through plan period. High risk flood zone - site entirely within flood risk 3a.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0358	Postcode:	BH23 1EP
Site Name:	Stony Lane industrial and retail area (east)		
Address:	Stony Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0369	Postcode:	BH23 1EU
Site Name:			
Address:	96 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0370	Postcode:	BH23 3AF
Site Name:	Christchurch Medical Centre		
Address:	1 Purewell Cross Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 . Essential local medical facility -no potential.

Site Ref No:	8/08/0382	Postcode:	BH23 1EJ
Site Name:	The Rising Sun		
Address:	123 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk. Viable pub in prominent location

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0410	Postcode:	BH23 3ND
Site Name:	Hall and Tutton Well		
Address:	108 Stanpit		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within flood zone 3a. Protected open space and heritage site.

Site Ref No:	8/08/0436	Postcode:	BH23 1EH
Site Name:	The Old Starre Inn		
Address:	7-9 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0440	Postcode:	BH23 1EH
Site Name:	The Salisbury Arms		
Address:	53 Purewell		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/09/0171	Postcode:	BH23 2QS
Site Name:	Grove Farm Caravan Park		
Address:	Off Stour Way		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within flood zone 3a. Unmitigable flood risk. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/09/0178	Postcode:	BH23 2HB
Site Name:			
Address:	Rear of 50 to 56 The Grove		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/09/0179	Postcode:	BH23 2QA
Site Name:	Hants and Dorset Motor Homes		
Address:	Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/09/0320	Postcode:	BH23 2HB
Site Name:			
Address:	R/O 32-36 The Grove		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site in mainly flood risk zone 3a and some 2. Awkward relationship to neighbouring dwellings. Maximum potential 1 dwelling for loss of 3 gardens. Not viable.

Site Ref No:	8/09/0410	Postcode:	BH23 2PR
Site Name:	Christchurch Tennis Facility at Iford		
Address:	Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Within flood zone 3a. Unmitigable flood risk - no safe access. In Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Viable facility undergoing renovation.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0103	Postcode:	BH23 1JJ
Site Name:	Christchurch Rowing Club, Sea Cadets and boa		
Address:			

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	8/10/0105	Postcode:	BH23 1PA
Site Name:	Stour Surgery		
Address:	49 Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Viable and valuable local surgery.

Site Ref No:	8/10/0107	Postcode:	BH23 1DB
Site Name:	Priory Hall		
Address:	1 Princess Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Valuable community hall in an area not well served for provision. Recent enhancements and intention to continue in community use long term.

Site Ref No:	8/10/0185	Postcode:	BH23 1AB
Site Name:			
Address:	R/O 15-27 High Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Original vision of ES5 policy no longer deliverable. Potential for community hall to be developed to the rear of Druitt Hall, to be delivered by Community Partnership. CBC currently need to retain parking in east. Central area has highly uncertain potential for new dwellings.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0216	Postcode:	BH23 1PQ
Site Name:	Petrol filling Station		
Address:	Barrack Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Unlikely to discontinue use as petrol station. Access and safety difficulties and unpleasant site for occupiers.

Site Ref No:	8/10/0217	Postcode:	BH23 1QL
Site Name:			
Address:	62-64 Bargates		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Garages and rear servicing area required for existing buildings. No space for additional dwellings and parking.

Site Ref No:	8/10/0225	Postcode:	BH23 1JG
Site Name:	Telephone Exchange		
Address:	Sopers Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Occupiers currently have no intention to vacate. Assume not available within plan period. Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	8/10/0330	Postcode:	BH23 1DN
Site Name:	Kingfisher Place		
Address:	R/O 4-6 Millhams Street		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 .Part of site flood zones 2 and 3. TPO and setting of listed building restricts potential further.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0333	Postcode:	BH23 1JJ
Site Name:	Boat Yard		
Address:	Willow Way		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Area TPO.

Site Ref No:	8/10/0334	Postcode:	BH23 1JJ
Site Name:	Boatyard		
Address:	Sopers Lane		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Most of site within flood zone 3b, small part in 3a. Unmitigable flood risk - no safe access. Harm to character.

Site Ref No:	8/10/0335	Postcode:	BH23 1JE
Site Name:			
Address:	26-30 Sopers Lane and 21-23 Wickfield Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 . Part of site within defined flood zones 2 and 3. No potential

Site Ref No:	8/10/0336	Postcode:	BH23 1JB
Site Name:	Air Training Corps hall		
Address:	3 Wickfield Avenue		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0454	Postcode:	BH23 1JZ
Site Name:			
Address:	Garages at Gleneagles, Fairway Drive		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access. Retain garages and parking for use by high density flats adjacent.

Site Ref No:	8/10/0457	Postcode:	BH23 1PE
Site Name:	Stour Cottage		
Address:	20 Barrack Road		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Retain youth facility or other community facility in long term. No potential.

Site Ref No:	8/11/0195	Postcode:	BH23 4SE
Site Name:	OK Mobile Home Park		
Address:	Lyndhurst Road		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Existing high density affordable accommodation. No redevelopment potential.

Site Ref No:	8/11/0226	Postcode:	BH23 4JD
Site Name:	East Christchurch Sports & Social Club		
Address:	Grange Road		

SHLAA Supply Category: RXO: Redevelopment or conversion of other uses

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Retain as use in association with adjoining sports pitches. Pavilion facilities assessed in Draft Playing Pitch Strategy 2012 - 2018. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/11/0298	Postcode:	BH23 4HE
Site Name:	Priory Industrial Park		
Address:	Airspeed Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Retain long term as employment land

Site Ref No:	8/11/0299	Postcode:	BH23 4HD
Site Name:	Land South of BAE Systems		
Address:	Grange Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Planning permission for employment uses granted on majority of site. On remainder of site fronting Grange Road an appeal was dismissed for a care home on loss of employment land. Site now built out for employment uses with no potential remaining.

Site Ref No:	8/11/0300	Postcode:	BH23 4JE
Site Name:	BAE Systems		
Address:	Grange Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Retain long term as employment land.

Site Ref No:	8/11/0301	Postcode:	BH23 4JD
Site Name:	East Christchurch Sports & Social Club pitches		
Address:	Grange Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses
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Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
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Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
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Comments on potential:

Long term aim to retain in use as open space, possibly eventually for public use. Football and cricket pitches assessed in Draft Playing Pitch Strategy 2012 - 2018.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/11/0384	Postcode:	BH23 4LJ
Site Name:	Silverways Nursing Home		
Address:	Silver Way		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

In the absence of clear information on current use ceasing and residential potential, retain as Excluded site.

Site Ref No:	8/11/0410	Postcode:	BH23 4PR
Site Name:			
Address:	Land surrounding tennis courts at Highcliffe Sch		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Long term policy to resist loss of school playing fields. Access only through school.

Site Ref No:	8/11/0414	Postcode:	BH23 4RY
Site Name:	Sainsburys, Stewarts and filling station		
Address:	1 Lyndhurst Road		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Viable commercial uses all likely to continue in use through plan period. Will serve as local centre for urban extension Policy CN1.

Site Ref No:	8/11/0435	Postcode:	BH23 4JG
Site Name:	Mudford Wood Community Centre		
Address:	Pipers Drive		

SHLAA Supply Category:	RXO: Redevelopment or conversion of other uses		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Valuable local community facilities. No potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0039"/>	Postcode:	<input type="text" value="BH23 7LA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-8 Morley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Would require higher density redevelopment of entire close; unlikely within 15 years.

Site Ref No:	<input type="text" value="8/01/0041"/>	Postcode:	<input type="text" value="BH23 7JT"/>
Site Name:	<input type="text" value="Mary Elizabeth Dacombe Rest Homes"/>		
Address:	<input type="text" value="197 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No indication of intention to redevelop. Borough demographic means rest homes required. Significant tree cover through site, particularly throughout site.

Site Ref No:	<input type="text" value="8/01/0076"/>	Postcode:	<input type="text" value="BH23 7AL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4 Twin Oak Park, Burley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site in Green Belt.

Site Ref No:	<input type="text" value="8/01/0233"/>	Postcode:	<input type="text" value="BH23 7NZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="93A-97 Salisbury Road and 117 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No further potential. No access through from Footners Lane and dense TPO'd tree cover to west of 93-97 Salisbury Road.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/01/0239	Postcode:	BH23 7LD
Site Name:			
Address:	152 Stony Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a.

Site Ref No:	8/01/0255	Postcode:	BH23 7PA
Site Name:			
Address:	50-67 Whitehayes Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No local examples of complex back garden development and gardens too small to accommodate dwellings. Area TPOs. No subdivision potential.

Site Ref No:	8/01/0257	Postcode:	BH23 7JN
Site Name:	United Reformed Church and medical centre		
Address:	119-123 Salisbury Rd and 6 Footners Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

2 listed buildings and an essential medical centre with parking. No potential.

Site Ref No:	8/01/0259	Postcode:	BH23 7LB
Site Name:			
Address:	228 & 228a Stony Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="2"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site now developed with 2 properties. Subdivision potential only

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0261"/>	Postcode:	<input type="text" value="BH23 7JY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land east of 2 Campbell Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwellings.

Site Ref No:	<input type="text" value="8/01/0263"/>	Postcode:	<input type="text" value="BH23 7NR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="72-92 Whitehayes Rd"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Awkward site shape, multiple ownerships, protected tree cover. No potential.

Site Ref No:	<input type="text" value="8/01/0267"/>	Postcode:	<input type="text" value="BH23 7PB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="16-31 Whitehayes Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site constrained by TPO tree cover.Site assessed against the 2017 SFRA Level 2. No potential.

Site Ref No:	<input type="text" value="8/01/0268"/>	Postcode:	<input type="text" value="BH23 7LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="170-176 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate housing and flood zone 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/01/0270	Postcode:	BH23 7HD
Site Name:			
Address:	Garages and play area at Fern Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Need to retain garages, play area and amenity green space in this high density area.

Site Ref No:	8/01/0271	Postcode:	BH23 7LD
Site Name:			
Address:	Garages r/o 152 Stony Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Unmitigable flood risk - no safe access. Site too small for redevelopment.

Site Ref No:	8/01/0276	Postcode:	BH23 7EX
Site Name:			
Address:	Garages r/o 2-5 Crabtree Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate new dwellings while retaining 50% garages.

Site Ref No:	8/01/0280	Postcode:	Bh23 7HY
Site Name:			
Address:	125-129 Salisbury Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small, contains listed buildings, heavily treed to accommodate dwellings in suitable size plots without overlooking neighbours.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0281"/>	Postcode:	<input type="text" value="BH23 7HX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 9-15 Woodstock Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate new dwellings while retaining 50% garages.

Site Ref No:	<input type="text" value="8/01/0282"/>	Postcode:	<input type="text" value="BH23 7HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 18 Vinneys Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate new dwellings while retaining 50% garages.

Site Ref No:	<input type="text" value="8/01/0284"/>	Postcode:	<input type="text" value="BH23 7 HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent no 33 Vinneys Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Assume site 8/01/0283 redeveloped, therefore need to retain all garages at this site.

Site Ref No:	<input type="text" value="8/01/0286"/>	Postcode:	<input type="text" value="BH23 7HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land r/o 63-75 Moorcroft Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Wooded amenity space between housing, and any development would be poorly related to existing.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0287"/>	Postcode:	<input type="text" value="BH23 7HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 1-17 Pittmore Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Many houses in this area lack off-road parking so loss of garages not considered acceptable. Insufficient space for development.

Site Ref No:	<input type="text" value="8/01/0288"/>	Postcode:	<input type="text" value="BH23 7EZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Summerfield Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Large mature trees (area sensitive to loss) - insufficient space for development.

Site Ref No:	<input type="text" value="8/01/0289"/>	Postcode:	<input type="text" value="BH23 7HB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 14-16 Pittmore Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site to constrained to provide dwellings and retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0290"/>	Postcode:	<input type="text" value="BH23 7HB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and land adjacent 62-80 Pittmore Roa"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Awkward site shape, limited access, proximity to trees, part of site within flood zone 3a and 2 and need to relocate garages. Theoretical space for 2 semi-detached houses but considered unviable.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0291"/>	Postcode:	<input type="text" value="BH23 7NA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Redcliffe Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Unmitigable flood risk - no safe access. Site too small to accommodate new dwellings and retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0292"/>	Postcode:	<input type="text" value="BH23 7NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Cowleys Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Unmitigable flood risk - no safe access. Site too small to accommodate new dwellings and retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0293"/>	Postcode:	<input type="text" value="BH23 7NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 10-14 Birch Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Unmitigable flood risk - no safe access. Site too small to accommodate new dwellings and retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0294"/>	Postcode:	<input type="text" value="BH23 7LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Too constrained by neighbouring housing and by need to retain 50% garages.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0295"/>	Postcode:	<input type="text" value="BH23 7LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Harrison Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Too constrained by neighbouring housing and need to retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0296"/>	Postcode:	<input type="text" value="BH23 7LP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Kirkham Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Many houses in this area lack off-road parking so loss of garages not considered acceptable. Too constrained by neighbouring housing.

Site Ref No:	<input type="text" value="8/01/0297"/>	Postcode:	<input type="text" value="BH23 7LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 32-38 Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Many houses in this area lack off-road parking so loss of garages not considered acceptable. Too constrained by neighbouring housing.

Site Ref No:	<input type="text" value="8/01/0299"/>	Postcode:	<input type="text" value="BH23 7NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 69a Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate additional dwellings while retaining 50% garages

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0300"/>	Postcode:	<input type="text" value="BH23 7LS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 93 Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate new dwellings and retain 50% garages.

Site Ref No:	<input type="text" value="8/01/0302"/>	Postcode:	<input type="text" value="BH23 7LS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 60-74 Chestnut Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, with little opportunity for parking elsewhere

Site Ref No:	<input type="text" value="8/01/0303"/>	Postcode:	<input type="text" value="BH23 7LT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Farwell Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, with little opportunity for parking elsewhere

Site Ref No:	<input type="text" value="8/01/0304"/>	Postcode:	<input type="text" value="BH23 7HH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Priory View Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Unlikely in this area that valuable parking could be lost. High density, lack of private off-street parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/01/0309	Postcode:	BH23 7PE
Site Name:			
Address:	4 Burton Hall Place		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Would require demolition of no.9 which is semi-detached. Area TPO -Very large trees. Site assessed against the 2017 SFRA Level 2 No potential.

Site Ref No:	8/01/0310	Postcode:	BH23 7HB
Site Name:			
Address:	Land at Pittmore Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Grassed and treed amenity green space that makes up the main open space network locally.

Site Ref No:	8/01/0311	Postcode:	BH23 7HJ
Site Name:			
Address:	Land south of no 5 Summerfield Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small and constrained to accommodate new dwellings.

Site Ref No:	8/01/0312	Postcode:	BH237JS
Site Name:	Burton Cottage		
Address:	No. 143 Salisbury Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

New dwellings would cause unacceptable harm to setting of the listed cottage and possible harm to TPO trees. Almost entirely within flood zone 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/01/0314	Postcode:	BH23 7JU
Site Name:			
Address:	5-6 Preston Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site on edge of greenbelt. Townscape constraints. 2 storey side extension also approved on no. 6.

Site Ref No:	8/01/0315	Postcode:	BH23 7PB
Site Name:			
Address:	46-49 Whitehayes Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No potential - constrained site shape, relationship to neighbouring dwellings, trees and TPOs to north.

Site Ref No:	8/01/0317	Postcode:	BH23 7HZ
Site Name:			
Address:	Garages and garden of 4a Bodowen Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Awkward shape, and any development would be would need to retain 50% garages.

Site Ref No:	8/01/0321	Postcode:	BH23 7JD
Site Name:			
Address:	Garages at Holly Gardens		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings while retaining 50% garages. Site assessed against the 2017 SFRA Level 2

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0322"/>	Postcode:	<input type="text" value="BH23 7NT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-5 Whitehayes Road and 19-33 Footners Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Back gardens too small to accommodate additional dwellings. TPOs to south restrict potential.

Site Ref No:	<input type="text" value="8/01/0326"/>	Postcode:	<input type="text" value="BH23 7LB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="204-210 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plots too narrow to redevelop at higher density and gardens too small for backland. 3 Refusals and one Appeal Dismissed for demolition of existing 202 dwelling and erect 2 dwellings.

Site Ref No:	<input type="text" value="8/01/0327"/>	Postcode:	<input type="text" value="BH23 7LS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Campbell Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate new dwelling.

Site Ref No:	<input type="text" value="8/01/0329"/>	Postcode:	<input type="text" value="BH23 7JS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Burton Hall Place"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No off-road parking here means loss of garages and parking unacceptable.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/01/0332"/>	Postcode:	<input type="text" value="BH23 7LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="166-168 Stony Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretical potential for 1 additional dwelling to replace existing outbuilding but likely to harm setting of listed building. All of site in floodzone.

Site Ref No:	<input type="text" value="8/01/0338"/>	Postcode:	<input type="text" value="BH23 7JW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="70 Salisbury Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against the 2017 SFRA Level 2 . In conservation areas - no potential.

Site Ref No:	<input type="text" value="8/01/2007"/>	Postcode:	<input type="text" value="BH23 7NJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2 Martins Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site added as proposed by Reg 18 Local plan part 2 comment ID LP25C3 suggests 4 additional dwellings. Site is in Green Belt so would require review and amendment of Green Belt so zero potential identified, and excluded.

Site Ref No:	<input type="text" value="8/02/0036"/>	Postcode:	<input type="text" value="BH23 3AZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="78-88 Dorset Road & 75-85 Everest Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Complex ownership, awkward site shape and position and location next to dual carriageway. Little history of backland development in this area.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0227"/>	Postcode:	<input type="text" value="BH23 3BA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="22-32 Everest Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens theoretically large enough for backland development but complex ownerships.

Site Ref No:	<input type="text" value="8/02/0231"/>	Postcode:	<input type="text" value="BH23 3AX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6-12 Tensing Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development and limited access onto Burton Road due top slope

Site Ref No:	<input type="text" value="8/02/0346"/>	Postcode:	<input type="text" value="BH23 3RN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at The Hawthorns"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Valuable amenity space

Site Ref No:	<input type="text" value="8/02/0362"/>	Postcode:	<input type="text" value="BH23 3DZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Marmion Green & Somerford Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0363	Postcode:	BH23 3QE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Amenity green space at 106-128 Somerford Ro			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:							
				Important amenity space in high density residential area. PPG17 study does not support loss.			

Site Ref No:	8/02/0364	Postcode:	BH23 3DZ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Land at Marmion Green			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:							
				Important amenity space in high density residential area. PPG17 study does not support loss.			

Site Ref No:	8/02/0365	Postcode:	BH23 3DP	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:	Amenity green space at Druitt Road			Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Druitt Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:							
				Important amenity space in high density residential area. PPG17 study does not support loss.			

Site Ref No:	8/02/0366	Postcode:	BH23 3QE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	108-128 Somerford Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:							
				Gardens too small for backland development and existing pattern would not accommodate extension of terraces			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0369"/>	Postcode:	<input type="text" value="BH23 3BZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="58-72 Edward Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small for backland development and existing pattern would not accommodate additional dwellings

Site Ref No:	<input type="text" value="8/02/0370"/>	Postcode:	<input type="text" value="BH23 3QF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity greenspace opposite 140-162 Somerfo"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/02/0371"/>	Postcode:	<input type="text" value="BH23 3AH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Bingham Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/02/0374"/>	Postcode:	<input type="text" value="BH23 3AT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Redvers Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0376"/>	Postcode:	<input type="text" value="BH23 3AE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Everest Road, 111 Burton Road & 13-17 Hillar"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Trees and existing pattern of development rule out backland or extension to terraces

Site Ref No:	<input type="text" value="8/02/0378"/>	Postcode:	<input type="text" value="BH23 3BD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Hillary Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/02/0379"/>	Postcode:	<input type="text" value="BH23 3AZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Irvine Road & Everest R"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/02/0380"/>	Postcode:	<input type="text" value="BH23 3BB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adj 46 Everest Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0381	Postcode:	BH23 3BN
Site Name:			
Address:	3-25 Hunt Road & 50-82 Everest Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Highly complex ownerships and narrow gardens.

Site Ref No:	8/02/0385	Postcode:	BH23 3DN
Site Name:			
Address:	2 Charles Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Plot not quite wide enough to extend terrace by one house

Site Ref No:	8/02/0386	Postcode:	BH23 3DN
Site Name:			
Address:	Amenity green space at Charles Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	8/02/0387	Postcode:	BH23 3DN
Site Name:			
Address:	16 Charles Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Plot not quite wide enough to extend terrace by one house

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0388"/>	Postcode:	<input type="text" value="BH23 3DN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Charles Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plot not quite wide enough to extend terrace by one house

Site Ref No:	<input type="text" value="8/02/0390"/>	Postcode:	<input type="text" value="BH23 3DD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="10-20 Dorset Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space for backland development avoiding mature trees but no history in this area and adjacent dual carriageway

Site Ref No:	<input type="text" value="8/02/0391"/>	Postcode:	<input type="text" value="BH23 3EJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Edward Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	<input type="text" value="8/02/0394"/>	Postcode:	<input type="text" value="BH23 3EN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space opposite 58-72 Edward R"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0395	Postcode:	BH23 3EN
Site Name:			
Address:	45-67 Edward Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development and existing pattern would not accommodate additional dwellings

Site Ref No:	8/02/0397	Postcode:	BH23 3EW
Site Name:			
Address:	Amenity green space opposite 101-103 Edward		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Important amenity space in high density residential area. PPG17 study does not support loss.

Site Ref No:	8/02/0400	Postcode:	BH23 3QF
Site Name:			
Address:	140-162 Somerford Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development. Trees and existing pattern would not accommodate additional dwellings

Site Ref No:	8/02/0404	Postcode:	BH23 3EG
Site Name:	Coleridge Green		
Address:	Coleridge Green		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0406	Postcode:	BH23 3RE
Site Name:			
Address:	Parking and land opposite 17 Leyside		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to retain 50% parking and redevelop in a suitable manner

Site Ref No:	8/02/0407	Postcode:	BH23 3QX
Site Name:			
Address:	Land adj 32 Stroud Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Plot just too narrow to create semi-detached house and result in acceptable form of development. Loss of key tree in townscape.

Site Ref No:	8/02/0408	Postcode:	BH23 3QN
Site Name:			
Address:	18 Somerford Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Plot not wide enough to redevelop for 2 dwellings in keeping with neighbouring pattern

Site Ref No:	8/02/0409	Postcode:	BH23 3QN
Site Name:			
Address:	4 Somerford Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0411"/>	Postcode:	<input type="text" value="BH23 3HG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garage of 29 Sandown Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwelling - footpath to side prevents development

Site Ref No:	<input type="text" value="8/02/0414"/>	Postcode:	<input type="text" value="BH23 3HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="58 Mundeford Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Loss of amenity space not supported by PPG17 report. Inappropriate to extend semi-detached pair by one house.

Site Ref No:	<input type="text" value="8/02/0415"/>	Postcode:	<input type="text" value="BH23 3HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="64 Mundeford Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Loss of amenity space not supported by PPG17 report. Inappropriate to extend semi-detached pair by one house.

Site Ref No:	<input type="text" value="8/02/0417"/>	Postcode:	<input type="text" value="BH23 3PQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Park Gardens (west)"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Awkward long shape of site prevents development while retaining 50% garages

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/02/0418"/>	Postcode:	<input type="text"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Park Gardens (east)"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Awkward long shape of site prevents development while retaining 50% garages

Site Ref No:	<input type="text" value="8/02/0423"/>	Postcode:	<input type="text" value="BH23 3HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space and car park at Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Parking required for surrounding housing and unsuitable for redevelopment

Site Ref No:	<input type="text" value="8/02/0425"/>	Postcode:	<input type="text" value="BH23 3AQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="18-28 Bingham Road + amenity green space"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small for backland development.

Site Ref No:	<input type="text" value="8/02/0426"/>	Postcode:	<input type="text" value="BH23 3AQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Amenity green space at Bingham Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Important amenity space in high density residential area. PPG17 study does not support loss.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/02/0427	Postcode:	BH23 3RA
Site Name:			
Address:	Garages and amenity space at Meadowland		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to redevelop for housing. Complex ownerships make unviable.

Site Ref No:	8/02/0428	Postcode:	BH23 3QZ
Site Name:			
Address:	Car park r/o 35 Blackberry Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Parking required for adjacent housing

Site Ref No:	8/03/0090	Postcode:	BH23 5LT
Site Name:			
Address:	8 Chewton Common Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="1"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Potential for subdivision only. Expired planning consent. Severance of plot and infill development unlikely, as app refused on appeal due to overdevelopment (see SHLAA site 8/03/0059).

Site Ref No:	8/03/0388	Postcode:	BH23 5DR
Site Name:			
Address:	Garages to rear of 9-11 Wortley Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to redevelop for housing while retaining 50% parking

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0394"/>	Postcode:	<input type="text" value="BH23 5AU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="27 Colemere Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretically space for 1 detached dwelling in rear garden. Site amended to remove no. 25 as 8/15/0376 sever & erect bungalow completed 2017. Assume 27 too small in view of trees and new dev at 25.

Site Ref No:	<input type="text" value="8/03/0397"/>	Postcode:	<input type="text" value="BH23 5BT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-4 Crispine Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space to redevelop both bungalows to form 3 but not considered viable

Site Ref No:	<input type="text" value="8/03/0398"/>	Postcode:	<input type="text" value="BH23 5BS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-4 Angeline Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space to redevelop both bungalows to form 3 but not considered viable

Site Ref No:	<input type="text" value="8/03/0412"/>	Postcode:	<input type="text" value="BH23 5BZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7-8 Maple Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs and large trees prevent backland development. Redevelopment not appropriate

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/03/0413	Postcode:	BH23 5BZ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	3-4 Maple Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Gardens too small and constrained by neighbouring development.			

Site Ref No:	8/03/0415	Postcode:	BH23 5DJ	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	5-6 Redan Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Theoretically space to redevelop 2 dwellings into 3 but not considered viable and likely to result in contrived design			

Site Ref No:	8/03/0416	Postcode:	BH23 5DH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Garages at Wharnccliffe Court			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				High density flats adjacent require parking. Site appropriate for flats but would generate own parking.			

Site Ref No:	8/03/0417	Postcode:	BH23 5DB	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	23 Wharnccliffe Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				New dwelling built, see app 8/05/0083			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0422"/>	Postcode:	<input type="text" value="BH23 5DE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="22-38 Wharnccliffe Road & 5-23 Waterford Garde"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No backland potential. Extension and subdivision of several large houses considered more likely than redevelopment. 8/15/0113 granted 30/4/15 demolition of chalet bungalow no. 36 construction of detached dwelling - not net gain

Site Ref No:	<input type="text" value="8/03/0424"/>	Postcode:	<input type="text" value="BH23 5JX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-20 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="4"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Backland development ruled out by trees. Subdivision potential only.

Site Ref No:	<input type="text" value="8/03/0427"/>	Postcode:	<input type="text" value="BH23 5JX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="30-44 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No backland potential. All bungalows so no subdivision or redevelopment potential.

Site Ref No:	<input type="text" value="8/03/0428"/>	Postcode:	<input type="text" value="BH23 5JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="33-43 Montagu Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No backland potential. All bungalows so no subdivision or redevelopment potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0432"/>	Postcode:	<input type="text" value="BH23 5LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="9-10 Studley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Heavy tree cover, regular pattern of existing development rule out backland development. Recent extension to n. 10 app 8/09/0528. No other potential.

Site Ref No:	<input type="text" value="8/03/0433"/>	Postcode:	<input type="text" value="BH23 5LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-8 Studley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Regular pattern of development would not accommodate additional dwelling

Site Ref No:	<input type="text" value="8/03/0434"/>	Postcode:	<input type="text" value="BH23 5JZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-22 Abingdon Drive, 3-7 Studley Close & 1 Lor"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Regular pattern of development would not accommodate additional dwellings

Site Ref No:	<input type="text" value="8/03/0439"/>	Postcode:	<input type="text" value="BH23 5LJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="438-440 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space to erect 1 pair semi-detached houses but would require severance of 4 gardens, with contrived access through garages, or demolition of 1 property. Not viable.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0440"/>	Postcode:	<input type="text" value="BH23 5HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear of 12 Seaton Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Too small to accommodate dwelling while retaining 50% garages

Site Ref No:	<input type="text" value="8/03/0441"/>	Postcode:	<input type="text" value="BH23 5HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-5 Seaton Close, 15 Seaton Road & 14 Chewt"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretical potential at 15 Seaton Road but not possible to accommodate additional dwelling in current pattern of development.

Site Ref No:	<input type="text" value="8/03/0442"/>	Postcode:	<input type="text" value="BH23 5LT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12 Chewton Common Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out backland potential. Too narrow for redevelopment as semi-detached.

Site Ref No:	<input type="text" value="8/03/0443"/>	Postcode:	<input type="text" value="BH23 5BQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and parking at Haslemere Place"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

High density flats adjacent require these garages. Development here would just increase demand for parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0446"/>	Postcode:	<input type="text" value="BH23 5DR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear of 241-245 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretically large enough to accommodate dwellings but overlooking and need for parking rule out potential.

Site Ref No:	<input type="text" value="8/03/0451"/>	Postcode:	<input type="text" value="BH23 5AS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11-13 Colemere Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and too narrow for additional dwellings. No other potential.

Site Ref No:	<input type="text" value="8/03/0452"/>	Postcode:	<input type="text" value="BH23 5AR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="20-22 Amberley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small and treed to accommodate additional dwellings

Site Ref No:	<input type="text" value="8/03/0453"/>	Postcode:	<input type="text" value="BH23 5DY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 16 Ranelagh Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0454"/>	Postcode:	<input type="text" value="BH23 5DX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 18 Arundel Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0455"/>	Postcode:	<input type="text" value="BH23 5DX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 4 Arundel Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0456"/>	Postcode:	<input type="text" value="BH23 5DY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 25 Beacon Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. TPOs rule out development on verge.

Site Ref No:	<input type="text" value="8/03/0457"/>	Postcode:	<input type="text" value="BH23 5DH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 27 Beacon Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0458"/>	Postcode:	<input type="text" value="BH23 5BZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 10 Maple Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings while retaining 50% parking

Site Ref No:	<input type="text" value="8/03/0461"/>	Postcode:	<input type="text" value="BH23 5TB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 17 Earlsdon Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0462"/>	Postcode:	<input type="text" value="BH23 5TB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 21 Earlsdon Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0463"/>	Postcode:	<input type="text" value="BH23 5TD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Quintin Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling, retaining 50% parking but not considered viable

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0464"/>	Postcode:	<input type="text" value="BH23 5BL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 67 Kilmington Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small and constrained by neighbouring development to accommodate dwelling while retaining 50% garages and parking

Site Ref No:	<input type="text" value="8/03/0465"/>	Postcode:	<input type="text" value="BH23 5TA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 3 Norleywood"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwelling while retaining 50% garages

Site Ref No:	<input type="text" value="8/03/0466"/>	Postcode:	<input type="text" value="BH23 5BL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Parking adjacent 49 Kilmington Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwelling

Site Ref No:	<input type="text" value="8/03/0467"/>	Postcode:	<input type="text" value="BH23 5TA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 9 Norleywood"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwelling while retaining 50% garages. TPO to west prevents extension of garages.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/03/0468	Postcode:	BH23 5BX
Site Name:			
Address:	Garages to rear of 3 Julia Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small and constrained by neighbouring development to accommodate dwelling while retaining 50% garages

Site Ref No:	8/03/0471	Postcode:	BH23 5HJ
Site Name:			
Address:	32-34 Bucehayes Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Garden too small for backland development unless incorporated into development of rear service yard site to south

Site Ref No:	8/03/0472	Postcode:	BH23 5HJ
Site Name:			
Address:	23-35 Bucehayes Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Gardens too small and close to trees to accommodate dwellings to rear

Site Ref No:	8/03/0476	Postcode:	BH23 5LE
Site Name:			
Address:	Garages at Marryat Court, Montagu Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

High density flats adjacent require these garages. Development here would just increase demand for parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0477"/>	Postcode:	<input type="text" value="BH23 5JQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Marryat Court (19-33), Montagu Roa"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0478"/>	Postcode:	<input type="text" value="BH23 5JR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Waterford Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0479"/>	Postcode:	<input type="text" value="BH23 5HT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Castle Court, Waterford Place"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0480"/>	Postcode:	<input type="text" value="BH23 5LF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Jays Court and The Lawns"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/03/0481"/>	Postcode:	<input type="text" value="BH23 5DE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Bermuda Court"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/03/0482"/>	Postcode:	<input type="text" value="BH23 5DW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 25 Waterford Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

High density flats adjacent require these garages. Development here would just increase demand for parking.

Site Ref No:	<input type="text" value="8/04/0021"/>	Postcode:	<input type="text" value="BH23 2HZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="39 to 43 Endfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Overlooking rules out dev of west of site. Character Appraisal resists loss of mature trees on east of site. Would require demolition for access. Not viable. No subdivision potential.

Site Ref No:	<input type="text" value="8/04/0073"/>	Postcode:	<input type="text" value="Bh23 2ER"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land Adj 33b Jumpers Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Due to awkward shape of site and small developable area the site has very little potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/04/0308"/>	Postcode:	<input type="text" value="BH23 2JQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="land r/o 24 Albion Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPO and 400m heathland buffer to east rules out development

Site Ref No:	<input type="text" value="8/04/0336"/>	Postcode:	<input type="text" value="BH23 2HP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Brisbane Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Awkward site relationship to road and neighbouring dwellings. Redevelopment for housing unlikely while retaining 50% garages.

Site Ref No:	<input type="text" value="8/04/0338"/>	Postcode:	<input type="text" value="BH23 2JL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Kimberley Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Lack of parking in Kimberley Close, loss of garages unacceptable.

Site Ref No:	<input type="text" value="8/04/0343"/>	Postcode:	<input type="text" value="BH23 2JE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1a-15 Arcadia Road and 30 Albion Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and on edge of 400m heathland development buffer. No subdivision potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/04/0345"/>	Postcode:	<input type="text" value="BH23 2PU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Wildfell Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings and retain 50% garages

Site Ref No:	<input type="text" value="8/04/0347"/>	Postcode:	<input type="text" value="BH23 2PU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 6-8 Wildfell Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings and retain 50% garages. Awkward relationship to neighbouring houses.

Site Ref No:	<input type="text" value="8/04/0348"/>	Postcode:	<input type="text" value="Bh23 2ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Marsh Lane/Bronte Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings and retain 50% garages. Awkward relationship to neighbouring houses.

Site Ref No:	<input type="text" value="8/05/0154"/>	Postcode:	<input type="text" value="BH23 4EU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Seaway Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Later app-8/08/0365-erection of 2x3 bed detached dwellings, part single part two storey, utilising existing access points after demolition of existing dwelling refused on grounds of unsympathetic design and overcramped environment. Appeal dismissed.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0165"/>	Postcode:	<input type="text" value="BH23 3JL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="108 & 110 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No.109 to narrow for redevelopment. 108 pp 8/08/0510 erection of three dormers to south west and north east elevations; erection of rear single storey kitchen.

Site Ref No:	<input type="text" value="8/05/0353"/>	Postcode:	<input type="text" value="BH23 3NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="49 Mundeford & land adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against 2017 SFRA Level 2. Site partially within flood zone 3. Area outside has significant TPO cover

Site Ref No:	<input type="text" value="8/05/0358"/>	Postcode:	<input type="text" value="BH23 4BQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="30 Raven Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against 2017 SFRA Level 2. TPOs potential on site.

Site Ref No:	<input type="text" value="8/05/0359"/>	Postcode:	<input type="text" value="BH23 4BJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 15-19 Fulmar Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Awkward shape of site, tree cover and lack of access prevent backland development. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0360	Postcode:	BH23 4BA
Site Name:			
Address:	3-7 Wren Close and 3-11 Falcon Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Gardens too small and constrained by trees for backland development and no current examples of 2 for 1 redevelopments in the immediate vicinity. Site assessed against 2017 SFRA Level 2.

Site Ref No:	8/05/0361	Postcode:	BH23 4BG
Site Name:			
Address:	5-15 Raven Way and 5-15 Merlin Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Awkward site shape, multiple ownerships, requires demolition, overlooking and no examples of backland or 2 for 1 redevelopments in the immediate vicinity. Site assessed against 2017 SFRA Level 2.

Site Ref No:	8/05/0364	Postcode:	BH23 4JH
Site Name:			
Address:	R/O 28 Blenheim Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate dwellings while retaining 50% parking

Site Ref No:	8/05/0365	Postcode:	BH23 4JH
Site Name:			
Address:	Garages and parking adjacent 12 Blenheim Driv		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate dwellings while retaining 50% parking

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0373"/>	Postcode:	<input type="text" value="BH23 4PD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 42-52 East Cliff Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Demolition for access would harm character. Backland development inappropriate.

Site Ref No:	<input type="text" value="8/05/0374"/>	Postcode:	<input type="text" value="BH23 4HN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5-6 Dunedin Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Appeal dismissed due to TPO trees on site, and overlooking for nearby dwellings. No potential.

Site Ref No:	<input type="text" value="8/05/0375"/>	Postcode:	<input type="text" value="BH23 4HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Dunedin Grove & 11-15 Wellington Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Each plot too small to subdivide into 2. Redevelopment of all considered unlikely.

Site Ref No:	<input type="text" value="8/05/0376"/>	Postcode:	<input type="text" value="BH23 4HL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="50-64 & 39-41 Wellington Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Back gardens too small and constrained by trees to accommodate backland dwellings. 2016 amended site to exclude rear of 36-38 east cliff way.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0378	Postcode:	BH23 4HB
Site Name:			
Address:	159 Bure Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

No potential unless sub station removed. Consider unlikely in plan period.

Site Ref No:	8/05/0380	Postcode:	BH23 4HH
Site Name:			
Address:	24-36 Wellington Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Backland potential ruled out by trees and TPOs and redevelopment by regular pattern of existing housing

Site Ref No:	8/05/0383	Postcode:	BH23 3HT
Site Name:			
Address:	3-5 Cricket Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Gardens too small and constrained by trees and need to demolish one dwelling

Site Ref No:	8/05/0386	Postcode:	BH23 3NQ
Site Name:			
Address:	19-31 Mudeford		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against 2017 SFRA Level 2. Site partially within flood zone 3. Important character area.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0388	Postcode:	BH23 4DZ
Site Name:			
Address:	1-15 Rook Hill Road & 21-28 Avon Run Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Very defined low density character area. Gardens too small for backland development and too narrow for division.

Site Ref No:	8/05/0390	Postcode:	BH23 4ET
Site Name:			
Address:	137-155 Bure Lane & 20-36 Seafield Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="10"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Gardens too small and constrained by trees for backland development. Subdivision potential only.

Site Ref No:	8/05/0399	Postcode:	BH23 3LS
Site Name:			
Address:	1-3 Hamilton Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against 2017 SFRA Level 2. Site partially within flood zone 3. Area outside has significant TPO cover

Site Ref No:	8/05/0403	Postcode:	BH23 4BD
Site Name:			
Address:	4-10 Wren Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Plots too small for backland development. No.10 too narrow to sever for additional dwelling. No current examples of 2 for 1 redevelopments in the immediate vicinity. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0404"/>	Postcode:	<input type="text" value="BH23 4BE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12-13 Dunlin Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space for one dwelling across both gardens but need to demolish and redevelop due to layout and access - unviable.

Site Ref No:	<input type="text" value="8/05/0408"/>	Postcode:	<input type="text" value="BH23 4SQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-5 Bure Homage Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and loss of trees

Site Ref No:	<input type="text" value="8/05/0411"/>	Postcode:	<input type="text" value="BH23 4BX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="19-21 Ricardo Crescent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Back gardens too small for development. No other potential.

Site Ref No:	<input type="text" value="8/05/0412"/>	Postcode:	<input type="text" value="BH23 4BX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="47-49 Ricardo Crescent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Back gardens too small for development. No other potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0413	Postcode:	BH23 4BL
Site Name:			
Address:	10-18 Merlin Way & 9-21 Sheldrake Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Gardens likely too small for backland development. No history of complex land assembly in area.

Site Ref No:	8/05/0415	Postcode:	BH23 3NR
Site Name:	Local Plan BE 11 policy area plus 69 Mudeford		
Address:	Mudeford		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Site Ref No:	8/05/0417	Postcode:	BH23 3RW
Site Name:			
Address:	Garages adjacent 40&49 Elderberry Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small and awkwardly shaped to accommodate dwellings while retaining 50% garages

Site Ref No:	8/05/0418	Postcode:	BH23 3SL
Site Name:			
Address:	Garages and parking to rear of 20-34 Jellicoe Dr		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate dwellings while retaining 50% garages. Parking required for shops.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0420"/>	Postcode:	<input type="text" value="BH23 3JG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent Rodney Court"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

It is currently considered that complete loss of car parking in this area would create issues locally.

Site Ref No:	<input type="text" value="8/05/0425"/>	Postcode:	<input type="text" value="BH23 4LZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Sopwith Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Parking well utilised and therefore site too small to accommodate dwellings while retaining 50% garages.

Site Ref No:	<input type="text" value="8/05/0426"/>	Postcode:	<input type="text" value="BH23 3HR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 153 Mudeford Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Retain 100% garages and parking for use by high density flats adjacent

Site Ref No:	<input type="text" value="8/05/0427"/>	Postcode:	<input type="text" value="BH23 3NN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 151 Mudeford Lane & 64 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwellings

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0428	Postcode:	BH23 4AR
Site Name:			
Address:	Garages adjacent 8 Mude Gardens		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate dwellings while retaining 50% garages, partially in flood zone 3a.

Site Ref No:	8/05/0429	Postcode:	BH23 4AR
Site Name:			
Address:	Garages adjacent 26-28 Mude Gardens		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against 2017 SFRA Level 2. Site too small to accommodate dwellings while retaining 50% garages.

Site Ref No:	8/05/0430	Postcode:	BH23 4DQ
Site Name:			
Address:	Garages adjacent 31 De Havilland Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate dwellings while retaining 50% garages.

Site Ref No:	8/05/0435	Postcode:	BH23 4AG
Site Name:	The Anchorage		
Address:	157 Mudeford		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Statutory listed building already converted to apartments. Garden essential to setting. Site assessed against 2017 SFRA Level 2.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/05/0438"/>	Postcode:	<input type="text" value="BH23 4EF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 23 & 24 Bure Park."/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Retain 100% garages and parking for use by high density flats adjacent

Site Ref No:	<input type="text" value="8/05/0439"/>	Postcode:	<input type="text" value="BH23 4EF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 33&34 Bure Park."/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Retain 100% garages and parking for use by high density flats adjacent. Site too small to accommodate dwellings.

Site Ref No:	<input type="text" value="8/05/0440"/>	Postcode:	<input type="text" value="BH23 4EF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear 7 & 8 Bure Park."/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Retain 100% garages and parking for use by high density flats adjacent.

Site Ref No:	<input type="text" value="8/05/0443"/>	Postcode:	<input type="text" value="BH23 4AB"/>
Site Name:	<input type="text" value="Quay House"/>		
Address:	<input type="text" value="115 Mudeford"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Unmitigable flood risk-no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/05/0444	Postcode:	BH23 4DT	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	1 Avon Run Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Rear garden too constrained by TPO and lack of access to accommodate dwelling.			

Site Ref No:	8/05/0446	Postcode:	BH23 4HH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	1-6 Auckland Road & 20-22 Wellington Av			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Redevelopment at higher density and backland potential ruled out by TPOs.			

Site Ref No:	8/06/0064	Postcode:	BH23 5RH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	1 Heath Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site too small to accommodate dwelling			

Site Ref No:	8/06/0128	Postcode:	BH23 5LL	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	26-30 & 35-39 Elphinstone Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				TPOs restrict potential.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/06/0196"/>	Postcode:	<input type="text" value="BH23 5LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garden of 16 Bracken Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Small site and previous appeal dismissed. No potential. Subsequently 2 planning apps refused 2010 and appeal dismissed. Further evidence of no potential.

Site Ref No:	<input type="text" value="8/06/0235"/>	Postcode:	<input type="text" value="BH23 5LT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Chewton Common Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	<input type="text" value="8/06/0236"/>	Postcode:	<input type="text" value="BH23 5ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 17-25 Chewton Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretical space for 2 dwellings but complex access and ownership make unviable.

Site Ref No:	<input type="text" value="8/06/0265"/>	Postcode:	<input type="text" value="BH23 4NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8 & 8a Hinton Wood Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs and orientation to road rule out redevelopment at higher density

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/06/0269	Postcode:	BH23 5RT
Site Name:	Amberwood House		
Address:	Amberwood Gardens		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Trees rule out development in grounds and house already subdivided

Site Ref No:	8/06/0339	Postcode:	BH23 5NY
Site Name:			
Address:	Garages north of 5 Oakwood Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretically large enough for 2 dwellings but complex ownership, proximity to TPOs and poor relationship to existing dwellings

Site Ref No:	8/06/0390	Postcode:	BH23 5AH
Site Name:	Meadow Cottage		
Address:	26 Hinton Wood Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out backland development

Site Ref No:	8/06/0399	Postcode:	Bh23 5AP
Site Name:			
Address:	2-16 Cranemoor Close (all numbers)		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out all backland potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/06/0406	Postcode:	BH23 5RY	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	21-32 Pinewood Road & 4-16 Dunbar Crescent			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Gardens too small to accommodate backland development			

Site Ref No:	8/06/0411	Postcode:	BH23 5RR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	136 Ringwood Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Rear garden too constrained by size, relationship to trees and overlooking from or to neighbouring properties			

Site Ref No:	8/06/0412	Postcode:	BH23 5RH	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	3-9 Heath Road			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site theoretically large enough to accommodate 2 dwellings but complex ownerships, limited access and relationship to neighbouring properties rules out potential.			

Site Ref No:	8/06/0420	Postcode:	BH23 5QR	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Garages at Tressilian Way			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Site theoretically large enough to extend terrace by 1 dwelling while retaining 50% garages but not considered viable due to complex ownerships			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/06/0421"/>	Postcode:	<input type="text" value="BH23 5QN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages r/o 22-24 Tressilian Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site theoretically large enough to accommodate 1 dwelling while retaining 50% garages but not considered viable due to complex ownerships

Site Ref No:	<input type="text" value="8/06/0423"/>	Postcode:	<input type="text" value="BH23 5PZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2 Solent Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs and site shape rule out redevelopment at higher density

Site Ref No:	<input type="text" value="8/06/0431"/>	Postcode:	<input type="text" value="BH23 5NQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Chantry Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwellings while retaining 50% garages

Site Ref No:	<input type="text" value="8/06/0432"/>	Postcode:	<input type="text" value="BH23 5NH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Brookside Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site theoretically large enough to extend terrace by one house but ownerships too complex

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/06/0434"/>	Postcode:	<input type="text" value="BH23 5AN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="95 Hinton Wood Avenue, 1-11 & 17 Cranemoor"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Dense TPOs, stream running through site and flood zone, setting of listed building. Appeal dismissed 1 x2 bed rear of 17, 8/14/0126

Site Ref No:	<input type="text" value="8/06/0435"/>	Postcode:	<input type="text" value="BH23 5QD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land at Broadlands Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Important local amenity green space separating housing

Site Ref No:	<input type="text" value="8/06/0436"/>	Postcode:	<input type="text" value="BH23 5QU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Hurst Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Theoretical space for 2 dwellings while retaining 50% garages but awkward site access and undesirable location adjacent railway line

Site Ref No:	<input type="text" value="8/06/0440"/>	Postcode:	<input type="text" value="BH23 5NH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Milverton Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwellings while retaining 50% garages

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/06/0441	Postcode:	BH23 5NJ
Site Name:			
Address:	Garages by 18 Latimers Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small and constrained by TPO.

Site Ref No:	8/06/0445	Postcode:	BH23 5SA
Site Name:			
Address:	Garages at Plantation Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site theoretically large enough to extend terrace by one house but ownerships too complex

Site Ref No:	8/06/0446	Postcode:	BH23 5SA
Site Name:			
Address:	Garages at 8 Plantation Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site theoretically large enough to extend terrace by one house but ownerships too complex and site constrained by tree at front

Site Ref No:	8/06/0447	Postcode:	BH23 5NU
Site Name:			
Address:	1 Thornfield Drive		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site too small to accommodate additional dwelling

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/06/0448"/>	Postcode:	<input type="text" value="BH23 5ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages by 11 Upper Gordon Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small to accommodate dwellings while retaining 50% garages

Site Ref No:	<input type="text" value="8/07/0230"/>	Postcode:	<input type="text" value="BH23 2EA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12-24 Beaulieu Road & 2-6 Beaulieu Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Rear gardens partly in flood zone 3a and 2 and partly green belt. Too small to accommodate backland development. Harm to character. Subdivision potential only.

Site Ref No:	<input type="text" value="8/07/0254"/>	Postcode:	<input type="text" value="BH23 2UD"/>
Site Name:	<input type="text" value="Latch House"/>		
Address:	<input type="text" value="Latch Farm Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Heavy tree cover and protected setting of Listed building. No potential.

Site Ref No:	<input type="text" value="8/07/0260"/>	Postcode:	<input type="text" value="BH23 2DN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garage and store to r/o 145-147 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Too small to accommodate flats or houses

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/07/0267"/>	Postcode:	<input type="text" value="BH23 2AB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-29 Clarendon Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Housing development between gardens and railway line (app 8/07/0522) rules out development of gardens themselves due to overdevelopment of area. Complex multiple ownerships and narrow gardens. No potential. Update 2/11/2015 rear of 31 granted outline PP for 2 dwellings, polygon & record amended to remove R/O 31 - and set up a new separate SHLAA site 8/07/0431

Site Ref No:	<input type="text" value="8/07/0277"/>	Postcode:	<input type="text" value="BH23 2EF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-25 Burnett Ave & 1-2 Corbar Rd"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

No potential, most properties fall partly within flood zone 3a and 2.

Site Ref No:	<input type="text" value="8/07/0285"/>	Postcode:	<input type="text" value="BH23 2JP"/>
Site Name:	<input type="text" value="Open space at Clarence Place"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Landscaped garden serves properties in Clarence Place. Mature Trees. No potential.

Site Ref No:	<input type="text" value="8/07/0286"/>	Postcode:	<input type="text" value="BH23 2RG"/>
Site Name:	<input type="text" value="Grass between Deverell Close and Fairmile Roa"/>		
Address:	<input type="text"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Trees, steep slop and poor relationship to road and housing.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/07/0293"/>	Postcode:	<input type="text" value="BH23 2EN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="21 & 44 Maundeveille Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Previous app for redevelopment established harm to character.

Site Ref No:	<input type="text" value="8/07/0294"/>	Postcode:	<input type="text" value="BH23 2DQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Grove Road East"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Garden not large enough to accommodate additional dwelling. Harm to character established by refusal.

Site Ref No:	<input type="text" value="8/07/0296"/>	Postcode:	<input type="text" value="BH23 2DD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3 & 5 Sherwood Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Awkward site shape and semi-detached properties. No potential unless gardens to south also developed. Too small for subdivision.

Site Ref No:	<input type="text" value="8/07/0298"/>	Postcode:	<input type="text" value="BH23 2AF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="13-31 Portfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Narrow gardens and complex multiple ownership. No backland or subdivision potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/07/0299"/>	Postcode:	<input type="text" value="BH23 2AG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Portfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Too small and constrained to accommodate dwellings.

Site Ref No:	<input type="text" value="8/07/0305"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="52-62 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Narrow gardens and complex multiple ownerships. No potential.

Site Ref No:	<input type="text" value="8/07/0307"/>	Postcode:	<input type="text" value="BH23 2LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="r/o 34 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Too small to accommodate dwelling

Site Ref No:	<input type="text" value="8/07/0312"/>	Postcode:	<input type="text" value="BH23 2DE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="84-106 Fairmile Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Narrow gardens to short to accommodate backland dwellings. Complex multiple ownerships. No potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/07/0324	Postcode:	BH23 2DN
Site Name:			
Address:	7-13 Elizabeth Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development. No subdivision potential.

Site Ref No:	8/07/0325	Postcode:	BH23 2AW
Site Name:			
Address:	31-39a Elizabeth Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development. No subdivision potential.

Site Ref No:	8/07/0420	Postcode:	BH23 2DW
Site Name:			
Address:	28-54 Elizabeth Avenue and 9-16 Burnett Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Assume greater potential in site 8/07/0420 to the north. No subdivision potential.

Site Ref No:	8/08/0107	Postcode:	BH23 1EH
Site Name:			
Address:	17 Purewell		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within zone 3a. No safe access route.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0108"/>	Postcode:	<input type="text" value="BH23 1EH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="27a Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely in flood zone zone 3a. No means of providing safe access route.

Site Ref No:	<input type="text" value="8/08/0109"/>	Postcode:	<input type="text" value="BH23 3LZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="22 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. Conservation Area -garden too small for severence.

Site Ref No:	<input type="text" value="8/08/0340"/>	Postcode:	<input type="text" value="BH23 3LP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 14-18 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site almost entirely in zone 3a.

Site Ref No:	<input type="text" value="8/08/0345"/>	Postcode:	<input type="text" value="BH23 3JH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="27-29 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Small gardens and overlooking rule out backland development. No other potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0348	Postcode:	BH23 1EH
Site Name:			
Address:	R/O 27 Purewell		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0350	Postcode:	BH23 3NE
Site Name:			
Address:	R/O 128 Stanpit		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/08/0351	Postcode:	BH23 3NE
Site Name:			
Address:	r/o 1-6 Fishermans Bank		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against 2017 SFRA Level 2. Conservation Area designation means infill development will be hard to achieve and limited car parking options are available should the garage block be redeveloped. Part of the site could come forward along with SHLAA site 8/08/0404, but at this point there is insufficient certainty to include the site.

Site Ref No:	8/08/0360	Postcode:	BH23 1ES
Site Name:			
Address:	r/o 44 Purewell		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2. Site outside Zones 2and 3 but only access onto Scotts Hill is Flood zone 3 so no safe access- no potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0361"/>	Postcode:	<input type="text" value="BH23 1HQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7 & 9 Moffat Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. Gardens not big enough in view of abutting engineering building. Possible potential if engineering works were redeveloped. Currently no potential

Site Ref No:	<input type="text" value="8/08/0364"/>	Postcode:	<input type="text" value="BH23 1HG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="45-61 Scotts Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. gardens too small for infill.

Site Ref No:	<input type="text" value="8/08/0365"/>	Postcode:	<input type="text" value="BH23 1HG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="37 Scotts Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0371"/>	Postcode:	<input type="text" value="BH23 1EU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="25 Dairy Close and land adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0380"/>	Postcode:	<input type="text" value="BH23 1EJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="93-107 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk. Narrow gardens and complex multiple ownerships.

Site Ref No:	<input type="text" value="8/08/0381"/>	Postcode:	<input type="text" value="BH23 1EJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="r/o 113-115 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk. No potential.

Site Ref No:	<input type="text" value="8/08/0385"/>	Postcode:	<input type="text" value="BH23 3HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="13-19 West View Road & 4-6 Queens Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and no subdivision potential. Small portion of site within flood zone 2.

Site Ref No:	<input type="text" value="8/08/0387"/>	Postcode:	<input type="text" value="BH23 3JH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="15-25 Pauntley Road & 4-8 Johnstone Road (in"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and no subdivision potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0392"/>	Postcode:	<input type="text" value="BH23 3JJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="79-81 Pauntley Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

No space for additional dwelling or other potential

Site Ref No:	<input type="text" value="8/08/0394"/>	Postcode:	<input type="text" value="BH23 3JR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-6 Caroline Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too small to accommodate backland development and no subdivision or redevelopment potential

Site Ref No:	<input type="text" value="8/08/0402"/>	Postcode:	<input type="text" value="BH23 3LD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-22 Minterne Road & 165-169 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Plots too small to accommodate additional dwellings and no previous examples of redeveloping multiple plots or subdivisions.

Site Ref No:	<input type="text" value="8/08/0408"/>	Postcode:	<input type="text" value="BH23 3ND"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="120-126 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Entirely within flood zone 3a. Unmitigable flood risk. No safe access. Very sensitive character - need to retain open aspect of gardens.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0409	Postcode:	BH23 3ND
Site Name:	Tutton Lodge and other blocks of flats		
Address:	110-118 Stanpit		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Entirely within flood zone 3a. Unmitigable flood risk. No safe access. Very sensitive character - need to retain open aspect of gardens.

Site Ref No:	8/08/0411	Postcode:	BH23 3ND
Site Name:			
Address:	92-106 Stanpit		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Entirely within flood zone 3a. Unmitigable flood risk. No safe access. Very sensitive character; need to retain open aspect of gardens rules out backland development. No further subdivision.

Site Ref No:	8/08/0415	Postcode:	BH23 3JN
Site Name:			
Address:	30-40 Pauntley Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

No backland, redevelopment or subdivision potential

Site Ref No:	8/08/0422	Postcode:	BH23 3JU
Site Name:			
Address:	87 & 90 Lingwood Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Partly within flood zone 2. TPOs and orientation of existing dwellings restrict potential. Redevelopment of both for addition of only one extra dwelling deemed unviable.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0424"/>	Postcode:	<input type="text" value="BH23 3NG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5-9 Johnstone Road & 69 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against 2017 SFRA Level 2. No safe access. Gardens too small to accommodate backland development. Harm to setting of listed 69 Stanpit.

Site Ref No:	<input type="text" value="8/08/0425"/>	Postcode:	<input type="text" value="BH23 3LX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="63 Stanpit"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against 2017 SFRA Level 2. Brick boundary wall along Stanpit recognised as important by Conservation Area Assessment, unlikely to be able to redevelop property with removal of part of it.

Site Ref No:	<input type="text" value="8/08/0431"/>	Postcode:	<input type="text" value="BH23 1EU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="124 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0437"/>	Postcode:	<input type="text" value="BH23 1HF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6-8 Scotts Hill Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3a. Unmitigable flood risk- no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0438"/>	Postcode:	<input type="text" value="BH23 1EH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="39 Purewell"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Site Ref No:	<input type="text" value="8/08/0443"/>	Postcode:	<input type="text" value="BH23 3TW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages between 99-101 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0444"/>	Postcode:	<input type="text" value="BH23 3TW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 55 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0445"/>	Postcode:	<input type="text" value="BH23 3TR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 9 Riverslea Mews"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3a. Unmitigable flood risk - no safe access. Site too small and constrained by relationship to 9 Riverslea.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0446"/>	Postcode:	<input type="text" value="BH23 3TN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages between 86-88 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0447"/>	Postcode:	<input type="text" value="BH23 3TN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 66 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0448"/>	Postcode:	<input type="text" value="BH23 3LH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to the rear of 2-6 Palmerston Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. TPOs and site too small to retain 50% garages.

Site Ref No:	<input type="text" value="8/08/0450"/>	Postcode:	<input type="text" value="BH23 3LG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Pelham Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. Garages required - limited parking - no potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0451"/>	Postcode:	<input type="text" value="BH23 3PB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at rear of 40 Addington Place"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. Too small to retain 50% garages

Site Ref No:	<input type="text" value="8/08/0453"/>	Postcode:	<input type="text" value="BH23 1HN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 23 Monkswell Green"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0455"/>	Postcode:	<input type="text" value="BH23 1HJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear of 76-78 Purewell and gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2. Site too small to allow 50% retention of garages. No potential

Site Ref No:	<input type="text" value="8/08/0456"/>	Postcode:	<input type="text" value="BH23 3TL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 20 Gladstone Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0457"/>	Postcode:	<input type="text" value="BH23 3TL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at The Courtyard (off Gladstone Close)"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Site Ref No:	<input type="text" value="8/08/0458"/>	Postcode:	<input type="text" value="BH23 3PA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 26 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0459"/>	Postcode:	<input type="text" value="BH23 3LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 6 Baldwin Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0460"/>	Postcode:	<input type="text" value="BH23 3LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 11 Baldwin Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk-no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/08/0461"/>	Postcode:	<input type="text" value="BH23 3DX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at 15 Asquith Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/08/0462"/>	Postcode:	<input type="text" value="BH23 3NB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 42 Disraeli Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Site too small and constrained by neighbouring housing

Site Ref No:	<input type="text" value="8/08/0463"/>	Postcode:	<input type="text" value="BH23 3PA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear of 18 Russell Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk. No safe access.

Site Ref No:	<input type="text" value="8/08/0464"/>	Postcode:	<input type="text" value="BH23 3NG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 20 Johnstone Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Majority of site within flood zone 2. Site too small to accommodate additional dwelling while retaining 50% garages

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/08/0465	Postcode:	BH23 3LX
Site Name:			
Address:	Garages to rear of 97-109 Stanpit		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Based on parking restrictions on Stanpit, redevelopment of the garages is unlikely to be supported.

Site Ref No:	8/08/0466	Postcode:	BH23 3LJ
Site Name:			
Address:	Garages at Harbour Crescent		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site assessed against 2017 SFRA Level 2. Based on parking restrictions on Stanpit, redevelopment of the garages is unlikely to be supported.

Site Ref No:	8/09/0076	Postcode:	BH23 6BP
Site Name:			
Address:	403 Christchurch Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site in Green Belt- The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. No potential for redevelopment.

Site Ref No:	8/09/0093	Postcode:	BH23 2PG
Site Name:			
Address:	32 Stour Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Majority of site in flood zone 3a, the rest in zone 2. Flood risk affects potential. Development of Grade II listed setting highly unlikely (former farmhouse set in grounds). TPO across whole site also restricts potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/09/0172	Postcode:	BH23 2QS
Site Name:			
Address:	114-156 River Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Substantial part of rear gardens of nos.114-144 River Way in flood zone 3a

Site Ref No:	8/09/0173	Postcode:	BH23 2PX
Site Name:			
Address:	7 Stour Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk. TPOs and character restrict potential to redevelopment for pair detached houses or bungalows.

Site Ref No:	8/09/0174	Postcode:	BH23 2PF
Site Name:			
Address:	70-80 The Grove		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

TPOs rule out development of all gardens other than 70 The Grove, however this is wholly within flood zone 3a so floodrisk means that there is no potential.

Site Ref No:	8/09/0228	Postcode:	BH23 2QP
Site Name:			
Address:	R/O 30-32 River Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site mostly within flood zone 3a with edges in zone 2. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/09/0305	Postcode:	BH23 2NT
Site Name:			
Address:	11-19 Hurn Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Rear gardens within flood zone 3a and zone 2.

Site Ref No:	8/09/0307	Postcode:	BH23 2PJ
Site Name:			
Address:	R/O 25 Hurn Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Rear of 25 Hurn Way entirely within flood zone 3a.

Site Ref No:	8/09/0412	Postcode:	BH23 2PR
Site Name:			
Address:	50 Cedar Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Existing open space.

Site Ref No:	8/09/0413	Postcode:	BH23 2HB
Site Name:			
Address:	36 Oak Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site partly within flood zone 3a and partly within zone 2. TPOs/flood risk restrict potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/09/0414"/>	Postcode:	<input type="text" value="BH23 2QU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="102-112 River Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Parts of rear gardens in zones 3a and 2. Trees, length of gardens, character and complex ownership restrict potential.

Site Ref No:	<input type="text" value="8/09/0417"/>	Postcode:	<input type="text" value="BH23 2QT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="84 River way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Majority of site within flood zone 3a with remainder in zone 2. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/09/0418"/>	Postcode:	<input type="text" value="BH23 2PG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="26 Stour Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Previous app refused on ground of overdevelopment. Site too small to accommodate 2 dwellings.

Site Ref No:	<input type="text" value="8/09/0420"/>	Postcode:	<input type="text" value="BH23 2NX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="39-43 Hurn Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Site constrained by TPO's. No development potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/09/0423	Postcode:	BH23 2QR
Site Name:			
Address:	38-40 River Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 2.

Site Ref No:	8/09/0425	Postcode:	BH23 2HA
Site Name:			
Address:	3-9 Stourvale Avenue and 19 Oak Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Gardens too short to accommodate backland development..

Site Ref No:	8/10/0011	Postcode:	BH23 1HU
Site Name:			
Address:	Garages at Queens Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Retain garages and parking for flat adjacent.

Site Ref No:	8/10/0012	Postcode:	BH23 1DB
Site Name:			
Address:	2 Princess Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk. Flood water depth considerable-rules out development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0064	Postcode:	BH23 1JB
Site Name:			
Address:	7 Wickfield Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk.

Site Ref No:	8/10/0106	Postcode:	BH23 1JB
Site Name:			
Address:	1 Wickfield Avenue		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/10/0109	Postcode:	BH23 1LH
Site Name:			
Address:	38-42 Stourbank Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	8/10/0112	Postcode:	BH23 1JP
Site Name:			
Address:	118-120 Stour Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 and lies almost entirely outside the defined flood zones 2 and 3. No potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0116"/>	Postcode:	<input type="text" value="BH23 1JH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6 South View Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely located within flood zone 3a. Unmitigable flood risk. No safe access route.

Site Ref No:	<input type="text" value="8/10/0121"/>	Postcode:	<input type="text" value="BH23 1PH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3a Magdalen Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Site Ref No:	<input type="text" value="8/10/0163"/>	Postcode:	<input type="text" value="BH23 1DB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5 Princess Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/10/0206"/>	Postcode:	<input type="text" value="BH23 1JP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="94-106 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. High flood risk zone. Units already subdivided. No further potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0222"/>	Postcode:	<input type="text" value="BH23 1LU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="8-28 Manor Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Nos 18 - 28 partly within zone 3a and 2. No 16 partly within zone 2. Gardens too small for backland development.

Site Ref No:	<input type="text" value="8/10/0328"/>	Postcode:	<input type="text" value="BH23 1PA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="47 Barrack Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs limit redevelopment potential at higher density than existing, which is 2 flats. No potential.

Site Ref No:	<input type="text" value="8/10/0331"/>	Postcode:	<input type="text" value="BH23 1NZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="R/O 16-20 St. Margarets Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/10/0332"/>	Postcode:	<input type="text" value="BH23 1HU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="37 Wick Lane"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0337"/>	Postcode:	<input type="text" value="BH23 1JF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="62 Sopers Lane and land to rear"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/10/0338"/>	Postcode:	<input type="text" value="BH23 1DB"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adj 3 Princess Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access.

Site Ref No:	<input type="text" value="8/10/0410"/>	Postcode:	<input type="text" value="BH23 1LR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-13 Gleadowe Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Back gardens too small to accommodate backland development. All medium semi-detached so no subdivision potential.

Site Ref No:	<input type="text" value="8/10/0415"/>	Postcode:	<input type="text" value="BH23 1NA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="57 Kings Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Plot too small to accommodate additional dwelling.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0421"/>	Postcode:	<input type="text" value="BH23 1JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-37 Douglas Ave"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Majority of site within flood zone 3a. Gardens too small for backland development, high flood risk. No redevelopment potential.

Site Ref No:	<input type="text" value="8/10/0423"/>	Postcode:	<input type="text" value="BH23 1JN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="91-107 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Refusal outline 8/13/0578 no. 95 1x 4 flats - flood risk, heathland mitigation, transport.

Site Ref No:	<input type="text" value="8/10/0426"/>	Postcode:	<input type="text" value="BH23 1LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="61 - 73 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site almost entirely in zone 3a with a small part in zone 2. Gardens too small for backland development.

Site Ref No:	<input type="text" value="8/10/0428"/>	Postcode:	<input type="text" value="BH23 1JL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="79-87 Stour Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Gardens too small for backland development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0429"/>	Postcode:	<input type="text" value="BH23 1JT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to rear of 2 Douglas Ave & 89 Stour Rd"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Entirely in zone 3a. Plot too small for dwelling at density commensurate with surroundings.

Site Ref No:	<input type="text" value="8/10/0431"/>	Postcode:	<input type="text" value="BH23 1LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 Orchard Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a.

Site Ref No:	<input type="text" value="8/10/0432"/>	Postcode:	<input type="text" value="BH23 1LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Corner of Stour Road & Stourbank Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site entirely within flood zone 3a. Unmitigable flood risk.

Site Ref No:	<input type="text" value="8/10/0437"/>	Postcode:	<input type="text" value="BH23 1QT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land Adjacent to 45 Beaconsfield Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site on edge of river and awkward site shape.Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0438	Postcode:	BH23 1QE
Site Name:	Christchurch Musuem of Electricity		
Address:	Bargates		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Listed building and necessary electricity sub station. No potential.

Site Ref No:	8/10/0439	Postcode:	BH23 1JH
Site Name:			
Address:	8-20 Southview Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site assessed against the 2017 SFRA Level 2 Most of site is outside flood zones 2 and 3. gardens too small for severence.

Site Ref No:	8/10/0440	Postcode:	BH23 1JJ
Site Name:	Tennis Court		
Address:	Rear of 19a, 19b, 19c Willow Way		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Site too small and overlooked to accommodate dwellings.

Site Ref No:	8/10/0441	Postcode:	BH23 1JF
Site Name:			
Address:	44-50 Sopers Lane		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:			

Unmitigable flood risk - no safe access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/10/0446	Postcode:	BH23 1BX
Site Name:	Avon Lodge		
Address:	Convent Walk		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. In green belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	8/10/0447	Postcode:	BH23 1BD
Site Name:			
Address:	Convent Meadows		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Site within Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	8/10/0448	Postcode:	BH23 1BY
Site Name:	Christchurch Sailing Club		
Address:	Quay Road		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Site in Green Belt. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport.

Site Ref No:	8/10/0449	Postcode:	BH23 1DZ
Site Name:	Rossiters Quay		
Address:	Bridge Street		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Half of site within flood zone 3b, half within zone 3a. Unmitigable flood risk - no safe access. The Core Strategy proposes that green belt policy should be maintained in Christchurch Borough subject to limited alterations of boundaries at the urban extension site, land south of Burton and the Airport. Viable boat yard.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/10/0450"/>	Postcode:	<input type="text" value="BH23 1ED"/>
Site Name:	<input type="text" value="Street Façade only"/>		
Address:	<input type="text" value="20 Bridge Street"/>		

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Site entirely within flood zone 3a. Unmitigable flood risk - no safe access. Listed façade and dense tree cover within setting of listed no.18

Site Ref No:	<input type="text" value="8/10/0453"/>	Postcode:	<input type="text" value="BH23 1JU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="5-6 Galton Avenue"/>		

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Site mostly within flood zone 3a with small part in zone 2. Gardens too small and constrained by high flood risk zone to accommodate backland development. Harm to character.

Site Ref No:	<input type="text" value="8/11/0041"/>	Postcode:	<input type="text" value="BH23 4QJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="30 Nea Close"/>		

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Character constraints difficult to overcome, as development of site could harm surrounding mature trees and contribute to the loss of 'openness' that is characteristic to the area.

Site Ref No:	<input type="text" value="8/11/0281"/>	Postcode:	<input type="text" value="BH23 4QJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent 61 Ridgfield Gardens"/>		

SHLAA Supply Category:

Estimated net potential (option 1): **Supply Yrs 1 to 5 (2012-2017):**

Subdivision potential: **Supply Yrs 6 to 15 (2017-2027):**

Comments on potential:

Due to awkward shape of site infill development is very unlikely.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/11/0288	Postcode:	BH23 4SG	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:	Verno Farm House and associated buildings			Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	Verno Lane			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				TPO limits potential. Non-treed open fields and grounds key features of protected character. Setting of listed building and historic Verno House.			

Site Ref No:	8/11/0383	Postcode:	BH23 4NE	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	9 & 10 Knightwood Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Substantial part of site within flood zone 3a and part 2. Trees and TPOs rule out backland development. No other potential.			

Site Ref No:	8/11/0391	Postcode:	BH23 4RB	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	3-6 Birchwood Close			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Gardens too small and constrained by trees for backland development. No other potential.			

Site Ref No:	8/11/0405	Postcode:	BH23 4QP	SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Site Name:				Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Address:	R/O 1-7 Saufland Drive			Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:				Potential for redevelopment only likely with adjacent site 8/11/0460, which is currently excluded.			

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0408"/>	Postcode:	<input type="text" value="BH23 4LQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="10 Nea Road & R/O 30-32 Woodland Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPOs and mature trees prevent backland development.

Site Ref No:	<input type="text" value="8/11/0409"/>	Postcode:	<input type="text" value="BH23 4RS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="9-17 Buckland Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Backland potential constrained by mature trees. Limited access without demolition.

Site Ref No:	<input type="text" value="8/11/0419"/>	Postcode:	<input type="text" value="BH23 4LY"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="9 Sorrell Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plot too narrow to redevelop for 2 bungalows and garden too small for backland.

Site Ref No:	<input type="text" value="8/11/0421"/>	Postcode:	<input type="text" value="BH23 4TQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 131 Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, and even while space for additional dwelling whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0422"/>	Postcode:	<input type="text" value="BH23 4TZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at Vetch Close / Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, and even while space for additional dwellings whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Site Ref No:	<input type="text" value="8/11/0423"/>	Postcode:	<input type="text" value="BH23 4LU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 28 Vetch Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, and even while space for additional dwelling whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Site Ref No:	<input type="text" value="8/11/0424"/>	Postcode:	<input type="text" value="BH23 4LW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages rear of 37 Bluebell Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, and even while space for additional dwelling whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Site Ref No:	<input type="text" value="8/11/0429"/>	Postcode:	<input type="text" value="BH23 4LR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Parking and garages at 75-103 Saffron Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Parking required for high density housing adjacent.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0436"/>	Postcode:	<input type="text" value="BH23 4TE"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7 & 16 Sunderland Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plots too narrow to permit redevelopment at higher density appropriate within existing pattern of development.

Site Ref No:	<input type="text" value="8/11/0437"/>	Postcode:	<input type="text" value="BH23 4TD"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3-5 Beaufort Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plots too narrow to permit redevelopment at higher density appropriate within existing pattern of development

Site Ref No:	<input type="text" value="8/11/0438"/>	Postcode:	<input type="text" value="BH23 4SZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="18-21 Donnington Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plots too narrow to permit redevelopment at higher density appropriate within existing pattern of development.

Site Ref No:	<input type="text" value="8/11/0439"/>	Postcode:	<input type="text" value="BH23 4SZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="7-9 Donnington Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Plots too narrow to permit redevelopment at higher density appropriate within existing pattern of development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0444"/>	Postcode:	<input type="text" value="BH23 4SU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 31 Wellesley Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Residential garages, and even while space for additional dwelling whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Site Ref No:	<input type="text" value="8/11/0445"/>	Postcode:	<input type="text" value="BH23 4PW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="car park adjacent to 54 & 56 Manning Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small with TPO restrictions to accommodate dwelling while retaining 50% garages and parking.

Site Ref No:	<input type="text" value="8/11/0446"/>	Postcode:	<input type="text" value="BH23 4PW"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent to 64 Manning Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Required as access to Hoburne House + TPO covering a large proportion of site preclude development.

Site Ref No:	<input type="text" value="8/11/0447"/>	Postcode:	<input type="text" value="BH23 4QX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Car park adjacent to 45 & 47 Manning Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Well used Residential garages, and even while space for additional dwellings whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0454"/>	Postcode:	<input type="text" value="BH23 4NR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land adjacent to 4 Wingfield Avenue"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Woodland TPO Restrictions and important local green space - no potential.

Site Ref No:	<input type="text" value="8/11/0455"/>	Postcode:	<input type="text" value="BH23 4QA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Land opposite 1-21 Woodfield Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Loss of open space / wooded copse within urban area unlikely to be acceptable.

Site Ref No:	<input type="text" value="8/11/0456"/>	Postcode:	<input type="text" value="BH23 4PP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages by 35-41 Hobourne Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too constrained by TPOs to accommodate new dwellings while retaining 50% garages.

Site Ref No:	<input type="text" value="8/11/0457"/>	Postcode:	<input type="text" value="BH23 4PP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2 Hobourne Gardens and garages adjacent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Unlikely that redevelopment for an additional dwelling would not unacceptably disturb TPOs.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	8/11/0460	Postcode:	BH23 4QP
Site Name:			
Address:	Car park and garages at Saufland Place		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Retain parking by shopping parade, also serves purpose as rear service area.

Site Ref No:	8/11/0461	Postcode:	BH23 4PN
Site Name:			
Address:	3 & 4 Balfour Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretically possible to redevelop both bungalows to create 3 but not considered viable.

Site Ref No:	8/11/0462	Postcode:	BH23 4QG
Site Name:			
Address:	Land adj 35 Nea Close		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Loss of trees and amenity space. 2007 and 2009 refusal and dismissal at appeal for 2 dwellings indicate unlikely to come forward.

Site Ref No:	8/11/0466	Postcode:	BH23 4RS
Site Name:			
Address:	1 Buckland Grove		

SHLAA Supply Category:	SRI: Subdivision, redevelopment or intensification of existing housing		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Garden too small and constrained by TPOs to accommodate additional dwelling.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0467"/>	Postcode:	<input type="text" value="BH23 4RL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Woodland opposite 6 Marston Grove"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Loss of open space / wooded copse within urban area unlikely to be acceptable.

Site Ref No:	<input type="text" value="8/11/0471"/>	Postcode:	<input type="text" value="BH23 4QH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Even No's 2-12 Roeshot Cres, Odd No's 7-21 F"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development or infill.

Site Ref No:	<input type="text" value="8/11/0472"/>	Postcode:	<input type="text" value="BH23 4QG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-12 field Way, 18-22 Forest Way, 1-11 Ridgiefie"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland dwellings. Complex multiple ownerships and no access into west of site where gardens largest.

Site Ref No:	<input type="text" value="8/11/0475"/>	Postcode:	<input type="text" value="BH23 4LH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="12 & 13 Pine Crescent"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small for backland development.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0476"/>	Postcode:	<input type="text" value="BH23 4QZ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 10 Burnside"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but multiple ownerships make development unviable. Site subject to area wide TPO.

Site Ref No:	<input type="text" value="8/11/0477"/>	Postcode:	<input type="text" value="BH23 4SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 87 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Theoretically large enough for one dwelling while retaining 50% garages but complex ownerships and proximity to TPOs rule out potential

Site Ref No:	<input type="text" value="8/11/0480"/>	Postcode:	<input type="text" value="BH23 4SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 38-40 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but area affected by TPOs.

Site Ref No:	<input type="text" value="8/11/0481"/>	Postcode:	<input type="text" value="BH23 4QR"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 14-16 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small to accommodate dwellings while retaining 50% garages.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0484"/>	Postcode:	<input type="text" value="BH23 4SH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and land adjacent to 12 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site too small and constrained by TPOs to accommodate dwellings while retaining 50% garages.

Site Ref No:	<input type="text" value="8/11/0485"/>	Postcode:	<input type="text" value="BH23 4QU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent to 12 Cornford Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but within a TPO area.

Site Ref No:	<input type="text" value="8/11/0486"/>	Postcode:	<input type="text" value="BH23 4LF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 6-9 St. Georges Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but site affected by TPOs.

Site Ref No:	<input type="text" value="8/11/0487"/>	Postcode:	<input type="text" value="BH23 4LF"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages adjacent 13-15 St. Georges Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but TPOs make development inappropriate. Required for high density flats opposite.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0488"/>	Postcode:	<input type="text" value="BH23 4QT"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages rear of 9-23 Preston Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for one dwelling while retaining 50% garages but TPOs make development inappropriate.

Site Ref No:	<input type="text" value="8/11/0489"/>	Postcode:	<input type="text" value="BH23 4QQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages rear of 17-29 Nea Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Residential garages, and even while space for additional dwellings whilst retaining 50% garages, the relationship between the two is unlikely to be overcome.

Site Ref No:	<input type="text" value="8/11/0490"/>	Postcode:	<input type="text" value="BH23 4QG"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages rear of 27a - 51 Ridgefield Gdns"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Site theoretically large enough for two semi-detached dwellings while retaining 50% garages but ruled out by TPOS, site orientation and relationship to neighbouring development.

Site Ref No:	<input type="text" value="8/11/0491"/>	Postcode:	<input type="text" value="BH23 4PS"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="3 & 5 Hazel Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

Gardens too constrained by mature trees to permit development at higher density, would require demolition to gain access.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0492"/>	Postcode:	<input type="text" value="BH23 4QH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1 & 1a Roeshot Crescent and 62 & 64 Smuggler"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

TPO restricts potential. Redevelopment of 62 and 62 for one net gain not considered viable.

Site Ref No:	<input type="text" value="8/11/0497"/>	Postcode:	<input type="text" value="BH23 4ST"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="11-12 Lysander Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development and redevelopment inappropriate.

Site Ref No:	<input type="text" value="8/11/0498"/>	Postcode:	<input type="text" value="BH23 4HX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="6-9 Highcliffe Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Majority of site within flood zone 3a with part in zone 2. Unmitigable flood risk-no safe access.

Site Ref No:	<input type="text" value="8/11/0499"/>	Postcode:	<input type="text" value="BH23 4LN"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages at St. George's Close"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Garages required by high density housing adjacent. Complex land assembly.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0506"/>	Postcode:	<input type="text" value="BH23 4PA"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages and gardens to r/o 95-101 The Meadw"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Complicated relationship between any new dwellings and the Residential garages which it is assumed will be retained

Site Ref No:	<input type="text" value="8/11/0511"/>	Postcode:	<input type="text" value="BH23 4NX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="Garages to the rear of 45 Clive Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Site too small and constrained by trees.

Site Ref No:	<input type="text" value="8/11/0514"/>	Postcode:	<input type="text" value="BH23 4LL"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-15 Castle Av, 2-10 Silver Way & 156-166 Lymi"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development. Garages too small for redevelopment.

Site Ref No:	<input type="text" value="8/11/0515"/>	Postcode:	<input type="text" value="BH23 4LJ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-9 Silver Way, 31-39 Pine Cres & 144-154 Lym"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development. Garages too small for redevelopment.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0516"/>	Postcode:	<input type="text" value="BH23 4LH"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="2-40 Pine Cres & 132-142 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development. Garages too small for redevelopment.

Site Ref No:	<input type="text" value="8/11/0518"/>	Postcode:	<input type="text" value="BH23 4JX"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="1-19 Woodland Way & 90-104 Lymington Road"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small to accommodate backland development. No other potential.

Site Ref No:	<input type="text" value="8/11/0519"/>	Postcode:	<input type="text" value="BH23 4LQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="22A - 29 Woodland Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small and constrained by trees to accommodate backland development. No other potential.

Site Ref No:	<input type="text" value="8/11/0520"/>	Postcode:	<input type="text" value="BH23 4LQ"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="4-14 Woodland Way & 7-9 Curzon Way"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>
Comments on potential:	<input type="text"/>		

Gardens too small and constrained by trees to accommodate backland development. No other potential.

Christchurch Strategic Housing Land Availability Assessment (base date April 2017)

Excluded sites

Site Ref No:	<input type="text" value="8/11/0521"/>	Postcode:	<input type="text" value="BH23 4QU"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="55-59 Rowan Drive"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out backland development. No other potential.

Site Ref No:	<input type="text" value="8/11/0522"/>	Postcode:	<input type="text" value="BH23 4PP"/>
Site Name:	<input type="text"/>		
Address:	<input type="text" value="16 Hoburne Gardens"/>		

SHLAA Supply Category:	<input type="text" value="SRI: Subdivision, redevelopment or intensification of existing housing"/>		
Estimated net potential (option 1):	<input type="text" value="0"/>	Supply Yrs 1 to 5 (2012-2017):	<input type="text" value="0"/>
Subdivision potential:	<input type="text" value="0"/>	Supply Yrs 6 to 15 (2017-2027):	<input type="text" value="0"/>

Comments on potential:

TPOs rule out backland development or severance. No other potential.

APPENDIX D Larger Sites in Christchurch Borough: Deliverability Assessment

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
8/11/0452	Urban extension site, land south of railway line at Roeshot Hill	Initial estimate of 950 units & phasing from Stage 2 master planning work. Update 18.08.17 based on latest pre-app discussions - 875 plus 200 on allotments = 1075, phased over 10 yrs based broadly on masterplan.	Application for 875 units approved June 2017, subject to the completion of a legal agreement. Ongoing discussions regarding housing mix, viability and securing undergrounding of pylons. Education contribution agreed with DCC. Anticipated start on site 2019-20, with fairly consistent delivery annually until completion 2027/28.	1075	330	745
8/11/0066	Hoburne Farm development, phase 8	Potential reduced to 39 to reflect completions to 2017. Phasing assuming average 15 a year based on 2015-2017 completions.	Monitoring records show that there has been a steady rate of completions each year of this development. This indicates that this is likely to continue.	39	39	0
8/11/0525	Land adjacent to Hoburne Farm development,	Pre-app advice indicated that only 45 to be provided in	Outline permission granted for 38 dwellings 20/7/17. Remaining potential dependent on delivery of SANG.	100	45	55

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
	(adjacent to SHLAA site 8/11/0066)	short term, as SANG not to be provided - assume remaining potential of 55 could potentially still come forward in yrs 6-15. Update 18.08.17 outline permission granted for 38 dwellings, still potential for full 100 potential if SANG can be delivered.				
8/11/0287	Hoburne Caravan Park, Hoburne Lane	High quality and high profile tourist accommodation. If this use discontinues there may be potential for residential use at latter end of 15 year period. Estimate approximately 200 units if part of site redeveloped.	Preliminary discussions have been held which indicate that that there may be potential for possible redevelopment of part of the site in the long term.	200		200
8/01/0342	Land to the west of Salisbury	Site is allocated in the Core Strategy	No formal pre-app commenced.	45	45	

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
	Road, south of Burton Village	for 45 dwellings under Policy CN2.Site assessed against the 2017 SFRA Level 2	<ul style="list-style-type: none"> • The impact of development proposed in the Core Strategy including the Burton site has been assessed through the preparation of the South East Dorset Multi Modal Study and the A35 Route Management Study. • The site is affected by flood risk but the site area identified on the plan in the Core Strategy includes areas where open space will be provided and development will be directed outside the flood zone. A flood management strategy will be prepared to address on site flood risk. • The Council is working closely with the landowner to ensure that appropriate ecological surveys are undertaken. • Further work was undertaken by Meyrick Estates (as part of their submission for the Core Strategy preparation) to support a development of 90 units. This included an updated Sustainability Assessment, 			

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
			Flood Risk Assessment, Transport Assessment, ecology and heritage impact assessments: this has positive implications for a development of 45 units.			
8/07/0274	Christchurch Hospital	Approval 1.5.14 Full 8/13/0028 for 80 bed care home, 35 senior living apartments, outline 30 houses, 48 flats - potential updated (from 117) to reflect this and to include 40 (50%) in lieu of care home spaces. 2017 35 senior apartments completed. Potential reduced 153-118	Care home and 35 senior living apartments already completed. Anticipated that implementation of remainder of site will follow.	118	118	
8/11/0285	Council Works Depot & Christchurch Business Centre	Site suitable for mixed use. Residential acceptable in	Full Planning Permission for 30 dwellings 8/16/0838 - Under construction 2017.	30	30	

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
		principle. Potential restricted by flood risk; housing and flats in eastern part of site, commercial uses in west. Flood walls may be required. 30 accords with 2016 Planning Permission and site is under construction. Site assessed against 2017 SFRA Level 2.				
8/03/0489	2-10 Stuart Road	8/15/0584 granted 28/8/16 demolish existing dwellings & erect 48 sheltered apartments	Under construction in 2017.	43	43	
8/03/0450	278-280 Lymington Road and land r/o 278-298a Lymington Road, & Jesmond Ave	Retain commercial uses and majority of parking. Extend rear of 298 and redevelop garages to create additional flats. site expanded to include approx. 2 ha of land formerly	Outline application received March 2017 – amended to provide 35 dwellings and 68 bed care home. This exceeds the potential identified in the SHLAA. Whilst the application was refused 12/2/2018, the principle of development was not an issue and the application is an indication of the developer’s intention to develop the site.	48	5	43

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
		(but no longer) safeguarded for a Highcliffe Relief Road (reg18 site-LP1sc48): this land may have potential for 35 dwellings on basis that some land likely to be required for amenity open space /wildlife (total net potential 8+35+ 5 terr houses app 8/16/1209.				
8/10/0469	Magistrates Court site	Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3. Potential unchanged - based on pre-app meeting Sept 2017, demolition of 2 dwellings 19a Twynam Ave and 41 Barrack Rd.	Recent pre-app meetings – planning application anticipated.	164	164	
8/02/0281	63a-77	If site developed	Live permission - not started 2017	20	10	10

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
	Somerset Road	comprehensively may be potential for 20 units if areas of flood risk avoided and safe access obtained. Assumed suitable/achievable/ as 63 Somerset Rd PP granted 30/12/2016 app 8/16/2157F for construction of 3rd storey- 6 flats (potential unaltered). 8/16/0074 granted 63a 11/4/16 COU B1 to 4 flats				
8/05/0208	HM Coastguard Training Centre, Seaway Avenue	Redevelop for 100% residential, 1 and 2 storey at density similar to neighbouring housing, retaining mature trees. 9-11- 15 update: Appeal B allowed APP/E1210/W/15/3	Allowed on appeal so development anticipated.	26	26	

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
		002699 outline app 8/14/0461 allowed - max 26 houses. Appeal A dismissed APP/E1210/W/14/3 004548 app 8/13/0443 site cannot accommodate 35 dwellings (SHLAA record formerly said 42 gross, 30 net, range 25-40)				
8/07/0029	Car sales & forecourt, 170- 174 Barrack Road	Erect 3 storey building consisting of 371m ² A1 retail space at ground floor & 6 flats. 8/12/0124 submitted March 2012 granted 11.5.12. New consent 8/17/0607 27 1 bed Flats (28.07.17).	27 flats under construction in 2017	27	27	
8/03/0444	261-275 Lymington Road	Theoretical potential through conversion of 1st floors to flats but buildings do not	Live permission 8/16/0459 not started 2017.	27	27	

Site Ref	Address	Housing potential- Summary of Comments from SHLAA database	Further Comments on Delivery	Total potential	Yrs 1-5	Yrs 6-15
		appear appropriate for conversion, not addition of extra storey. Access to 261 prevents development of car parking to side. Insufficient space to develop to rear. Potential updated to reflect permission 8/16/0459				
8/07/0023	217-225 Barrack Road	Outline planning permission granted 8/10/0059 for 3 blocks flats - total 34 units (29 net). Site assessed against the 2017 SFRA Level 2 and lies outside the defined flood zones 2 and 3.	Reserve matters (8/13/0554) granted 13/2/14 for 34 flats. 2017 – not started.	29	29	