

# Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review  
Strategic Housing Land Availability  
Assessment (SHLAA), June 2016



Thriving communities in balance  
with the natural environment

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## Executive summary

The Council is required by the National Planning Policy Framework and Planning Practice Guidance to produce a Strategic Housing Land Availability Assessment (SHLAA) in order to show how much land is available for development in the district. The purpose of the SHLAA is to clearly show whether land is suitable, available and achievable (viable) for development. It concludes that 51 of the 267 sites that have been assessed pass the SHLAA tests and therefore could be suitable for development in theory. These sites could deliver around 4,060 homes, but this figure needs to be treated with caution for several reasons. For example, some of the sites will be allocated through the Bere Regis Neighbourhood Plan and these sites need to stay in the SHLAA until they are allocated. This means that the figure will reduce accordingly when the Bere Regis Neighbourhood Plan is adopted.

Furthermore, this document forms part of the Partial Review of the Purbeck Local Plan Part 1 preferred options consultation and, through this, information may be submitted to the Council that would alter some of the assessments. This could lead to a change in its conclusions.

The other key issue is that the method for the SHLAA is quite limiting in some respects because it looks at sites individually, rather than cumulatively. The Council needs to be mindful of the cumulative effects of development, for example in terms of meeting the requirements of the Habitats Regulations. This may require providing Suitable Alternative Natural Greenspaces (SANGs) where there are several sites in the same vicinity whose combined impacts would require mitigating.

So where the SHLAA indicates that a site is acceptable for inclusion, in reality it may not be suitable for development if it comes forward in combination with other sites in the locality. Therefore, the SHLAA is a good indicator of land availability and any potential issues associated with it, but in terms of ascertaining the true deliverability of sites, this forms part of the plan-making process, as the merits of sites are further tested in more detail.

## Introduction

### Policy context

1. The Eastern Dorset Strategic Housing Market Assessment (SHMA)<sup>1</sup> concludes that the Council has an objectively assessed housing need of 3,080 additional new homes between 2013 and 2033. This figure is in addition to the 2,520 homes already being planned for through the Purbeck Local Plan Part 1 (PLP1) and it should be tested through the preparation of the Partial Review of the PLP1.
2. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to prepare and use an evidence base that will enable their local plan to meet the 'full, objectively assessed needs for market and affordable housing' in its housing market area. Planning Practice Guidance (PPG) says that once the objectively assessed need for housing is established, councils should then go on to prepare a Strategic Housing Land Availability Assessment (SHLAA) to identify suitable and available land, taking into account any constraints that indicate if development should be restricted<sup>2</sup>.
3. Specifically, local planning authorities must identify and update on an annual basis a rolling five-year supply of deliverable land for housing. In addition, a supply of 'developable' sites or 'broad locations' must be identified for housing growth over years 6 – 10 and, where possible, years 11 – 15.
4. The Council has prepared this SHLAA in accordance with the requirements of the NPPF and PPG on housing and economic land availability assessment<sup>3</sup>. The purpose of this report is to show the Council's approach to the assessment and highlight which sites that landowners have promoted to the Council are included or excluded.
5. In addition to its use for informing the Partial Review of the PLP1, the SHLAA is a key piece of evidence that supports the Swanage Local Plan and neighbourhood plans.

### Scope of the SHLAA

6. The primary role of the SHLAA is to:
  - Identify sites with potential for housing development;
  - Assess their availability and suitability for housing development;
  - Assess whether they are financially viable for housing development;
  - Assess their capacity for housing development;
  - Assess when sites will be developed for housing.

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<sup>1</sup> <https://www.dorsetforyou.com/article/404418/2015-Update-and-Review-of-the-Strategic-Housing-Market-Assessment>

<sup>2</sup> Ref ID: 3-045-20141006

<sup>3</sup> Note that the Strategic Economic Land Availability Assessment is a separate study to the SHLAA and is available to view at <https://www.dorsetforyou.com/purbeck-partial-review>

### Previous consultations on draft SHLAA

7. The Council consulted on a draft SHLAA during the Partial Review of the PLP1 Issues and Options consultation between 29th January and 13th March 2015. The purpose was to agree on the method the Council would use for assessing sites. The Council received no comments as a result of this formal consultation that would require a change to the proposed method.
8. Further to the consultation, the Council refined the SHLAA and undertook a further non-public consultation during summer 2015, specifically on the site assessments. This involved seeking comments from statutory consultees, internal specialists<sup>4</sup> and town / parish councils for their views (this included workshops with town and parish councils). The purpose was to gain a useful steer and more accurate picture of the sites' potential for development, using local expertise. This helped further refine the SHLAA.

### Aims of this report

9. This report sets out the Council's approach to undertaking the SHLAA in the context of the five recommended method stages in the PPG<sup>5</sup>. This demonstrates that the SHLAA has been produced in line with best practice.
10. This report provides an update of all SHLAA sites submitted to the Council. It provides a detailed assessment of all included sites and provides reasons why a site has been excluded.

### Limitations of report

11. The SHLAA is a technical report designed to inform the development of planning policy and implementation. It does not constitute or create policy or recommend the allocation of any specific land within the district.
12. Many sites in the assessment lie adjacent to, or relate well to the defined settlement boundaries of town or villages. Inclusion of these sites in the assessment does not provide any certainty of future development. The decision making process for such a change in policy would be through the preparation of local plans and / or neighbourhood plans and would be subject to formal public consultation.
13. The SHLAA provides a robust indication of land that is suitable, available and achievable within the district. Should the Council allocate land for development, there will be further assessment undertaken. This may result in the identification of other constraints to development, or a differing level of housing provision to the estimates used in this assessment.

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<sup>4</sup> The Council's Environmental Design and Development Management teams

<sup>5</sup> <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>



## Calls for sites

### 2007

14. The Council began the process of producing a SHLAA in 2007 following the publication of new government guidance. Over the years, the Council has amended and refined the assessment as circumstances have changed.
15. In 2007, the Council received a large number of potential sites from landowners. Officers divided these sites into categories, according to how they fitted criteria set out in government guidance at the time, and according to a method agreed by the SHLAA panel. This comprised all Dorset councils, the Environment Agency, Natural England, local architects and house builders.
16. The broad categories were 'included sites' and 'excluded sites':
  - **Included sites:** officers originally divided these sites into those within settlement boundaries and those outside settlement boundaries. Those within settlement boundaries were included in the 1 – 5 year supply. Where the landowner confirmed that they intended to apply for planning permission within five years, the site was included within the five-year supply. The remaining sites were included in the Council's Character Area Development Potential study<sup>6</sup>. Those outside settlement boundaries were divided into a 6 – 10 year supply and 10+ year supply and were included if they did not have any insurmountable constraints.
  - **Excluded sites:** officers excluded sites that had insurmountable constraints, such as those within 400 metres of an internationally protected heathland or a site with no relationship with an existing settlement boundary. A small number of sites had other insurmountable constraints such as flood risk.
17. Officers visited all included sites and assessed the approximate housing number potential of each site. Officers took into account factors such as density of surrounding houses, landscape, highway access and whether there might be legal constraints such as leases or footpaths across the land. The final amount of supply was an approximate amount assessed as suitable for the site.
18. This method required each site to have a more detailed assessment if brought forward for development.
19. The Council continued to accept sites regularly, despite there being no official call for sites. Such sites were assessed and included or excluded, as appropriate.

### 2014

20. The most recent official call for sites took place from August to September 2014, alongside which the Council published a list of all submitted sites (2007 – 2013). The list included a 'high level' assessment, as detailed below. Sites previously confirmed as no longer available by the landowner / agent were removed from the assessment.

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<sup>6</sup> [https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014\\_Character\\_Area\\_Development\\_Potential.pdf](https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014_Character_Area_Development_Potential.pdf)

21. The Council produced parish maps to identify:
  - Sites confirmed as available identified in red.
  - Sites unconfirmed as available identified in blue.
  - Hatched sites included or have the potential to be included (no absolute constraints)
  - Unhatched sites excluded (absolute constraints)
22. In addition to publishing the sites, the 2014 call for sites also asked landowners and/or agents to provide information on:
  - i. New sites
  - ii. Amendments to sites and / or site information
  - iii. Confirmation of availability of previously submitted sites
23. The Council was particularly interested to hear from landowners and/or agents who had not confirmed that their site was still available for inclusion in the SHLAA.
24. The Council also asked landowners and / or agents if they would like their sites considered for the other uses of economic development and / or Gypsy, Traveller and Travelling Showpeople sites. Such sites are being considered by the Council in separate reports.

### **2015 onwards**

25. The Council has continued to accept new sites since the last official call for sites in 2014. However, in order to publish this report, no further sites have been assessed since Monday, 1st February 2016. Any sites the Council receives from this date onwards will be recorded and assessed as part of a future update.



## Additional, non-submitted sites

### Officer-level review

26. In addition to the sites already being promoted to the Council through the SHLAA, the Council also reviewed land across the district to see if there might be other opportunities for sites. This involved:
- Internal meetings with planning policy officers and the Council's Environmental Design and Development Management teams to discuss suggestions;
  - A meeting with statutory consultees and infrastructure providers to ask if they had any suggestions. This included the AONB Team, DCC Highways, Dorset Wildlife Trust, Natural England and the NHS;
  - Officers studying aerial photography in the context of the SHLAA maps to see if there were any non-promoted sites in locations that could be logical for development. These needed to be outside of insurmountable constraints such as flood zones 2 and 3 and the 400m heathland buffer;
  - A review of the Council's adopted townscape character appraisals to see where sensitive land is identified; and
  - A review of the Council's adopted conservation area appraisals to see where important gaps and sensitive areas are identified.
27. A summary of findings is shown in appendix 1. It shows that officers shortlisted a total of 17 sites for further detailed investigation through site visits. Further to the site visits and seeking independent views on AONB and highway impacts, these sites were further shortlisted to nine sites. Officers ascertained landownership through the Land Registry and wrote to the landowners to invite them to promote land through the SHLAA. Two responded that they wished to promote their land, and their sites were assessed according to the SHLAA method.

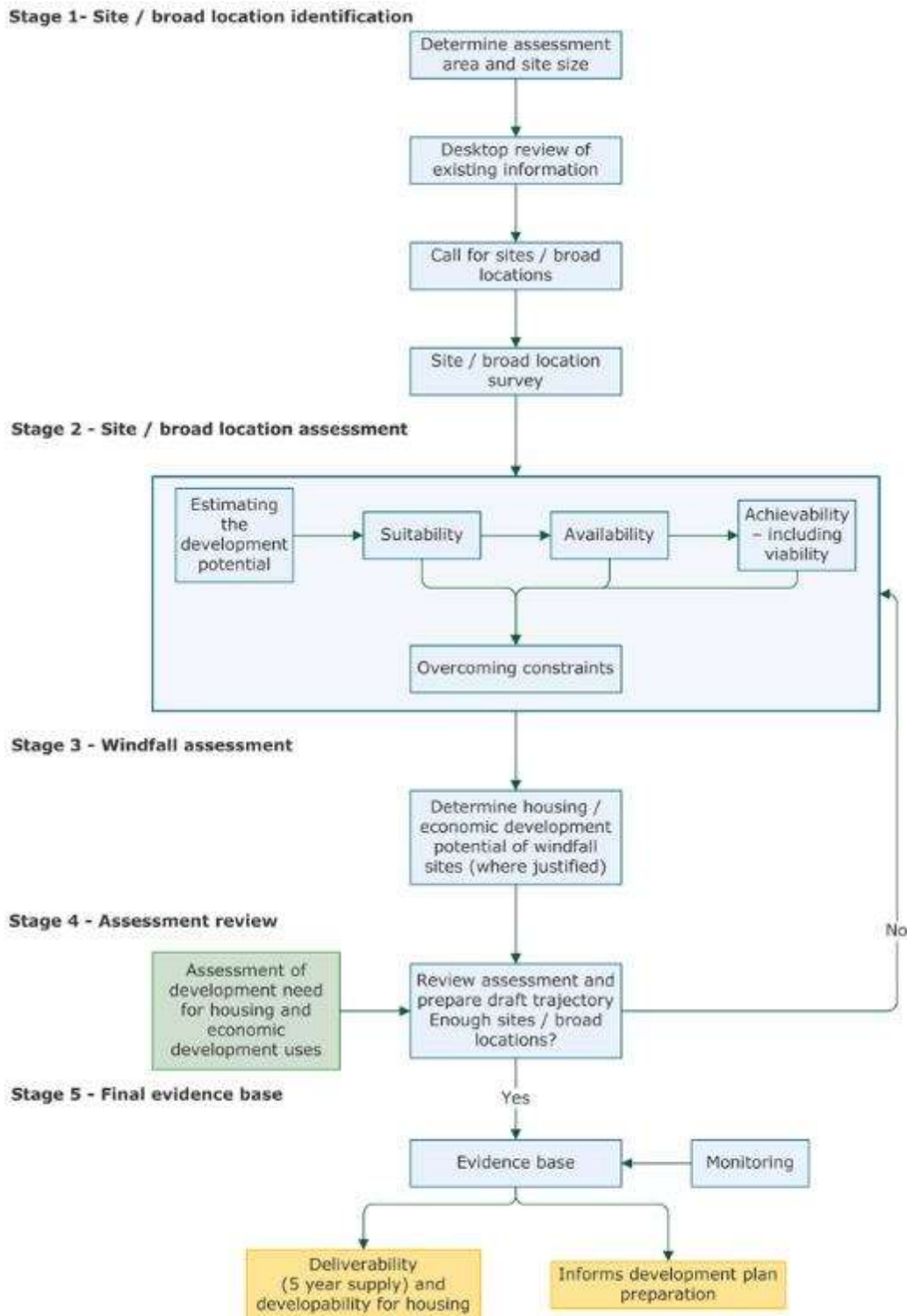
### Suggestions made through the Partial Review issues and options consultation

28. In addition, during the Partial Review issues and options consultation, the Council asked respondents if they would like to suggest any additional land that the Council could look at for potential development. This included some suggestions of privately-owned land, as well as public and utility-owned land. A summary is provided in appendices 2 and 3. The result is none of the suggestions would be appropriate for assessment through the SHLAA for reasons of constraints; availability; already being promoted through the SHLAA; or already within a settlement boundary.

## Method: SHLAA update

### Planning Practice Guidance method

29. The PPG provides a method<sup>7</sup>, which is summarised in the following flowchart. Each of the stages identified is discussed below.



<sup>7</sup> Ref ID: 3-006-20140306

## Stage 1: site / broad location identification

### Determining assessment area and site size

30. Historically, the Council has worked jointly with neighbouring councils to produce SHLAAs. However, Dorset councils are now working towards different timescales for plan production and so are now working separately. Therefore, this SHLAA only covers Purbeck district. Notwithstanding this, the Council will publish the SHLAA and invite comments from neighbouring councils under the duty to cooperate<sup>8</sup>.
31. The Council has always advertised calls for sites extensively to give all landowners a chance to contribute, by placing adverts in newspapers, advertising on its website, and writing to all contacts on its planning policy contacts' database in order to publicise it widely. The Council was clear that it required information on key details, such as when the land would be available and what it could be used for (i.e. a housing, employment or a Gypsy and Traveller site). A copy of the Council's SHLAA form is in appendix 4.
32. Every call for sites that the Council has undertaken has not been limited to any particular part of the district. This has allowed the Council to receive as wide a range as possible of potential locations for development. The calls for sites have resulted in the Council receiving a wide range of sites in various sizes and locations. Additionally, the Council's survey of all land has meant a comprehensive look at the district as a whole for development opportunities.
33. In addition to the calls for sites, the Council has had due consideration of other sources of data on available land, such as surplus public sector land and refused planning applications whose reasons for refusal could be overcome.
34. Having regard to site sizes, the SHLAA is in line with PPG<sup>9</sup> advice to use a site capacity threshold of five units. In order to apply this generally across the range of densities in the district, the Council has applied an initial sifting threshold of 0.2ha, which would represent five units at a medium/low density of 25 dwellings per ha. However, officers have taken into account the prevailing local density when surveying sites. This means that some sites have been ruled out even where they are greater than 0.2ha in size, but the local character is so low density that five units would not be achievable on the site.
35. The NPPF requires councils to identify a supply of specific, developable sites or broad locations for growth, where possible, for years 11-15 of the plan period. However, the PPG<sup>10</sup> advises that a plan can still pass the tests of soundness if this is not possible. The sites in Purbeck's SHLAA are either included because they are adjacent to settlement boundaries, or because they are broad locations on the edge of settlements. The Council's approach is to group both into a 6-15 year supply because their characteristics are similar.

## Stage 2: site / broad location assessment

### Density

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<sup>8</sup> NPPF paragraph 178

<sup>9</sup> Ref ID: 3-010-20140306

<sup>10</sup> Ref ID: 3-027-20140306

36. The PPG advises that the development potential of an identified site should be guided by an existing or emerging policy on density. The Council has deliberately never set such a policy because densities vary so greatly across the district, which features dense town centres and sparse villages. Instead, the Council has used a standard 30dph as an initial assessment in the SHLAA, but has refined numbers further to site visits and according to information from developers.

### **Absolute constraints**

37. When a landowner promotes a site to the Council, officers undertake a 'high level' assessment to ascertain if it is covered by any absolute (or insurmountable) constraints. This leads to officers excluding some sites on the grounds of:
- Flood risk on all or most of the site.
  - Most or all of site within 400m of heathland (known as the '400m buffer').
  - Unrelated to a settlement boundary and would comprise scattered or isolated development in the countryside. The exception to this is where a site would be large enough to support its own infrastructure and services and be a sustainable development.

### **Other constraints**

38. Where a site is not ruled out by an absolute constraint, officers undertake a desktop assessment and record other constraints. These other constraints are not necessarily reasons to rule out a site, unless the particular circumstances of the constraint are insurmountable. The Council considers that 'other constraints' include the presence of any of the following either on site or adjacent:
- Green belt<sup>11</sup>
  - Area of Outstanding Natural Beauty<sup>10</sup>
  - Tree preservation orders
  - Conservation areas
  - Listed buildings
  - Historic parks and gardens
  - Scheduled ancient monuments
  - Groundwater source zone
  - Purbeck Heritage Coast
  - Local nature reserves

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<sup>11</sup> Please see below for further information

- Sites of Nature Conservation Interest
  - Regionally Important Geological Sites
  - Consultation zones, as set out in Policy CZ of the PLP1
39. As part of the assessment, officers have undertaken site visits to inform the following additional analysis:
- Land uses and character of the surrounding area
  - Natural features of significance
  - Location of infrastructure / utilities
  - Assessment of suitability for a particular use
  - Potential of the site to exacerbate flooding elsewhere
  - Adequacy of escape routes (in the event of flooding).
40. Where any issues are identified, the SHLAA looks at how they could be overcome, for example if a specialist tree or flooding assessment would be required.

### **Approach to green belt and AONB**

41. The SHLAA shows green belt and AONB as 'other', rather than 'absolute' constraints. They are specifically cited in the PPG as constraints to development. However, national policy is clear that there can be appropriate circumstances where land with these designations can be developed. This could include where development would be in the interests of sustainability compared with other options outside the designations, and provided the strategic purposes of the designations would not be compromised.
42. Given that the green belt and AONB are not absolute constraints, the Council did not rule them out altogether at the initial sifting stage of the SHLAA. Instead, sites covered by the designations have been analysed in terms of their compliance with the purposes of the designations and only those that would be acceptable have been included in the SHLAA.
43. The result is a greater range of sites for the Council to choose from on the edge of sustainable locations. Sustainability is a key factor in planning. The PLP1 planning inspector agreed that releases of green belt would be acceptable in the interests of sustainable development and said it is reasonable and sound to allocate 200 homes on the edge of Swanage in the AONB. Similarly, the West Dorset, Weymouth and Portland Local Plan Inspector's Report notes how, in order to provide homes to meet future needs and adhere to sustainable development principles, it is inevitable that some areas of the AONB will be developed. In other words, releases of green belt and AONB are acceptable in principle, when they can be justified, which is why the Council has chosen not to rule them out at the SHLAA stage.

### **Deliverability**

44. The SHLAA is required to assess the suitability, availability and achievability (viability) of sites, in order to make sure they are deliverable. The method for how this is assessed is below.

### **Suitability**

45. If a site passes the SHLAA criteria, the Council considers it to be suitable for development, in theory.

### **Availability**

46. To assess availability, the Council asks on its form when the site would be available and if there are any issues, such as covenants, which would prevent or delay the site coming forward.

### **Achievability (viability)**

47. The Council is confident that development across the district is viable and therefore achievable. This is because of numerous previous viability studies<sup>12</sup> and viability work to underpin the Partial Review<sup>13</sup>, which show that development in Purbeck is viable.

### **Timescales**

48. The PPG advises councils to assess the timescale within which each site is capable of development. The Council ensured it asked on the SHLAA form about timescales, but the majority of included sites are small and would not require phasing. Nevertheless, should the Council allocate a large site for development, or a group of sites for a strategic allocation, it may require a phased development. It is currently too early a stage to know if that will be necessary, but future policies / masterplans / development briefs could stipulate the rate of delivery.

## **Stage 3: windfall assessment**

49. Historically, development from non-allocated sites has accounted for the majority of development in Purbeck. Between 1st April 2006 and 31st March 2015, there were 1,155 housing completions in the district, of which 200 (from Purbeck Gate in Wool and Worgret Road in Wareham) were allocated sites. This means that 955 homes have come forward from windfall development.
50. The NPPF<sup>14</sup> says that windfall should not include gardens. However, there is nothing in national policy or guidance that specifically precludes developing gardens, which would in fact constitute windfall. The Council believes it has a case to include a supply of housing from gardens and has carried out an assessment to see what proportion of the 955 homes from windfall that have come forward were from gardens. The results are that around 299 properties (31.3% of housing supply) have resulted from developing gardens. The Council will continue to monitor and update this figure.

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<sup>12</sup> <https://www.dorsetforyou.com/evidence/purbeck>

<sup>13</sup> <https://www.dorsetforyou.com/purbeck-partial-review>

<sup>14</sup> Paragraph 48

51. The results show that a meaningful supply – almost a third – of homes have come from developing gardens, and while the NPPF says windfall should not include gardens, the Council has a valid case for arguing that, in Purbeck, it should. This view is reinforced by the Council's Character Area Development Potential study<sup>15</sup>, which looks at the potential of the district's major settlements to accommodate additional development within settlement boundaries. This study looked at character areas set out in townscape character appraisals and previous planning permissions in each character area. Where there were local trends and potential sites where trends could be replicated, the Council recorded this as development potential. To be cautious, the Council discounted the results by 50% and the figures are below historic windfall rates. This means that the Council is confident that it can justify a reliance on windfall, and confident that it will continue to come forward, given how viable development is in Purbeck.
52. Given the degree of certainty around the deliverability of windfall development and that monitoring proves it is coming forward, the Council believes it has a robust case to continue to rely on it as a source of supply to meet the PLP1 housing target. However, the results of the Character Area Development Potential study show that windfall will not be a reliable source of housing for the identified need for the Partial Review to deliver. Therefore, the Partial Review will need to meet the need for 3,080 additional new homes through allocations.

### Stage 4: assessment review

#### Draft trajectory

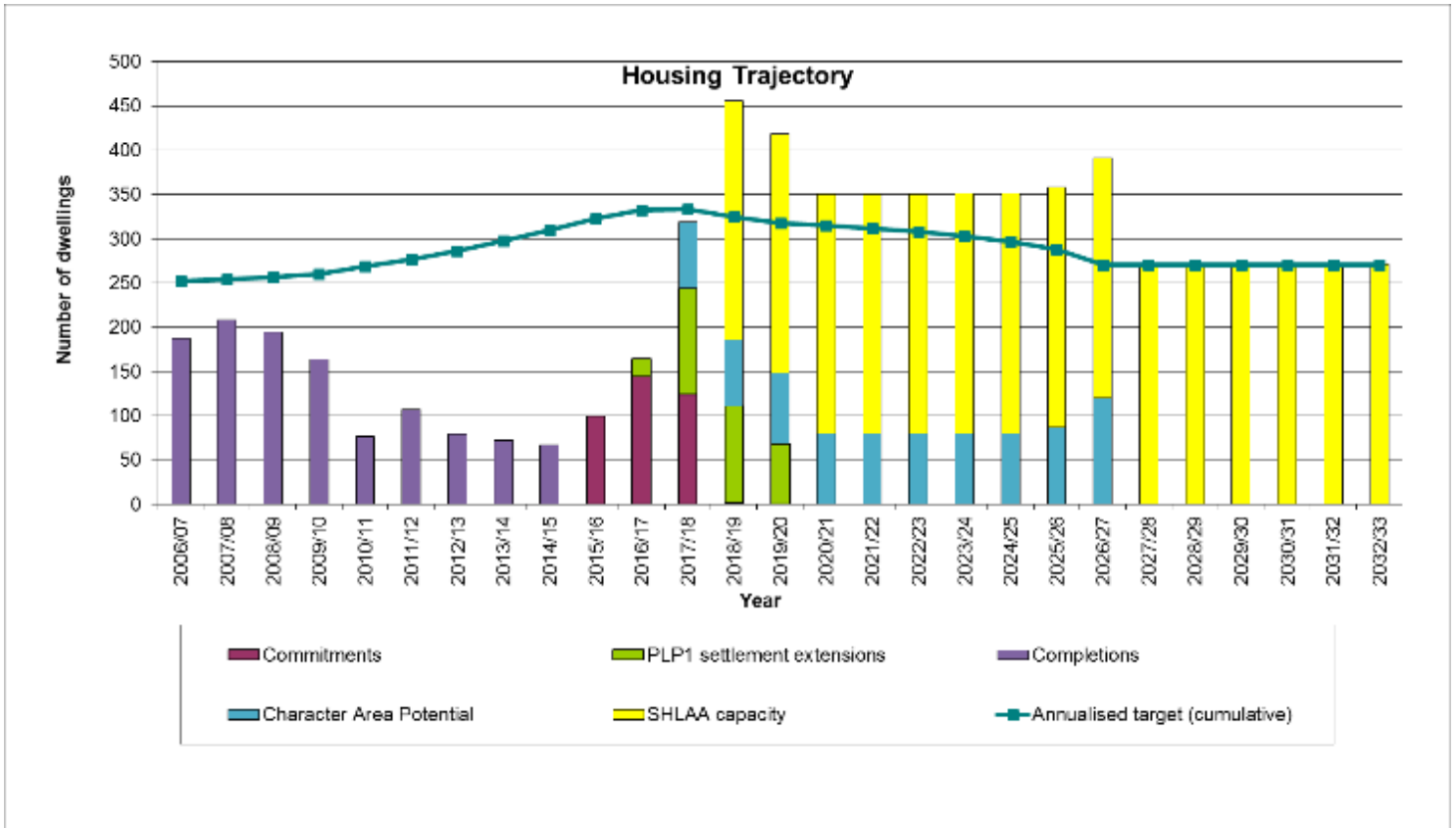
53. The SHLAA is required to include a draft housing trajectory. This is shown below. The Partial Review is currently at too early a stage to know how sites would be phased and therefore the trajectory has split settlement extensions equally from the adoption of the Partial Review in 2017 until the end of the plan period. The line showing forecast completions relative to target shows that the 4,060 potential homes in the SHLAA will allow the Council to reach its target of 3,080 dwellings comfortably, in theory.
54. It is worth noting the dip in completions relative to target from 2014 to 2019. This is because the SHMA identifies a need for 3,080 dwellings from 2013 onwards, but the Partial Review is not timetabled for adoption until 2017. Therefore, there will be an unavoidable period where housing delivery will need to catch up.
55. While it may appear that the Council might be vulnerable to planning by appeal during the 2014 – 2019 period, challenges should not be successful. The government has confirmed that 'the outcome of a Strategic Housing Market Assessment is untested and should not automatically be seen as a proxy for a final housing requirement in Local Plans. It does not immediately or in itself invalidate housing numbers in existing Local Plans'<sup>16</sup>. In other words, a developer will not be able to successfully challenge the Council on the basis of unmet need from a new SHMA, while the Council is still testing the number of the SHMA through the production of a local plan.

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<sup>15</sup> [https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014\\_Character\\_Area\\_Development\\_Potential.pdf](https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014_Character_Area_Development_Potential.pdf)

<sup>16</sup> <https://www.gov.uk/government/publications/strategic-housing-market-assessments>





**Five year supply**

56. Further information on the Council’s five year supply of housing can be found in the Council’s annually updated housing supply reports<sup>17</sup>. The five year supply report (2015) shows that the Council can demonstrate a 5.7 year supply, comprising settlement extensions and outstanding planning permissions. These outstanding permissions include windfall sites.

**Stage 5: final evidence base**

57. The SHLAA accords with the PPG’s core outputs<sup>18</sup>:

- 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;
- 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;

<sup>17</sup> <https://www.dorsetforyou.com/localplan/monitoring/purbeck>

<sup>18</sup> Ref ID: 3-028-20140306

- 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.

58. A schedule of maps and site assessments is provided in appendices 5-8 of this report.

59. Further assessment will also take place as potential sites progress through the plan preparation process. This will include Sustainability Appraisal and Habitat Regulations Assessment.

## Conclusions

61. The Council is required by the National Planning Policy Framework and Planning Practice Guidance to produce a Strategic Housing Land Availability Assessment (SHLAA) in order to show how much land is suitable, available and achievable (viable) for development in the district. This SHLAA has been prepared by the Council in accordance with the government requirements.
62. The SHLAA concludes that 51 of the 267 sites that have been assessed pass the SHLAA tests and could be suitable for development in theory. These sites could deliver around 4,060 homes.
63. However, this figure needs to be treated with caution for several key reasons. For example, some of the sites will be allocated through the Bere Regis Neighbourhood Plan and these sites need to stay in the SHLAA until they are allocated. This means that the figure will reduce accordingly when the Bere Regis Neighbourhood Plan is adopted.
64. A second key reason is that this document forms part of the Partial Review of the Purbeck Local Plan Part 1 preferred options consultation and through this consultation, information may be submitted to the Council that would alter some of the assessments. This could lead to a change in its conclusions.
65. A third key reason is that the method for the SHLAA is quite limiting in some respects because it looks at sites individually, rather than cumulatively. The Council needs to be mindful of the cumulative effects of development, for example in terms of meeting the requirements of the Habitats Regulations. This may require providing Suitable Alternative Natural Greenspaces (SANGs) where there are several sites in the same vicinity whose combined impacts would require mitigating. So where the SHLAA indicates that a site is acceptable for inclusion, in reality it may not be suitable for development if it comes forward in combination with other sites in the locality.
66. Therefore, the SHLAA is a good indicator of land availability and any potential issues associated with it, but in terms of ascertaining the true deliverability of sites, this forms part of the plan-making process, as the merits of sites are further tested in more detail.

## Appendix 1: officer-level review of non-submitted sites

The table below shows a summary of officers' analysis of the edge of every settlement and potential sites to investigate further.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
Bere Regis	To the north is constrained by the bypass. There is some land not being promoted next to Snow Hill Lane, but it is exposed. Development to the west or south of Shitterton would not be logical in townscape terms. To the north of the rec ground would unlikely be supported because DCC Highways objects to land immediately to the south of it. The only	South of Green Close	The site has an upward slope to the south, but is well contained by mature hedging and trees. Check with DCC Highways re. achieving a suitable access from the existing gate.	Highways believes an access could be achieved at this site.	Letter sent – no response.	Not available and therefore not deliverable. Do not progress further.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	possibility is land to the south of Green Close.					
Bovington	Most land that abuts the settlement boundary and could form a logical extension is constrained. The only possible area is opposite the Woodside Cottage allocation. Alternatively, Wool Parish Council has asked the Council to look along Bovington Lane. There is land opposite the tank museum, but it is some distance from the settlement	Opposite Woodside Cottage	This site is 'within the wire' and therefore unlikely to be available. It slopes and is exposed at the eastern end.	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	boundary.					
		Opposite the tank museum	Fairly level, but with an upward slope to the west. Appears to include a military training area. Whilst there is a built presence to the north, the site is some distance from the settlement boundary and therefore would fail the Council's initial sifting for SHLAA sites. Not suitable. However, it could have potential for a rural exception site.	N/A	N/A	No suitable sites.
Briantspuddle	Land to the north is constrained by the flood zone. To the east,	None.	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	west and south are of a strong rural character and development could be harmful to the conservation area.					
Chaldon Herring	The site size threshold for SHLAA is five or more units. There do not appear to be any sites that would not have a landscape impact that are large enough to contain more than five units.	None.	N/A	N/A	N/A	No suitable sites.
Church Knowle	The village is surrounded by a conservation area. The only part that could have potential is to the north of	North of Long Ground Cottages	The site slopes steeply upwards and is exposed towards the top. It is not clear if a point of access could be	N/A	N/A	No suitable sites.



Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>Long Ground Cottages off Tyneham Road, though there could be conservation and AONB issues with strategic-scale development here.</p>		<p>achieved. The lower end of the site might be suitable for development, but not strategic in scale. Therefore, not suitable, but the land might be more suited towards an exception site.</p>			
Corfe Castle	<p>The village is quite constrained by designations. However, there is a site in the south east corner, to the south of Townsend Road, which could be suitable in townscape and landscape terms. And there's a field</p>	<p>South of Townsend Road</p>	<p>It is difficult to see where a point of access could be achieved from this site.</p>	<p>N/A</p>	<p>N/A</p>	<p>Not suitable</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	that looks enclosed to the east of West Street, just south of Springwell Close.					
		South of Springwell Close.	Land is slightly higher to the north, but it is reasonably level and tucked away. It looks as though a point of access may be possible through Springwell Close, but a southern access may be more difficult to achieve. Refer to DCC Highways and AONB Team.	The AONB Team would not support development at this location. DCC Highways has serious concerns about achieving a safe and suitable access here.	N/A	Not suitable.
East Lulworth	The village is too heavily constrained by landscape and townscape	None	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	designations for any site to be considered for strategic growth.					
Harman's Cross	The village has some sensitive landscape around it, but there are some sites that may be worth investigating.	Fields to the south east (between the railway and the lane off Valley Road)	This land is rural in character and development would appear exposed on the slope. It would not appear a particularly logical expansion of the village.	N/A	N/A	Not suitable.
		Land to the west of Springbrook Close	There is a downward slope to the north and the site could potentially be exposed. It might be difficult to achieve a safe access, given the lack of visibility on this corner. Refer to DCC Highways and AONB	The AONB Team believes there could be some potential here. DCC Highways believes an acceptable access could be achieved here.	Site submitted through SHLAA.	Consider site through SHLAA.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
			Team.			
		South of Southern Wood	The land is slightly undulating, but well contained and screened. Access would need to be via the track from Haycrafts Lane. It could be a logical location for low density development. Action: refer to AONB Team.	The AONB Team would not support development at this location.	N/A	Not suitable.
		Land to the south of South Instow and east of Haycraft's Lane	The land rises to the east, but development to the west, adjacent to the car park and the new properties to the north, could sit comfortably here. Refer to AONB Team.	The AONB Team believes it would be difficult to justify development at this location.	N/A	Not suitable.
Kimmeridge	The site size	None	N/A	N/A	N/A	No suitable

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	threshold for SHLAA is five or more units. There do not appear to be any sites that would not have a landscape or townscape impact that are large enough to contain more than five units.					sites.
Kingston	The site size threshold for SHLAA is five or more units. There do not appear to be any sites that would not have a landscape or townscape impact that are large enough to contain more than five units.	None	N/A	N/A	N/A	No suitable sites.
Langton Matravers	The village is quite	North of Steppes Hill.	Whilst not identified in the	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>constrained by landscape and townscape designations. It could be worth investigating to the north of Steppes Hill and Capstone Fields. The latter might be supported by Langton Matravers PC and Worth Matravers PC.</p>		<p>Council's conservation area appraisal as notable or an important gap, officers felt that the land is somewhat exposed and not suitable. However, the southern third could relate to existing development, but would be of a small and not strategic scale. Therefore, not suitable, but it could be more suited to an exception site.</p>			
		<p>Capstan Fields</p>	<p>Development towards the south could appear intrusive in the landscape, but it</p>	<p>The parish council is currently contacting the landowner to check</p>		<p>Potentially suitable as a rural exception site.</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
			could sit comfortably towards the north. However, it would be small and not of a strategic scale. Therefore, not suitable, but it could be more suited to an exception site.	availability.		
Lytchett Matravers	There could be an opportunity to square off the bottom south eastern corner of the village. Most of the land is already included in the SHLAA.	South east Lytchett Matravers	Towards the south east is a treed area that has a positive character. However, the remainder is relatively flat and unobtrusive, so there could be a strong case for rounding off the settlement here. Consider contacting landowners.	N/A	Letters sent to five landowners. One positive response received.	Investigate submitted site through the SHLAA.
Lytchett Minster	Owing to green	None.	N/A	N/A	N/A	No suitable



Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	belt, townscape and flooding constraints, there are no other strategic-level sites to identify on the edge of the village.					sites.
Moreton Station	There are no other strategic-level sites to identify on the edge of the village.	None.	N/A	N/A	N/A	No suitable sites.
North Wareham	Owing to constraints, there are no other strategic-level sites to identify on the edge of the town.	None.	N/A	N/A	N/A	No suitable sites.
Ridge	There is an area to the south that abuts the settlement, but it would go beyond Arne	None	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>Road, which is a strong boundary to the village. This would cause landscape and townscape harm. Plus it would be on the edge of the 400m zone. There is an area to the west, but this is very rural in character, with a strong belt of trees and an undulating landscape. Development here would likely cause harm.</p>					
Sandford	<p>Owing to constraints, there are no other strategic-level sites to identify on the edge of the village.</p>	None.	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
Stoborough	<p>There is land between Stoborough and Stoborough Green, but the Dorset AONB Team and the Council's landscape officer have voiced concerns over development in this direction. Therefore, there could be potential for harm. The other area here is the public open space at Stoborough Meadow, but this is owned by Arne Parish Council, who has been approached regarding</p>	<p>Land to the rear of 47 Corfe Road.</p>	<p>Relatively flat site and well contained. A safe access may be difficult to achieve, given the corner on Corfe Road to the south. Nevertheless, it may still be worth investigating further. Refer to DCC Highways and AONB Team.</p>	<p>The AONB Team has some concerns, but would not rule out the site at this stage. Highways believes an acceptable access could be achieved here.</p>	<p>Letter sent to landowner. No response received.</p>	<p>Not available and therefore not deliverable. Do not progress further.</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	available land and this was not offered. There is an area to the rear of 47 Corfe Road, which is relatively well contained and could be worth investigating.					
Studland	Owing to landscape, townscape and environmental constraints, there are no strategic-scale sites to identify on the edge of the village.	None.	N/A	N/A	N/A	No suitable sites.
Swanage	Swanage is quite constrained by the AONB, although there could be merit in the field to the immediate west of the	Field to the immediate west of the allotments.	The site is undulating and parts are very exposed. It is likely that development here could cause landscape harm.	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	allotments.					
Upton	There are no additional unconstrained sites on the edge of the town.	None.	N/A	N/A	N/A	No suitable sites.
Wareham Town	The rugby club is flat and contained and development could relate to the allotments and the housing opposite.	Investigate Wareham Rugby Club.	The site is worth investigating further, as it is flat and not exposed. The key issues here, though, would be providing suitable alternative pitches and whether or not Bestwall Road could accommodate the extra traffic. Refer to DCC Highways and AONB Team.	The AONB Team believes that development could be integrated here, although it would constitute major development in the AONB. Highways believes that development could potentially be acceptable here.	Email sent to landowner. Response received that land is not available.	Not available. Do not progress further.
West Lulworth	Owing to constraints, there are no	None.	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	other strategic-level sites to identify on the edge of the village.					
Winfrith Newburgh	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village.	None.	N/A	N/A	N/A	No suitable sites.
Wool	Site 6/27/0247 is not reconfirmed as available. If it were to be confirmed, there could be merit in exploring the land to the immediate south, even though the Council's townscape character appraisal does note it as high	Immediate south of site 6/27/0247.	It is exposed atop a ridge, with an area of dense trees and a distinctly rural feel about it. The site would not be a suitable expansion of the village.	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	quality landscape.					
Worth Matravers	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village.	None.	N/A	N/A	N/A	No suitable sites.

## Appendix 2: sites suggested to the Council during the Partial Review issues and options consultation

The table below provides a summary of sites that were suggested to the Council during the Partial Review issues and options consultation.

Suggested site	Result	Conclusion
BT-owned land	The Council wrote to BT, who responded to say that it has nothing available.	Not suitable.
Dorset Green Technology Park	This land is already being promoted through the SHLAA. The Council is working with the landowner to see which parts of the site might be suitable for development, whilst being mindful that it is a safeguarded employment site. The Council needs certainty that the impacts of development (particularly on the nearby heath) could be mitigated satisfactorily.	Investigations continuing.
Ex mineral/landfill/quarry sites	The Council contacted DCC, but nothing appears to be available. Officers also undertook a desk-based study to see whether any sites that are currently not being promoted for development would be worth further investigation. No sites appeared suitable.	Not suitable.
Land to the north of North Street, Wareham	No map was submitted alongside this suggestion. However, desk-top investigations show that all land between the top of North Street and North Wareham is in the flood zone and is sensitive green belt. Therefore, it would not warrant further investigation.	Not suitable.
Ministry of Defence land	The Council is in contact with Defence Infrastructure Organisation (DIO), who is producing an estate management plan. Officers have been sent draft versions of the plan, which does not show that DIO intends to release land for strategic, non-military development.	Not suitable.
Norden Park & Ride	This land has not been promoted to the Council for development, but did feature in the consultation for a possible expansion of the park & ride. It is significantly detached from the nearest settlement boundary, is in the AONB and is within 400m of heathland. Therefore, it would not be suitable for inclusion in the SHLAA.	Not suitable.
Tyneham	This land has not been promoted to the Council by the MOD, which owns it and uses it for training. It previously had a residential use, but this was abandoned in 1943, so the use has ceased. The ex-village is also designated countryside and AONB, plus is directly adjacent to a site of special scientific interest. Therefore,	Not suitable.



	this would not be an appropriate location to direct development towards.	
Wareham allotments	Officers enquired with Wareham Town Council, who owns the site. It responded that alternative allotments would need to be provided and there are no suitable alternative sites.	Not suitable.

### Appendix 3: public and utility-owned land

The table below summarises which of the town / parish councils, Dorset County Council and all utility companies responded with either suggested sites or to say they had land available.

Respondent	Suggestion	Result	Conclusion
Bloxworth Parish Council	There is no public-owned land in the parish.	N/A	N/A.
East Stoke Parish Council	Old village hall site (privately owned)	It is remote from the nearest settlement boundary and would be too small for inclusion in the SHLAA for strategic development. However, it could potentially lend itself to a rural exception site.	Not suitable.
	Middlefield (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.
	Land near Manor Farm Barns (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.
	Mill Paddock (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.
Lytchett Minster and Upton Town Council	Town council-owned land at Hibbs Close	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Town council-owned land at Hop Close	Access to this site would be extremely difficult, as it is blocked on all sides by houses. The only possible entrance would be over a private garden at number 17 and crossing a PROW.	Not suitable.
	Land at left hand side of Factory Road entrance	This land is owned by Purbeck District Council and is currently being investigated alongside other PDC-owned sites to present to a registered provider as a package of sites. Given that it is within the settlement boundary, it is not necessary to assess through the	Investigations continuing for windfall development. Not necessary to pursue through the SHLAA.

		SHLAA.	
	Land at Redwood Road opposite Redwood Road Play Area	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Upton Oil Site	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Amphibian Reptile Trust land behind the Upton skate park	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.

## Appendix 4: copy of SHLAA form

### Housing and Economic Land Availability Assessment

### New Site or Amended Site

Please return one form per site and a map showing the boundary of the site

Site reference (amended site only).....

Site address

.....  
.....

Site area (ha).....

Name of landowner .....

Name of contact person (e.g. representative/agent, if different from above)

.....

Email address of contact person.....

Phone no of contact person .....

Address of contact person .....

.....

Would you like the site to be considered for housing? Yes / No

If yes, estimated number of dwellings:

Would you like the site to be considered for employment? Yes / No

If yes, estimated area of employment land (ha):

Would you like the site to be considered as a Gypsy, Traveller or Travelling Showpeople site? Yes / No

If yes, estimated number of pitches:

(Please circle the correct response. NB – you can say ‘yes’ to all options)

**How soon would the site be available?**

(Please circle your best estimate)

**Within five years                      between 6 and 10 years                      11 + years**

**Do you know of any issues that may prevent the site from coming forward in your proposed timescale?**

Examples of these could be tenancy agreements, legal issues, and covenants.

**Yes / No**

**If ‘Yes’ please give details .....**

.....

**Please return this form and map by Friday 12<sup>th</sup> September 2014 to:**

**[localplan@purbeck-dc.gov.uk](mailto:localplan@purbeck-dc.gov.uk)**

If you prefer to send hard copies of this form, please send to: Planning Policy, Purbeck District Council, Westport House, Worgret Rd, Wareham, BH20 4PP

## Housing and Economic Land Availability Assessment

# Confirmation of availability of previously submitted housing site (SHLAA)

Please return one form for each site confirmed as available

Your site reference .....

Name of landowner .....

Name of contact person (e.g. representative/agent, if different from above)

.....

Email address of contact person.....

Phone no of contact person .....

Address of contact person .....

.....

Is this site still available for housing? Yes / No

If yes, estimated number of dwellings:

Would you also like the site to be considered for employment use? Yes / No

If yes, estimated employment land (ha):

Would you also like the site to be considered as a Yes / No

Gypsy, Traveller or Travelling Showpeople site?

If yes, estimated number of pitches:

(Please circle the correct response. NB – you can say ‘yes’ to all options)

If available, how soon would this be?

(Please circle your best estimate)

Within five years

between 6 and 10 years

11 + years

**Do you know of any issues that may prevent the site from coming forward in your proposed timescale?**

Examples of these could be tenancy agreements, legal issues, and covenants.

**Yes / No**

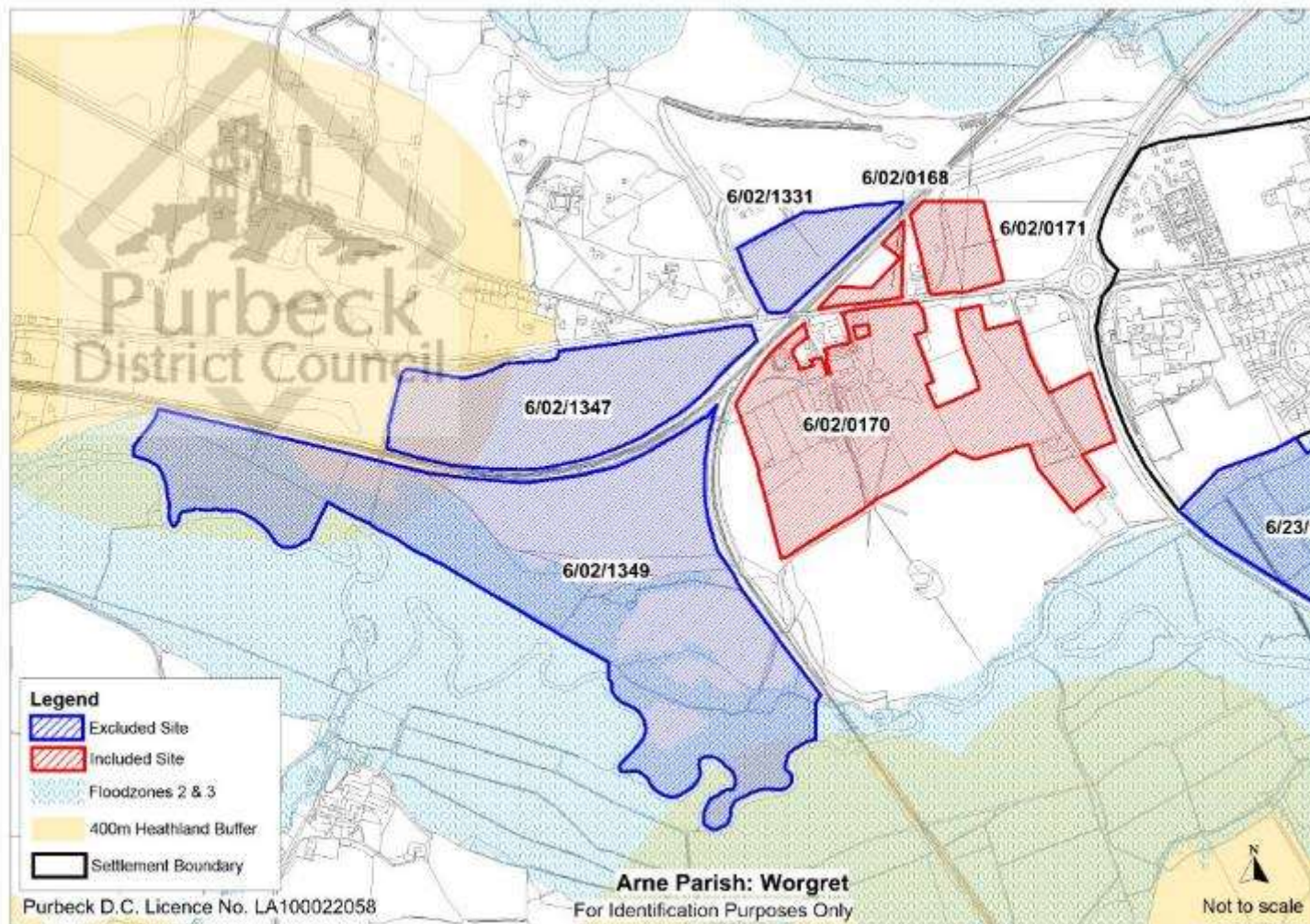
**If 'Yes' please give details .....**  
.....

**Please return this form by Friday 12<sup>th</sup> September 2014 to: [localplan@purbeck-dc.gov.uk](mailto:localplan@purbeck-dc.gov.uk)**

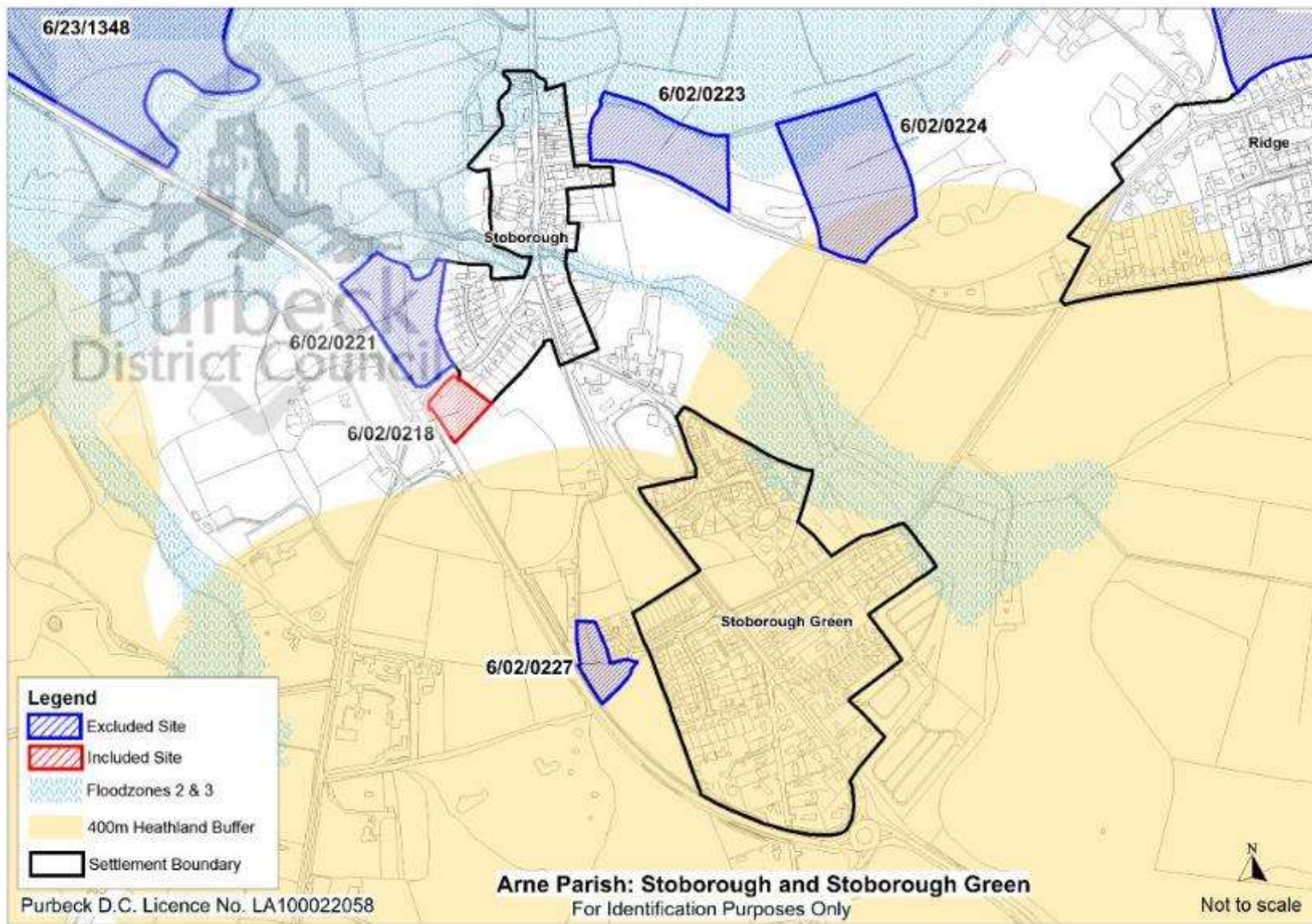
If you prefer to send hard copies of this form, please send to: Planning Policy, Purbeck District Council, Westport House, Worgret Rd, Wareham, BH20 4PP.

## Appendix 5: schedule of maps – included and excluded sites

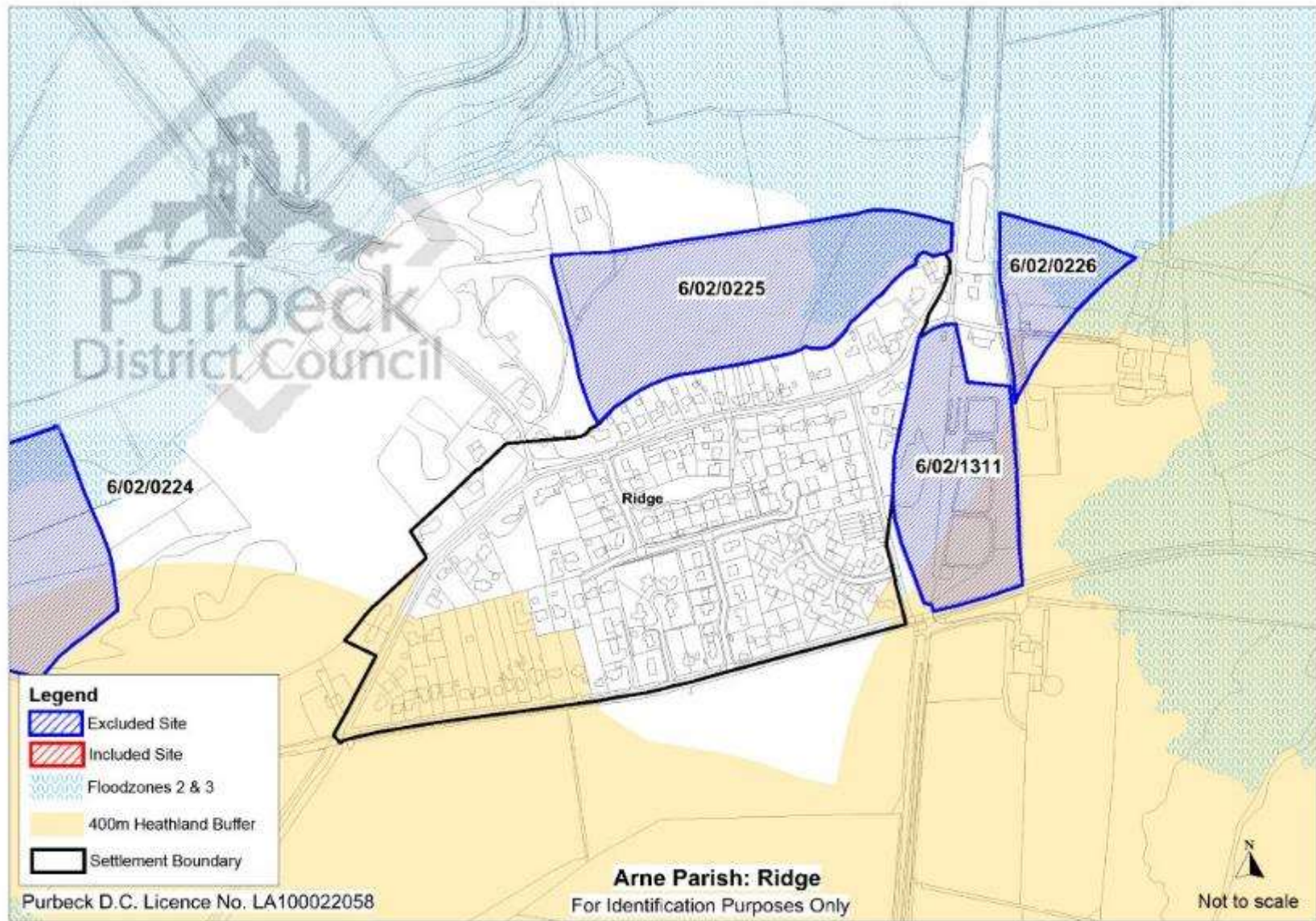
Note that some of the included sites have been reduced in size, following the recommendations of this report.

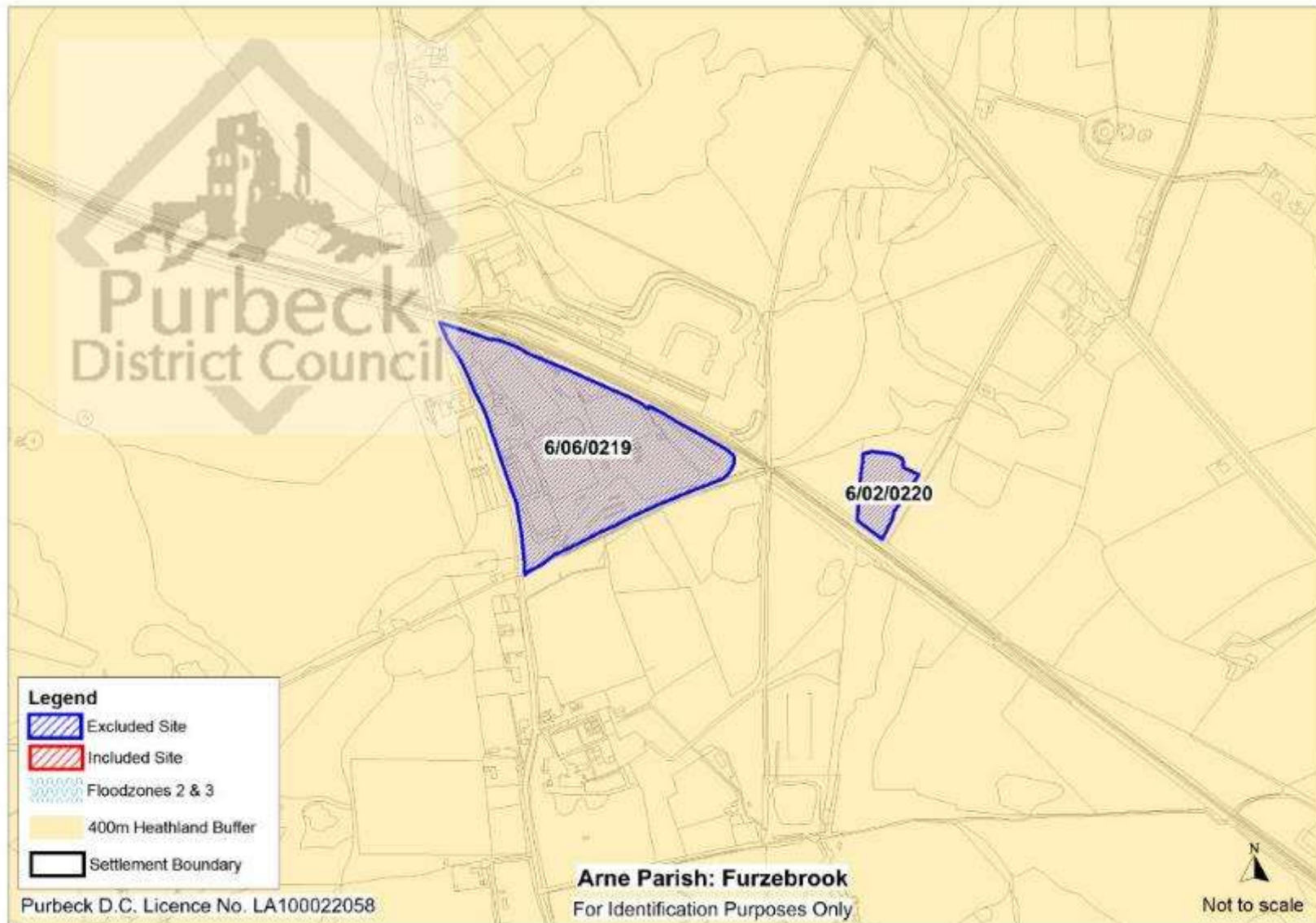




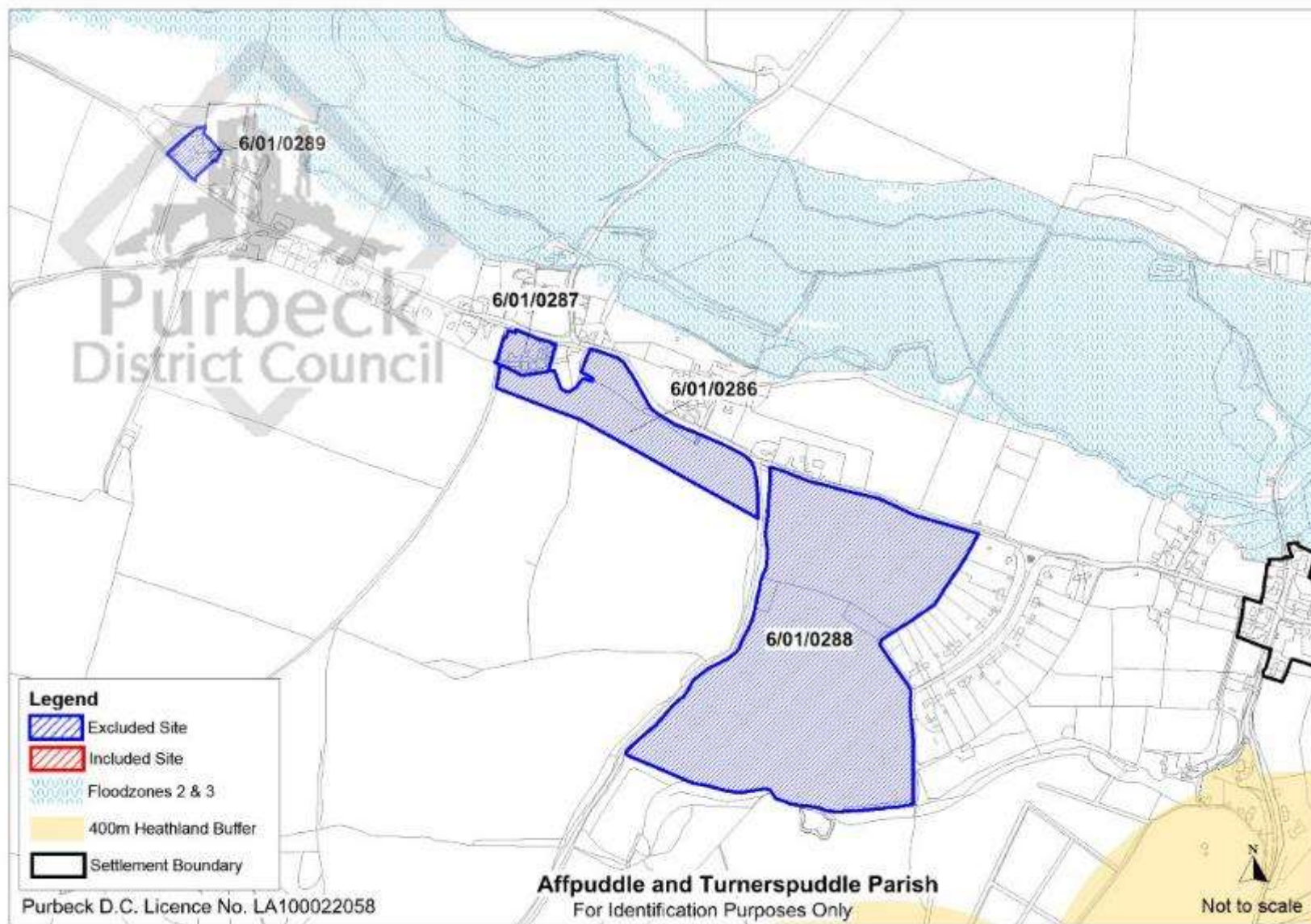


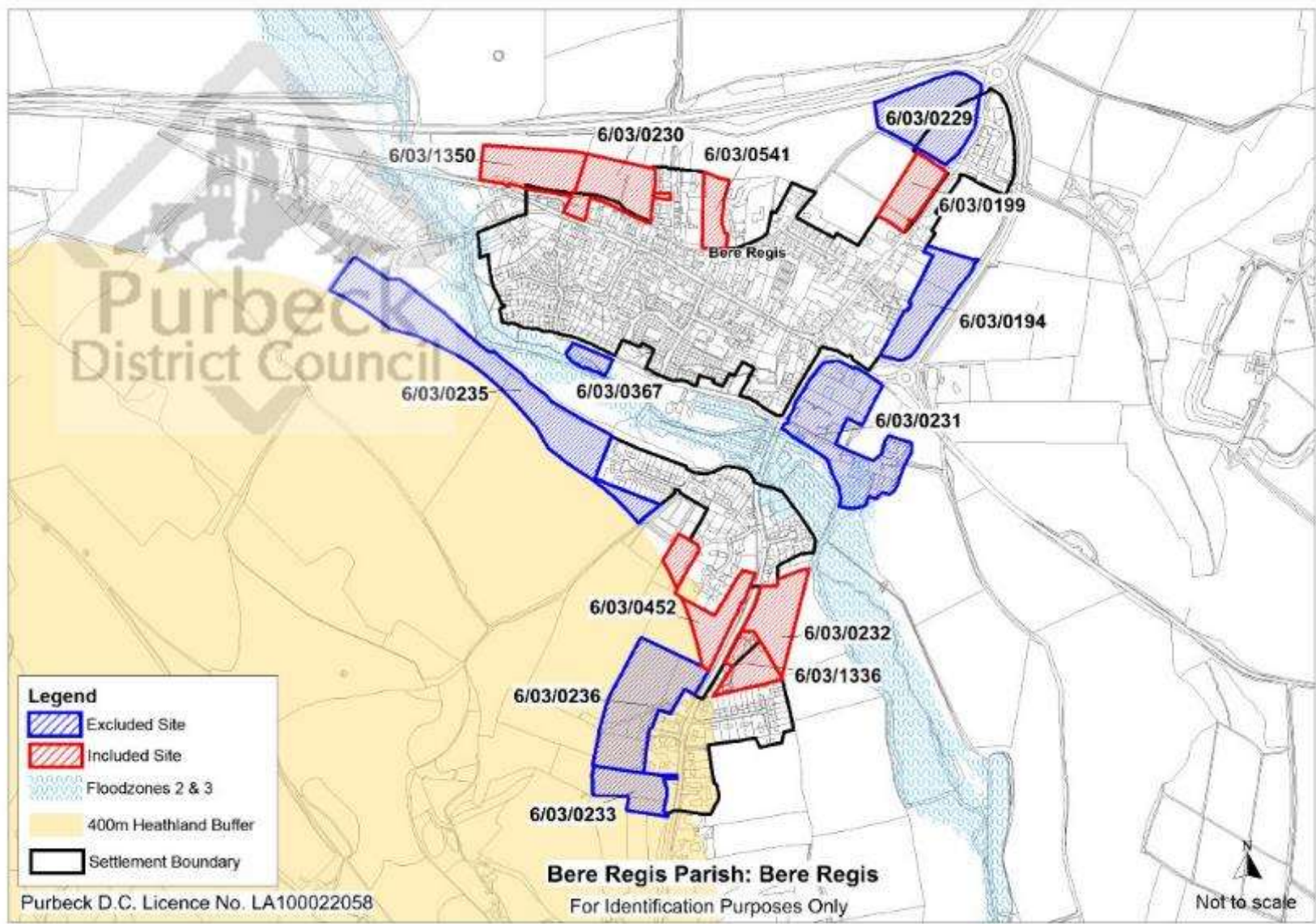




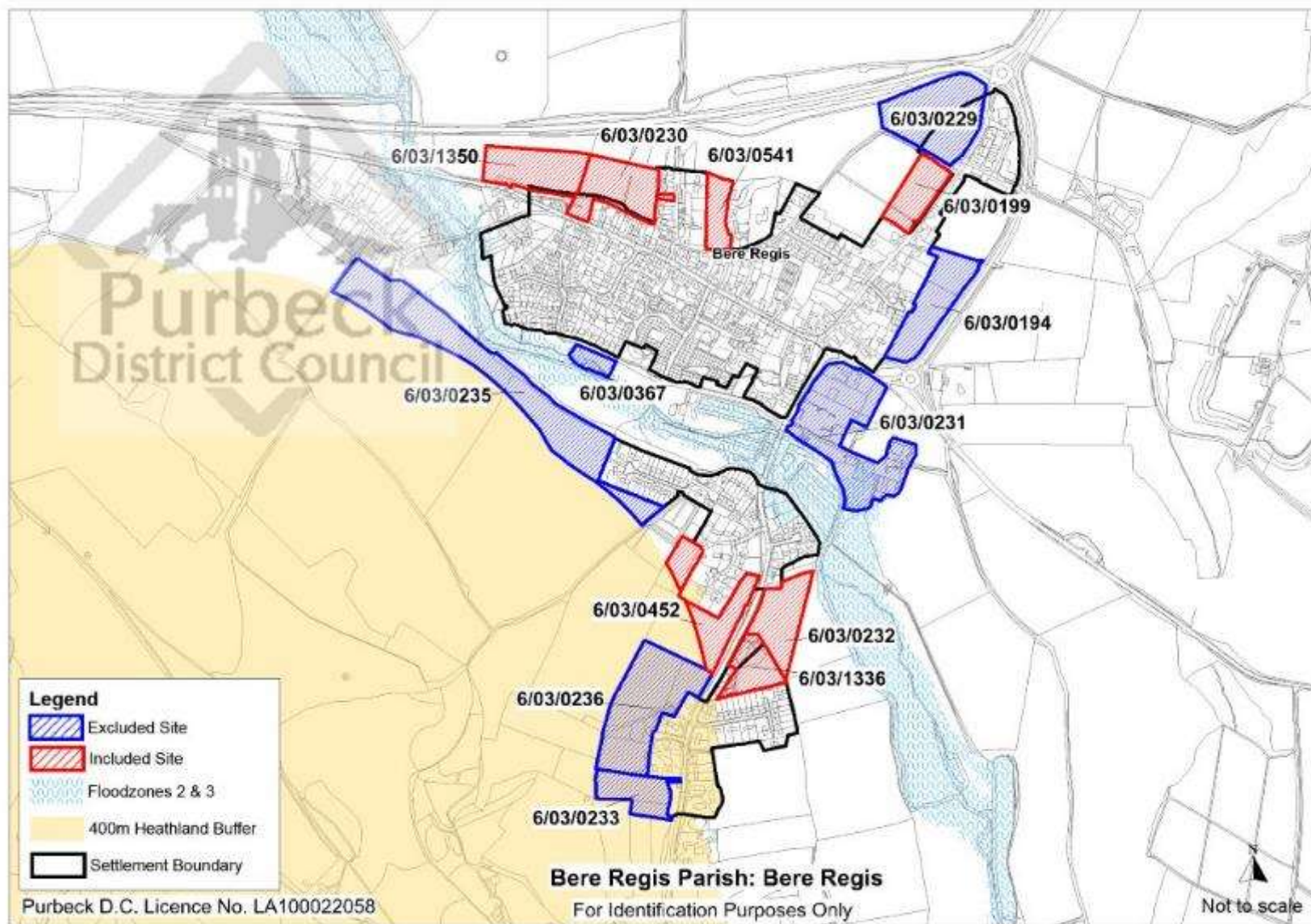


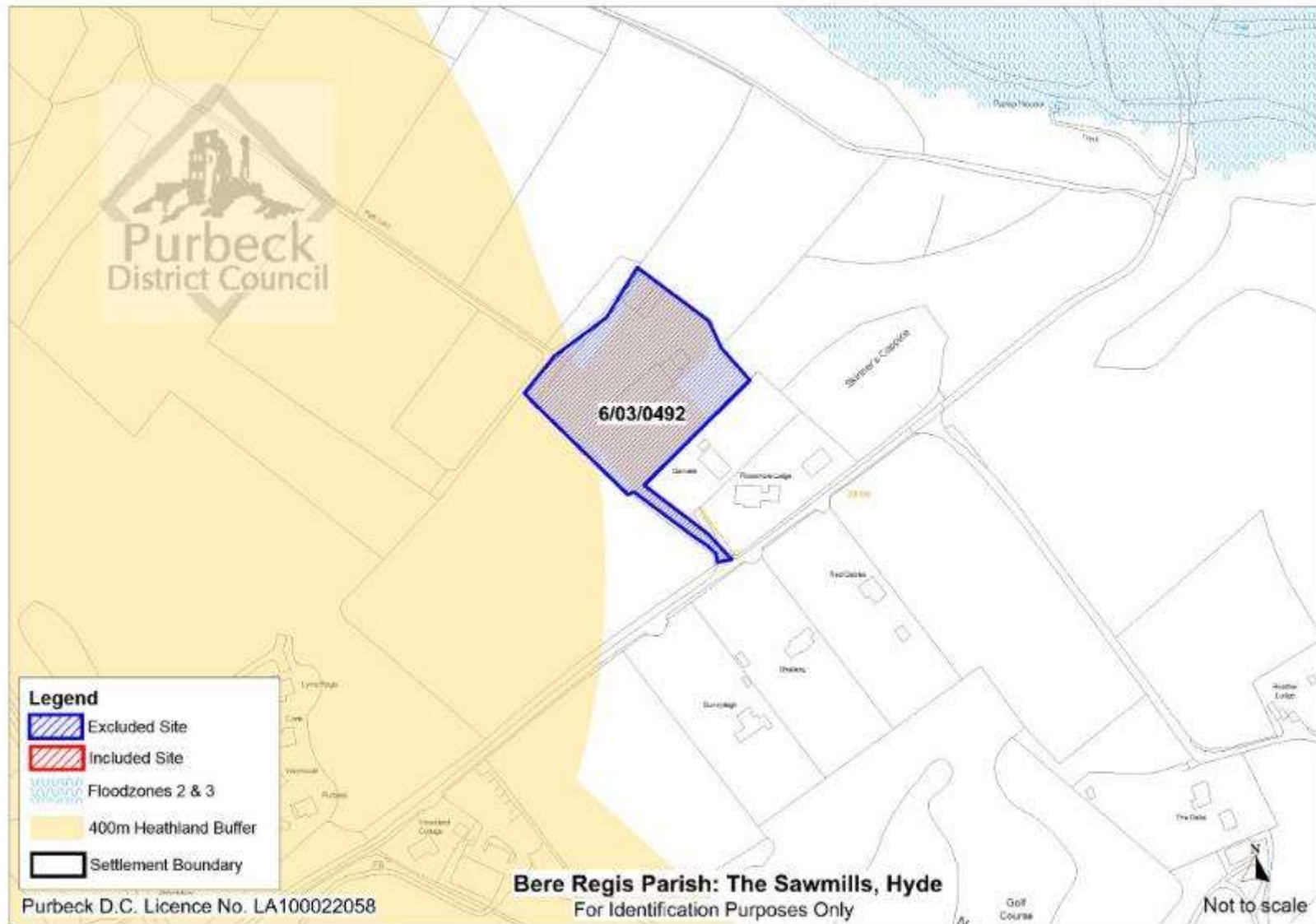


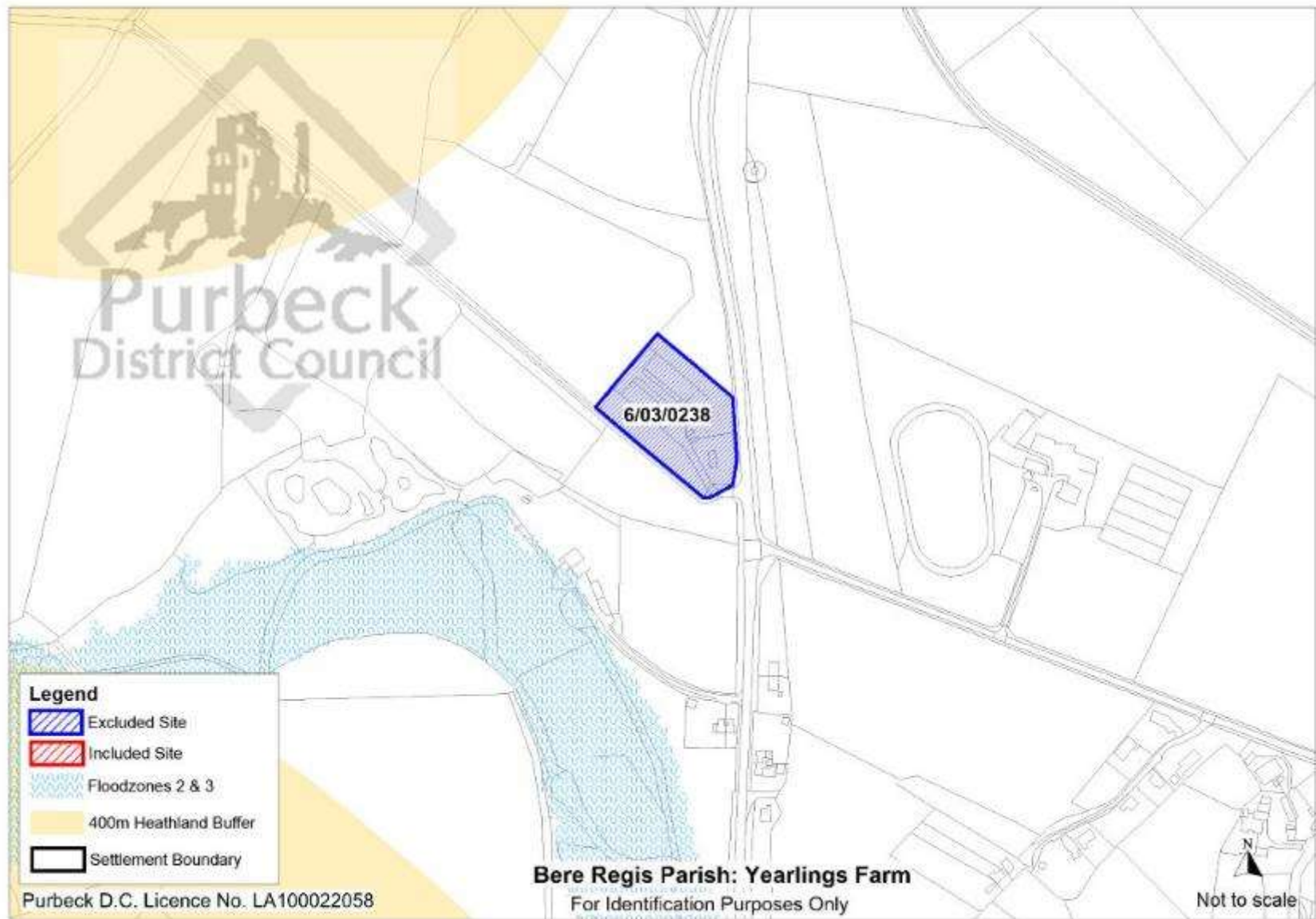




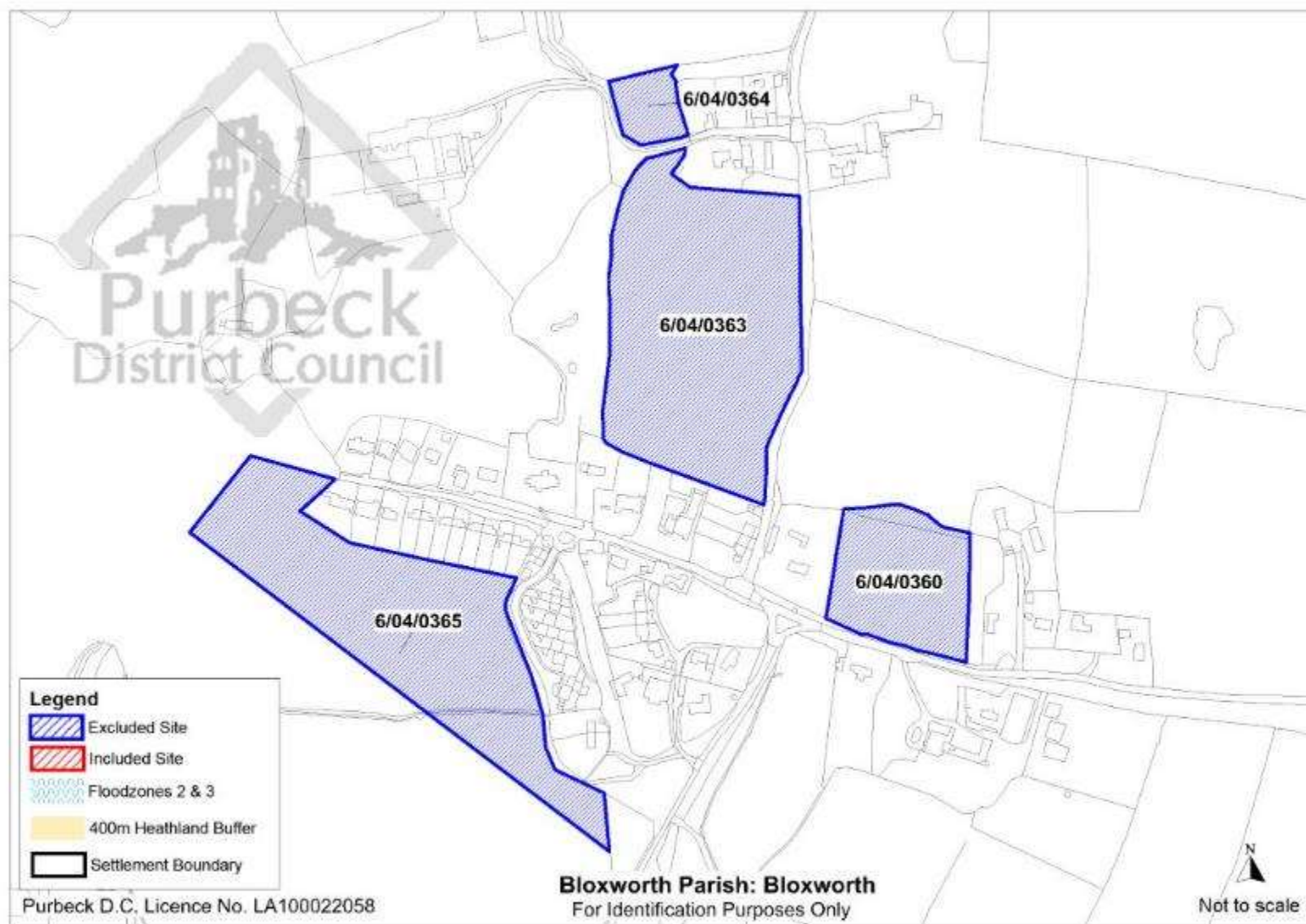


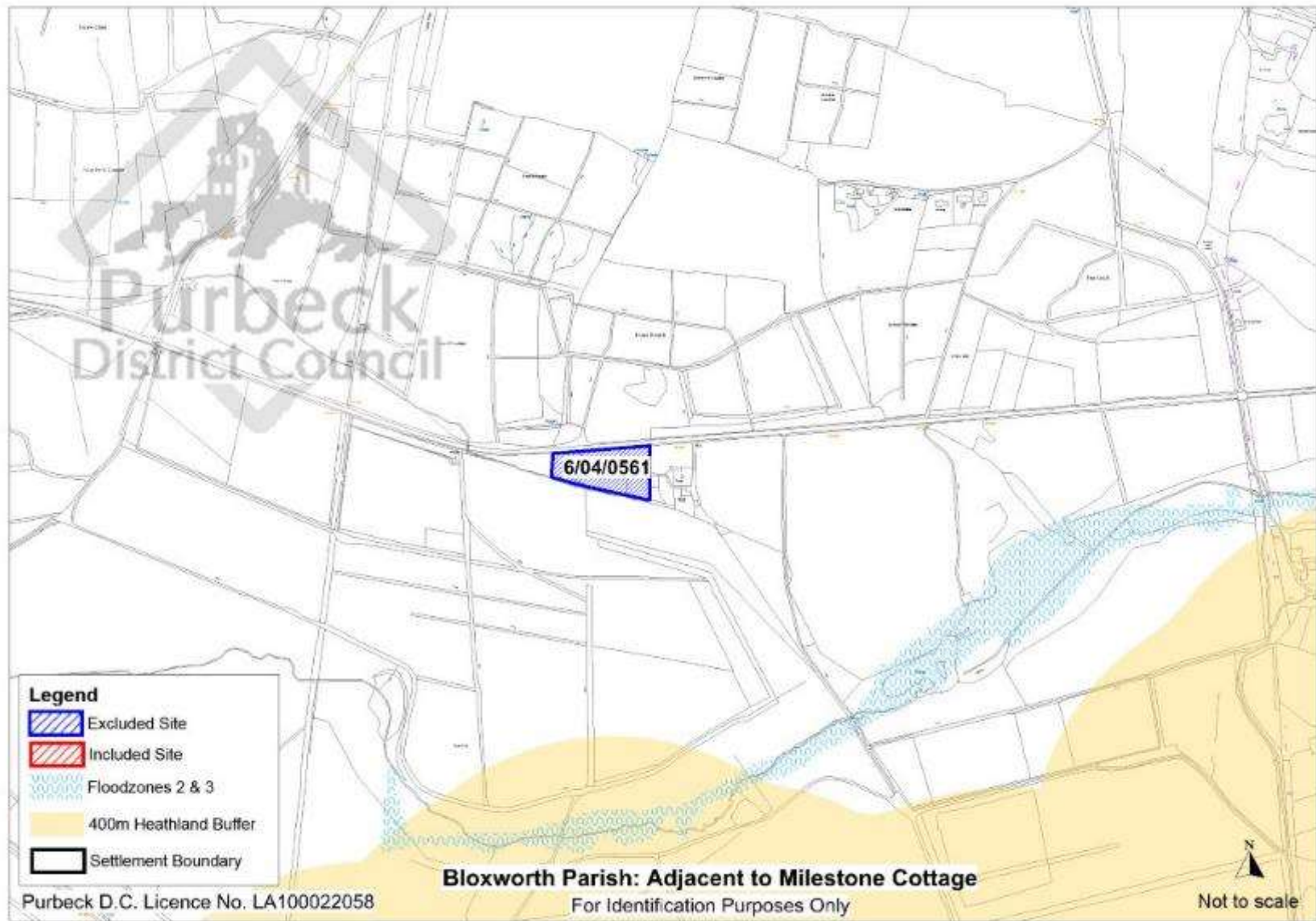


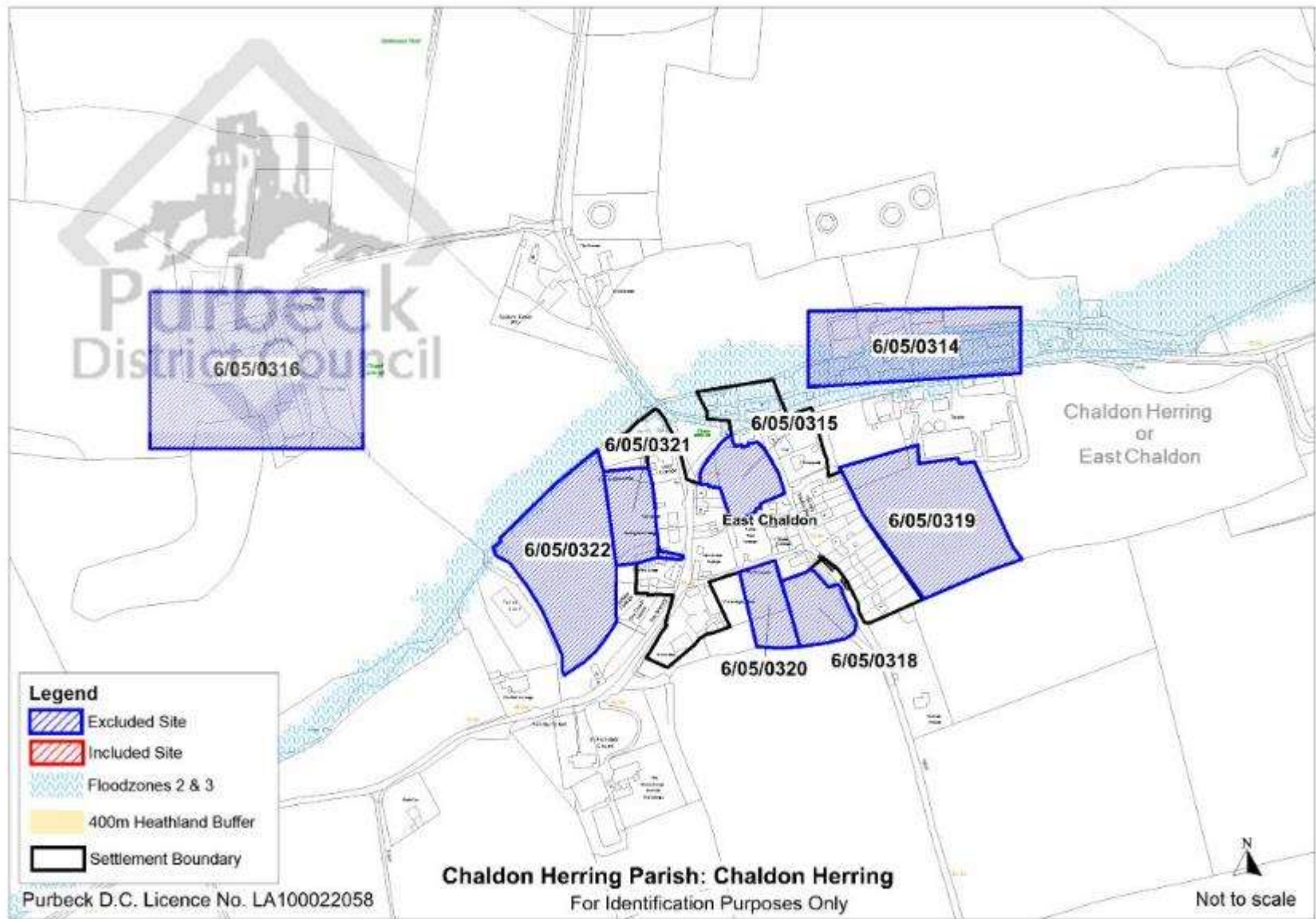




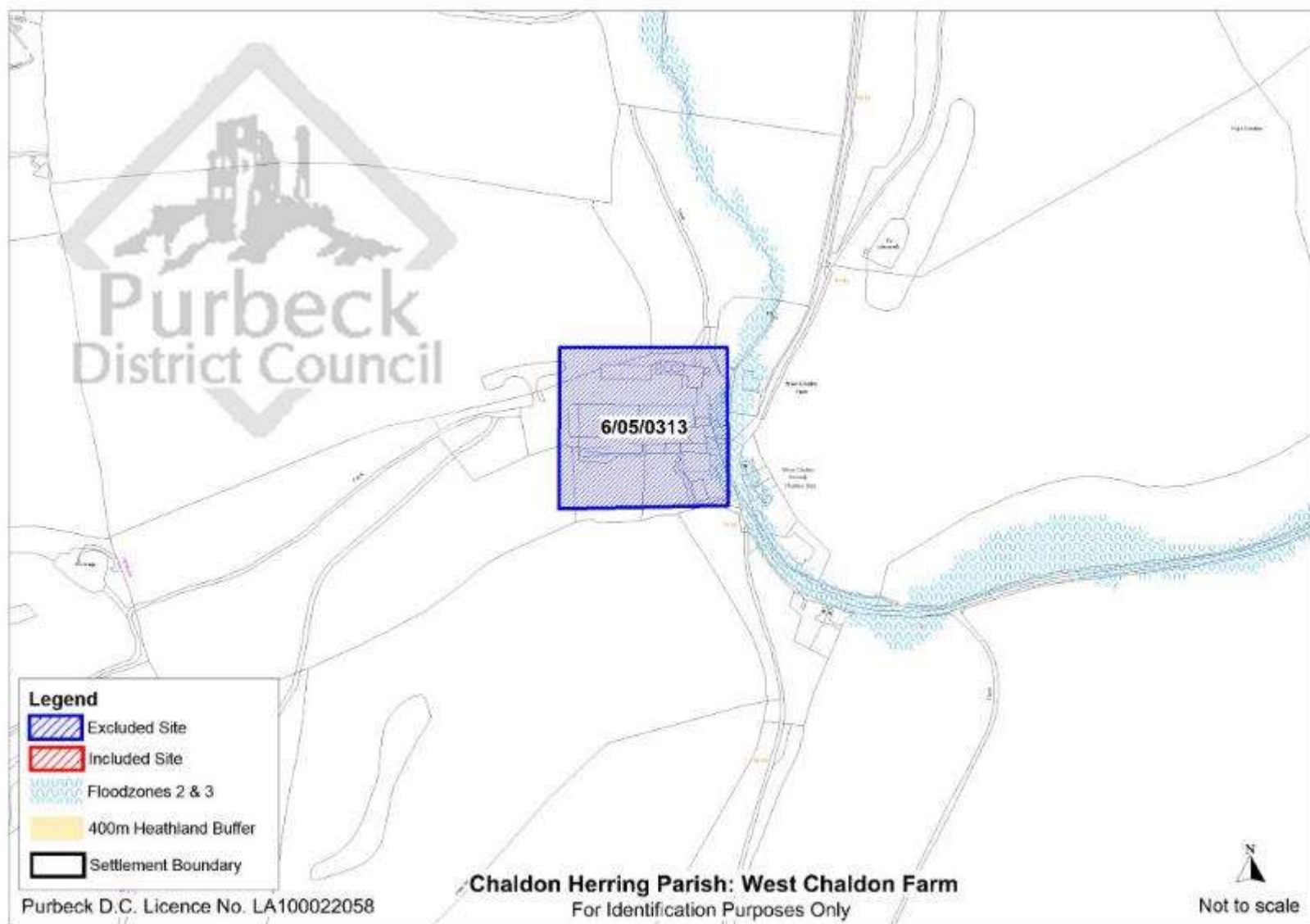


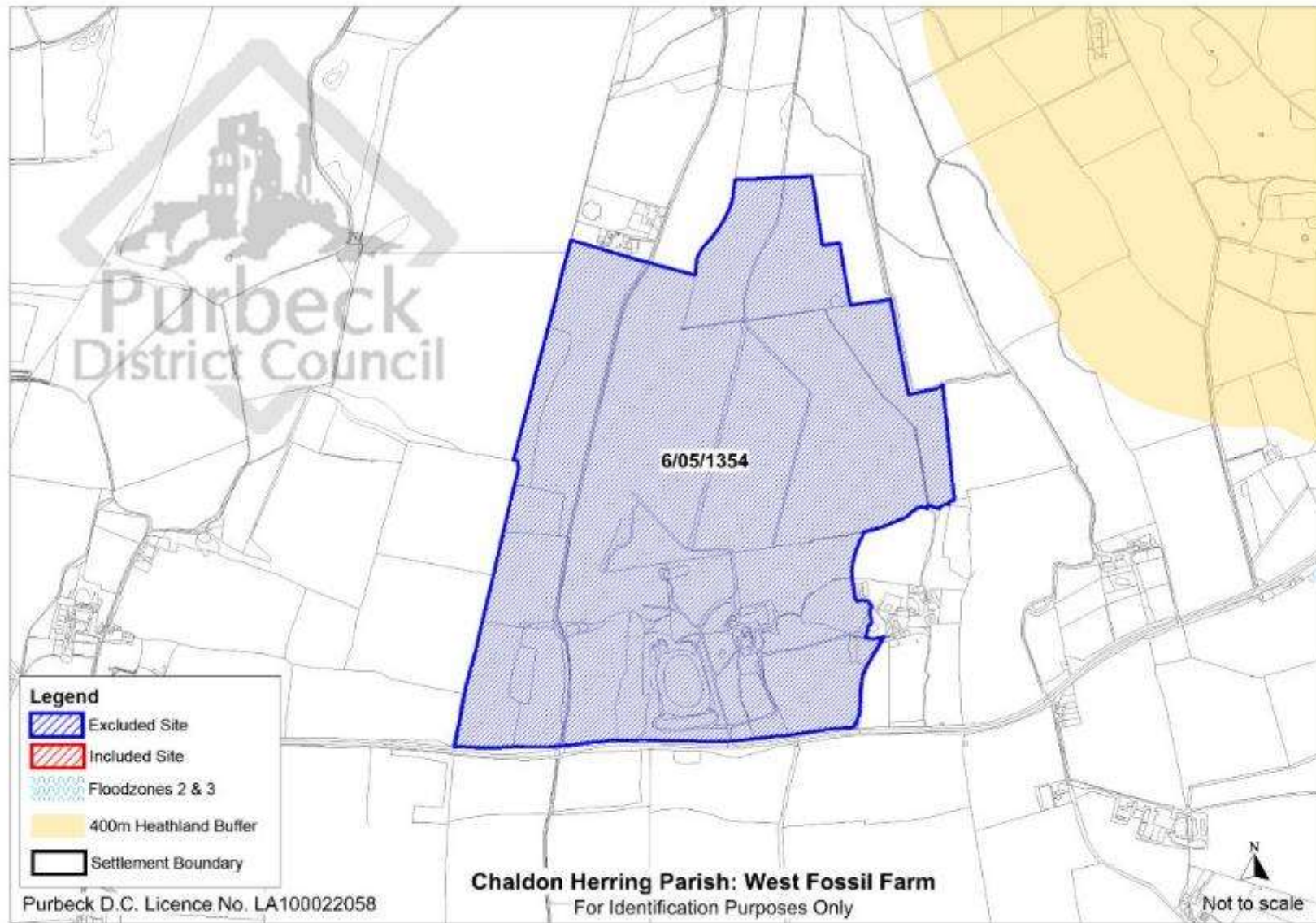


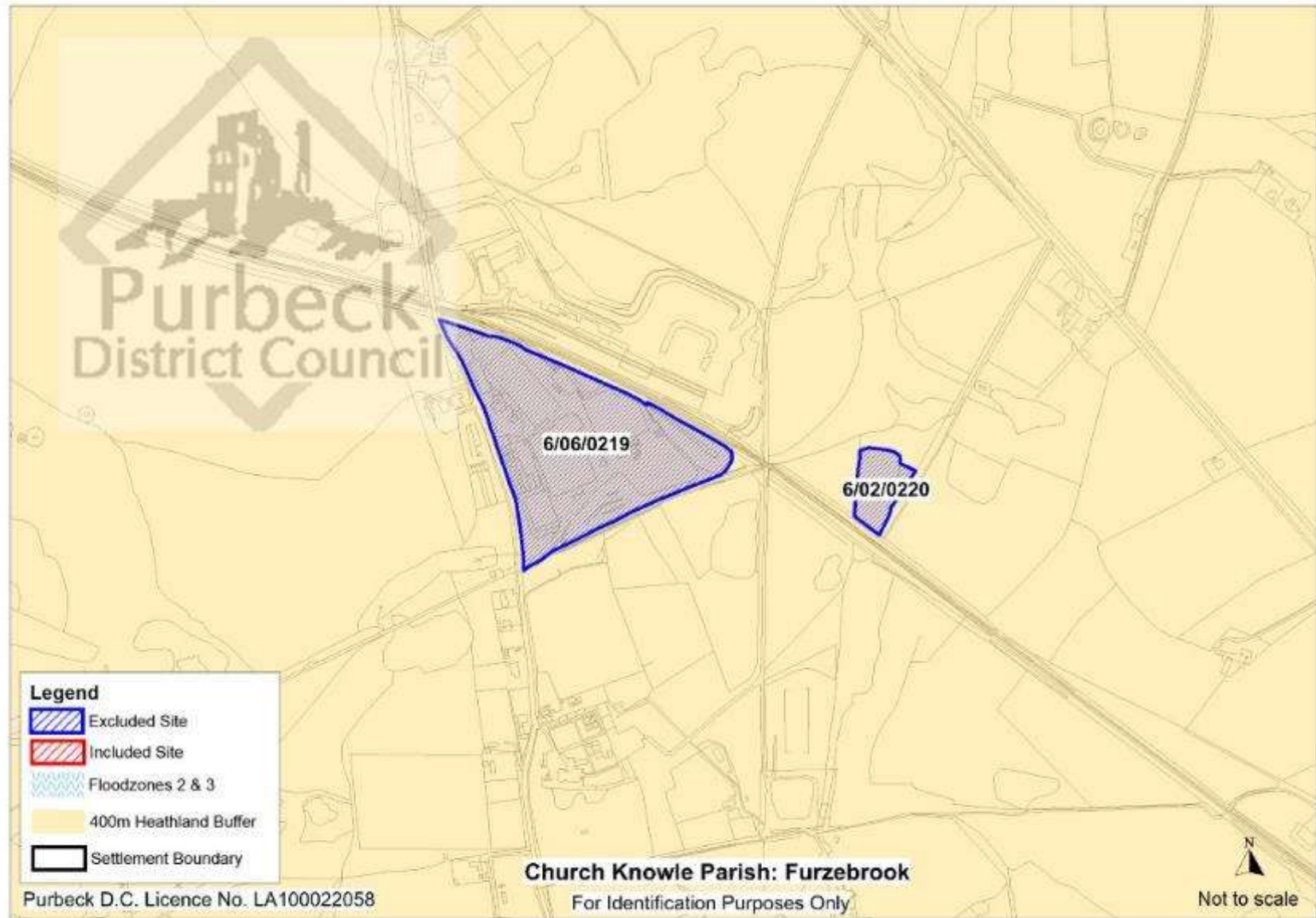




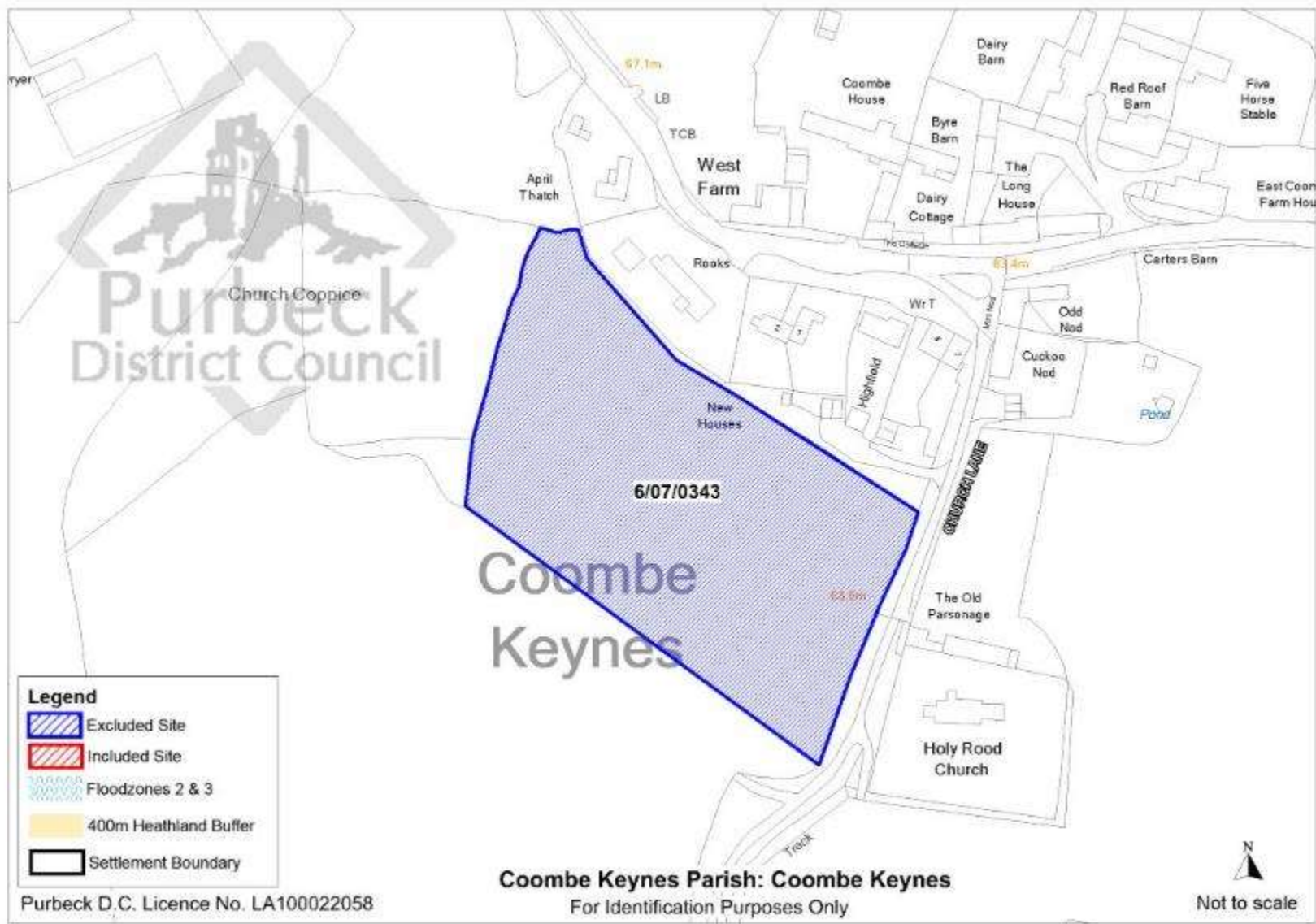


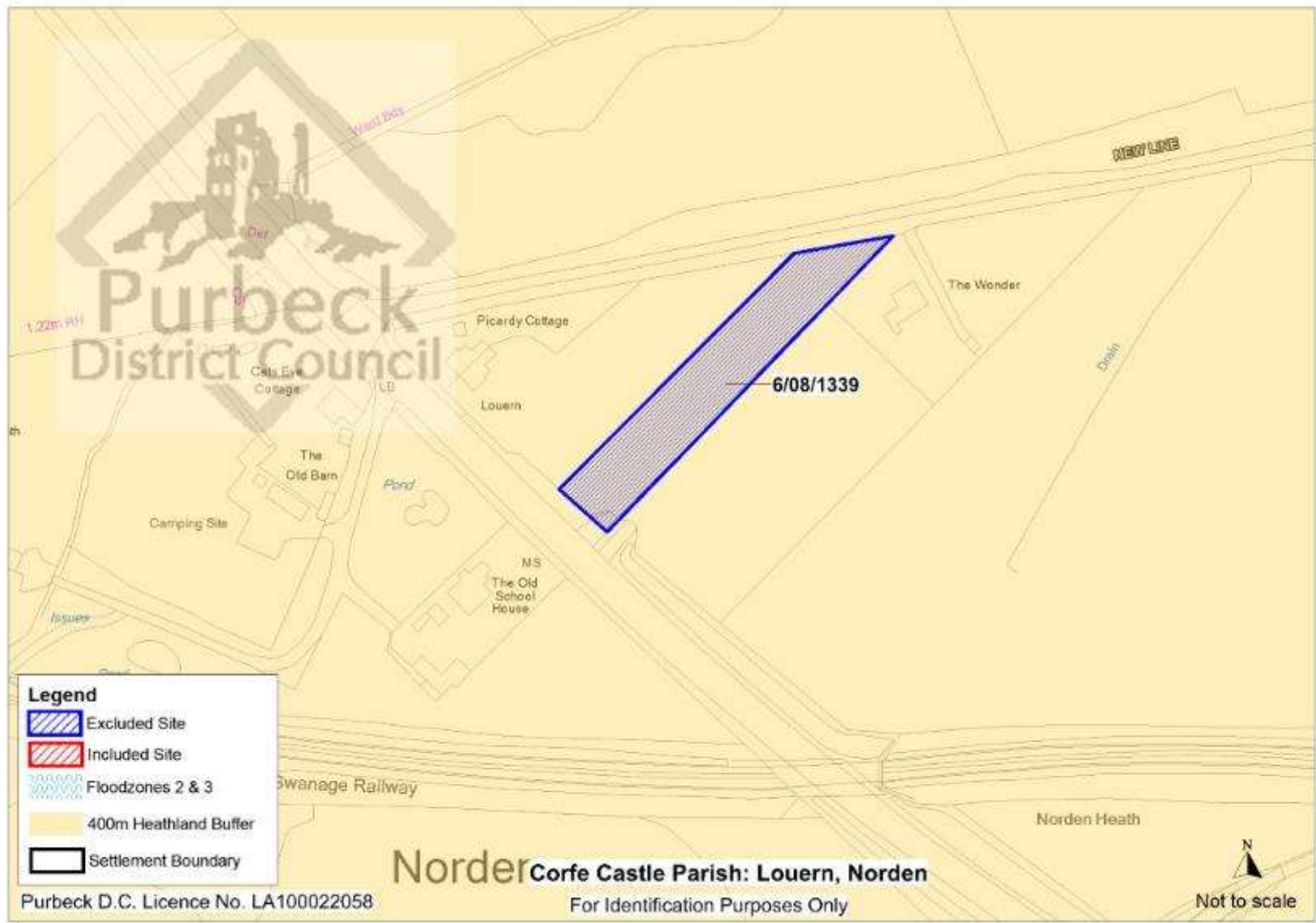




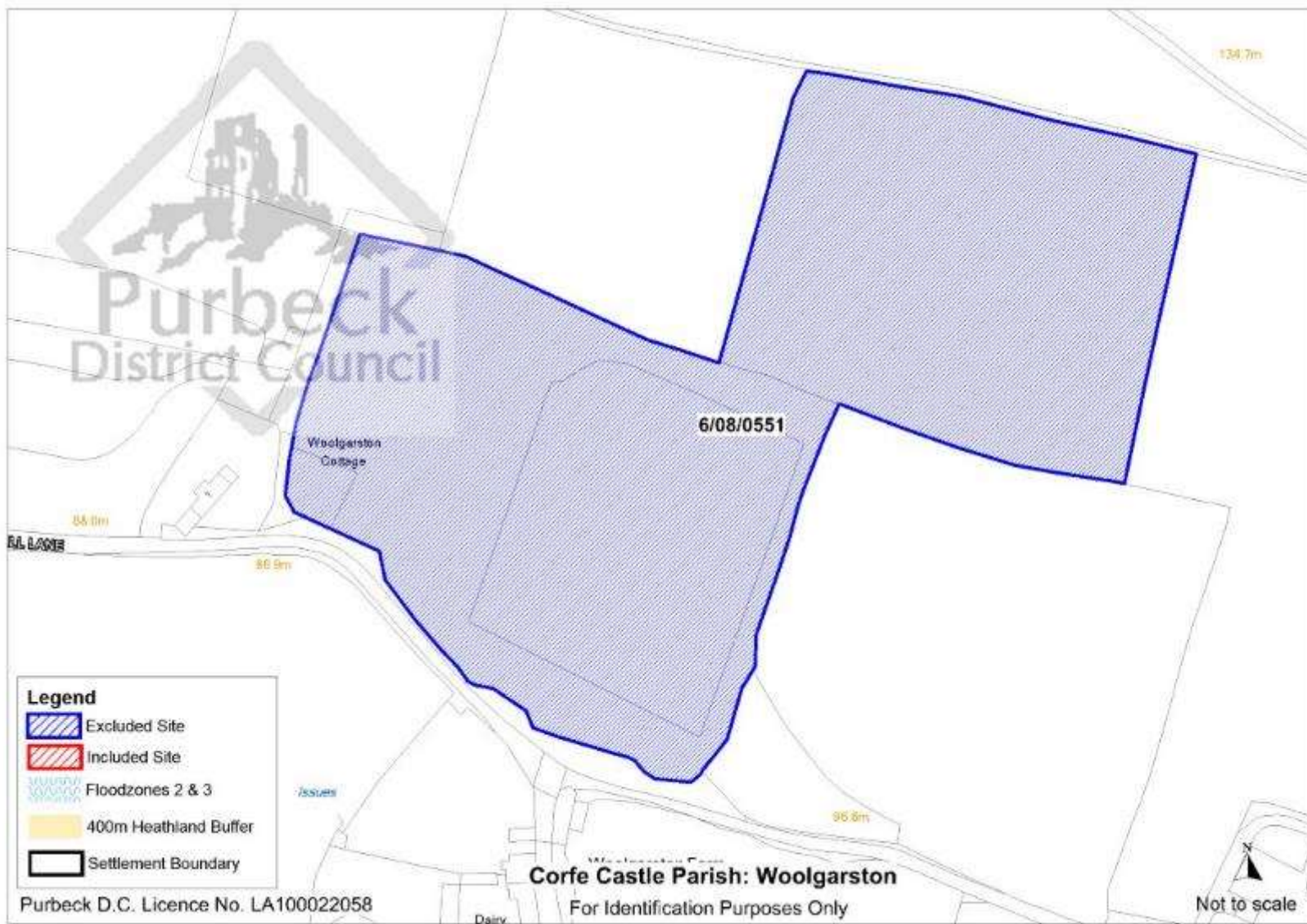


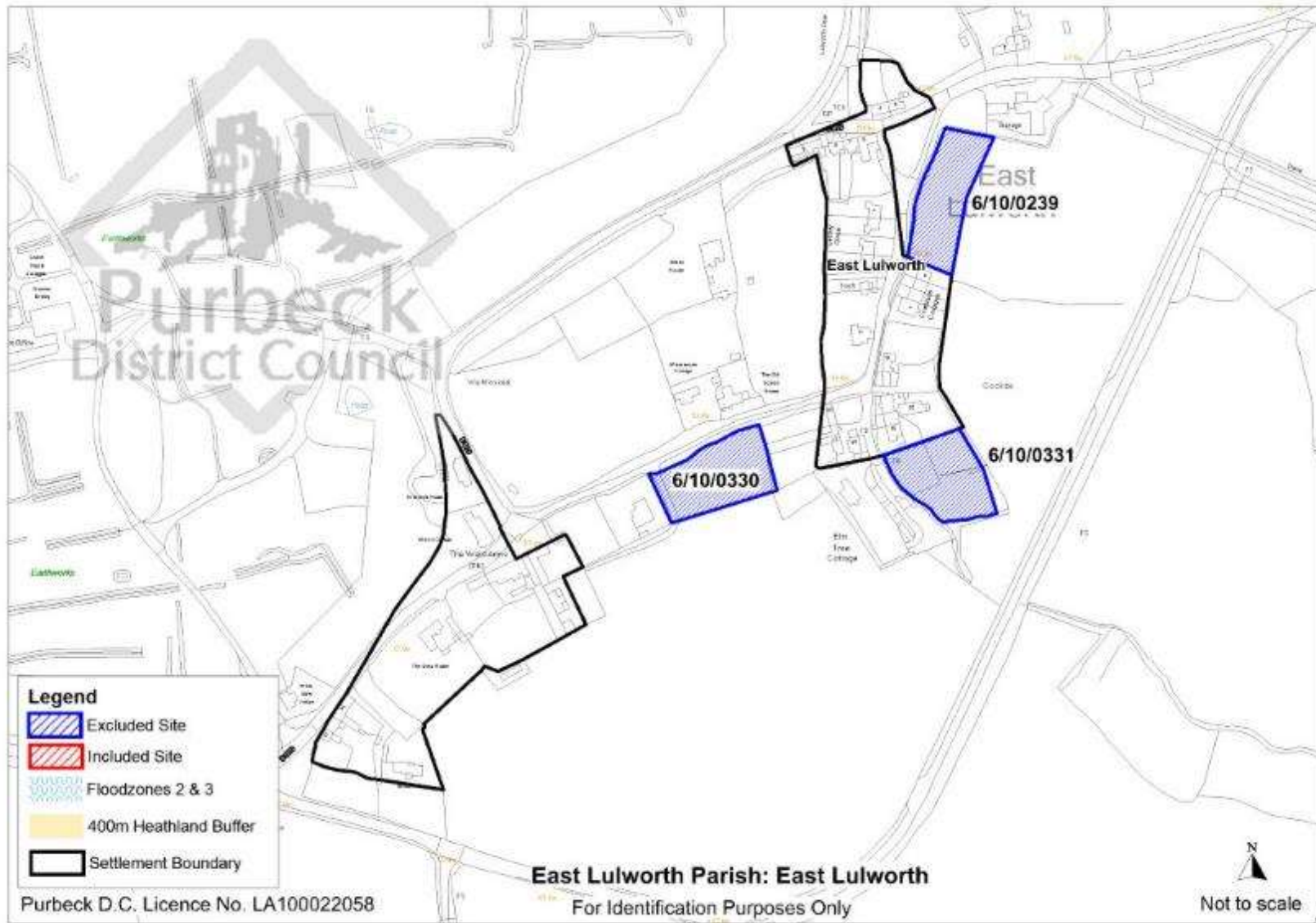


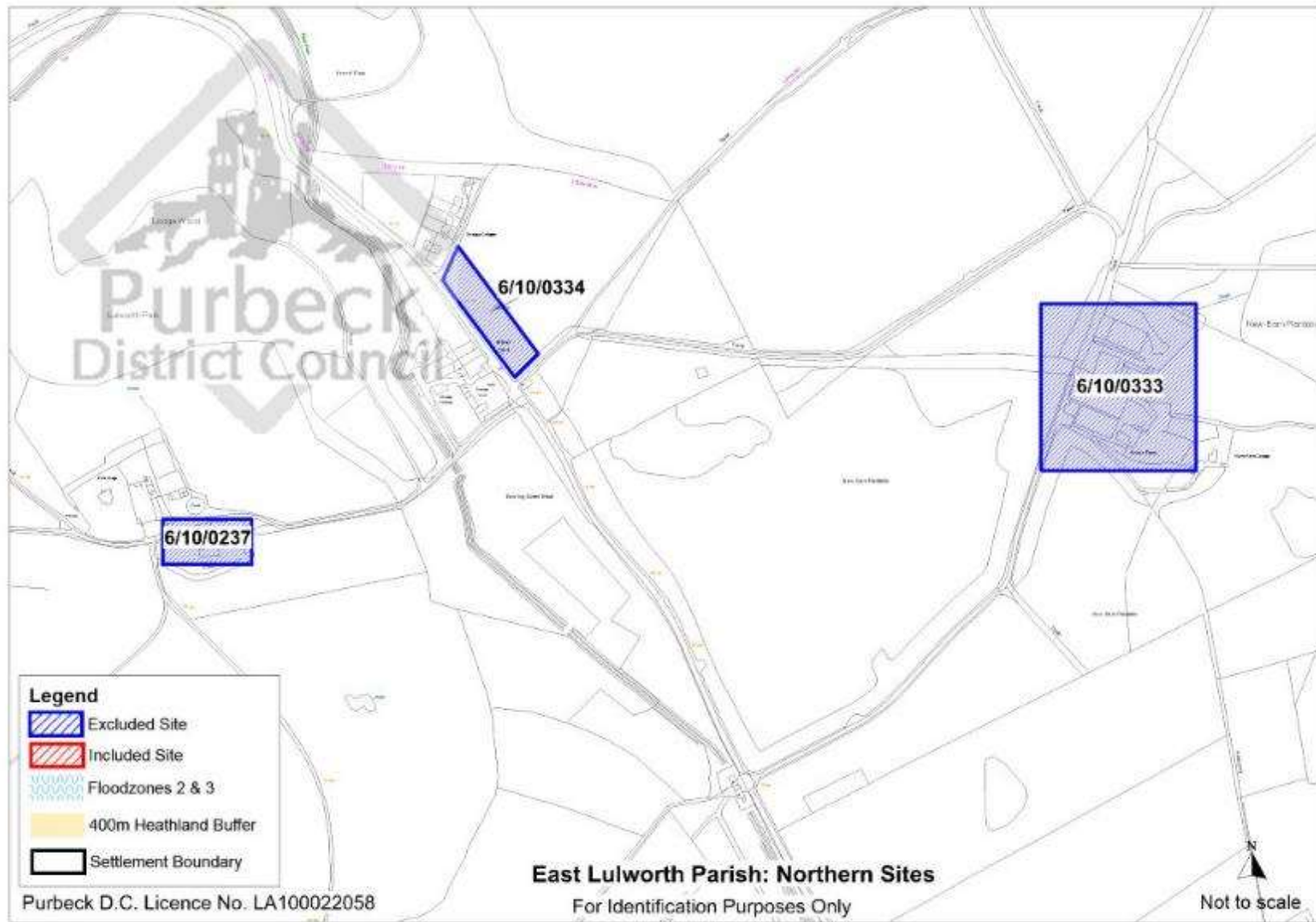




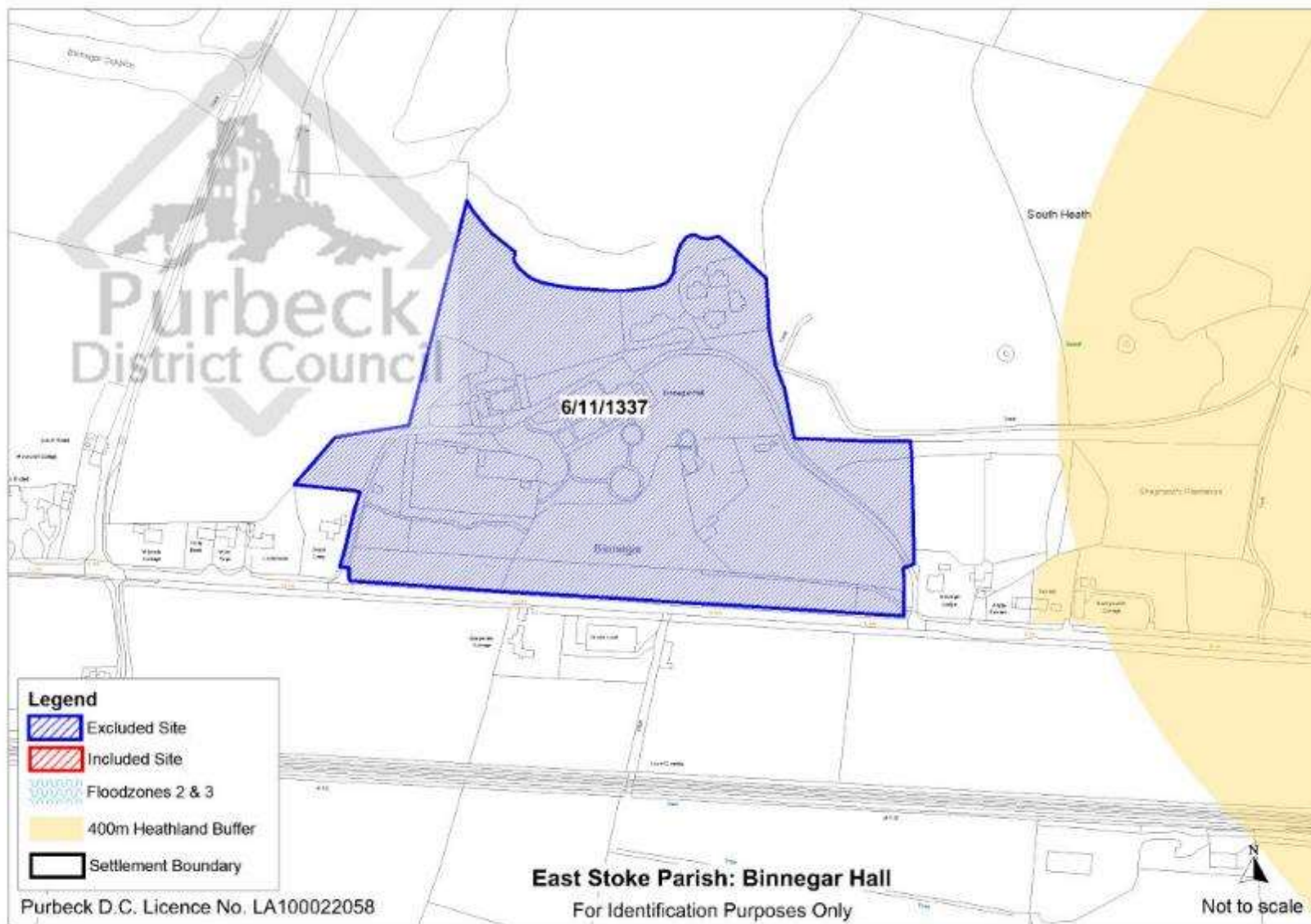


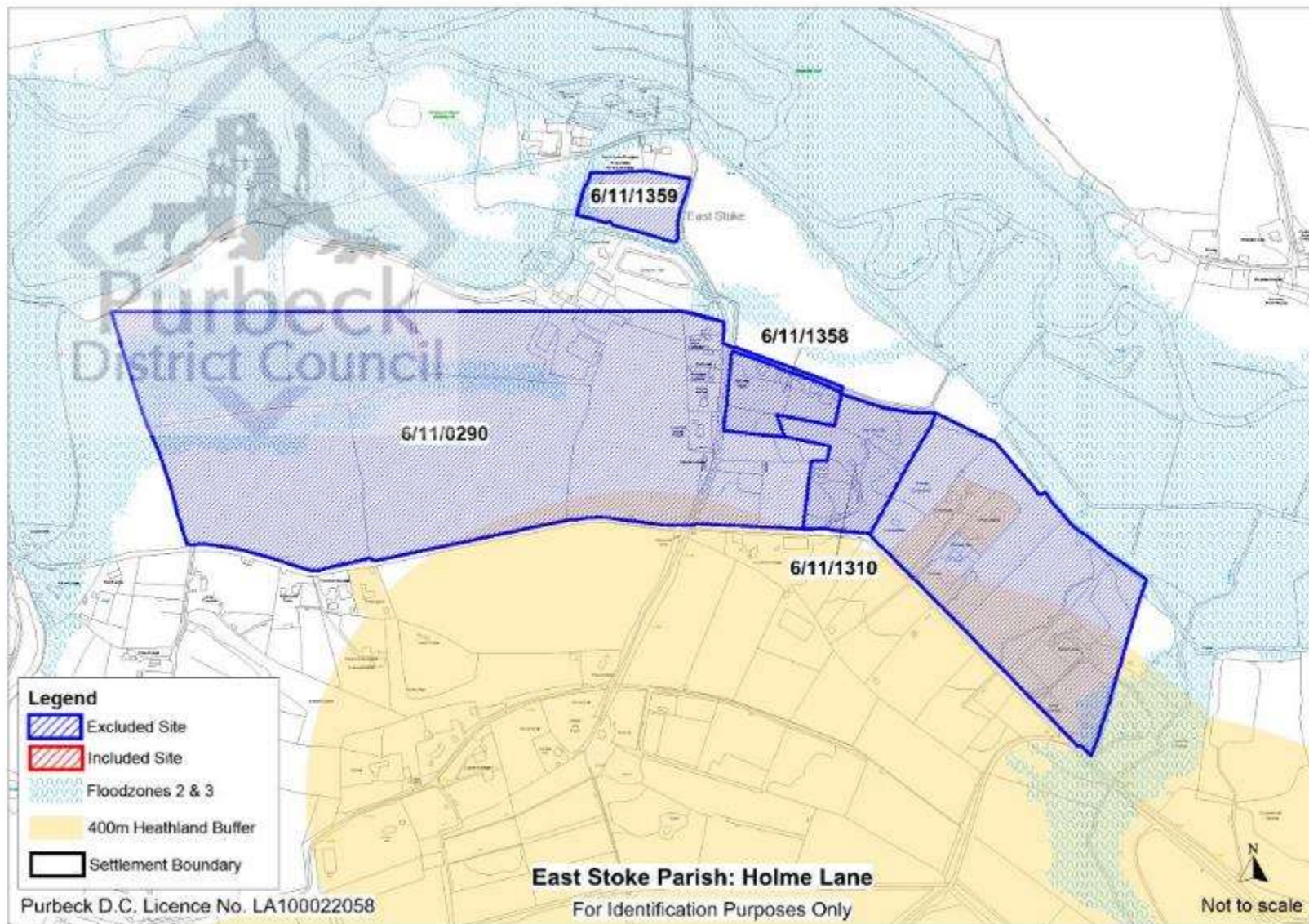




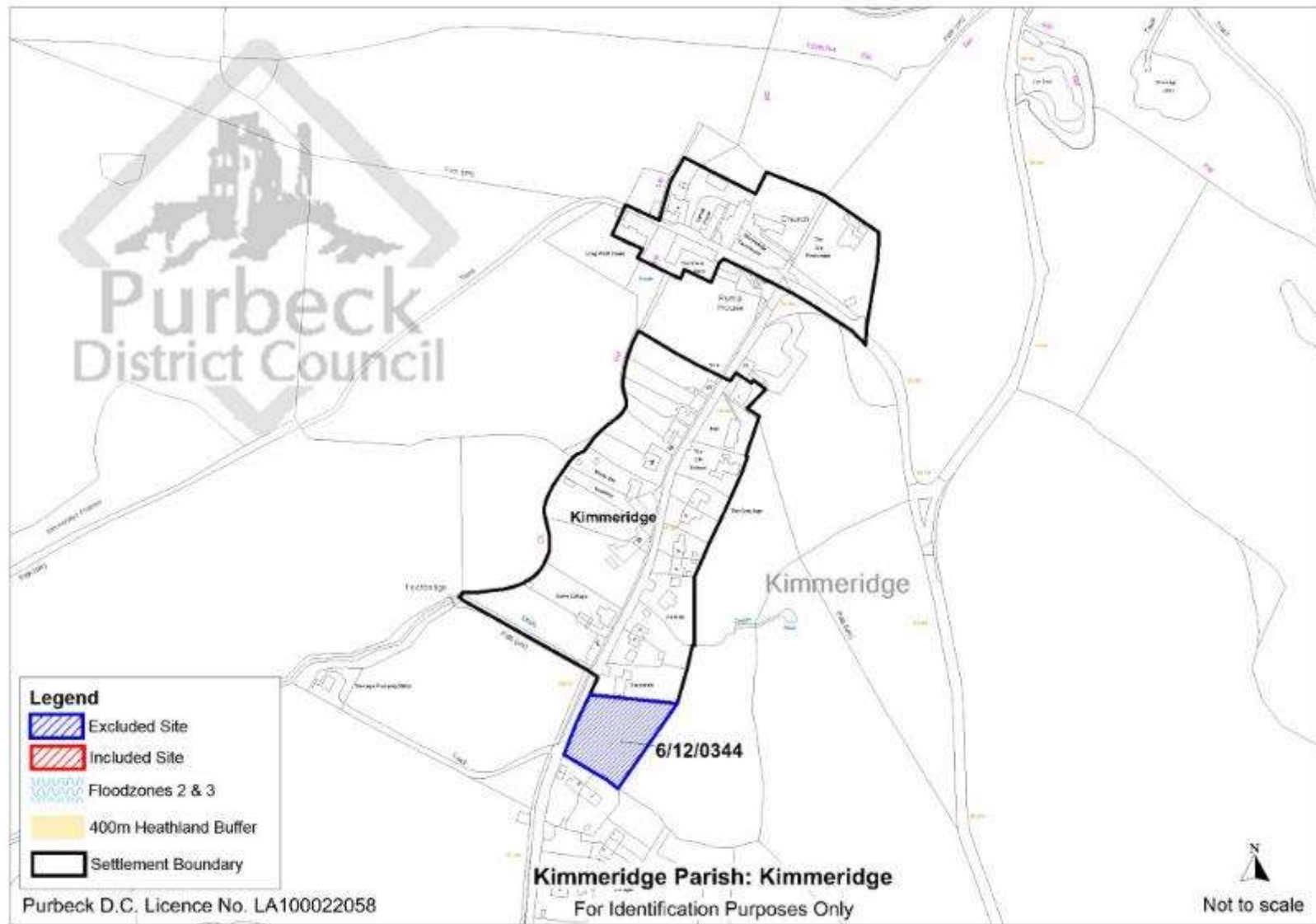


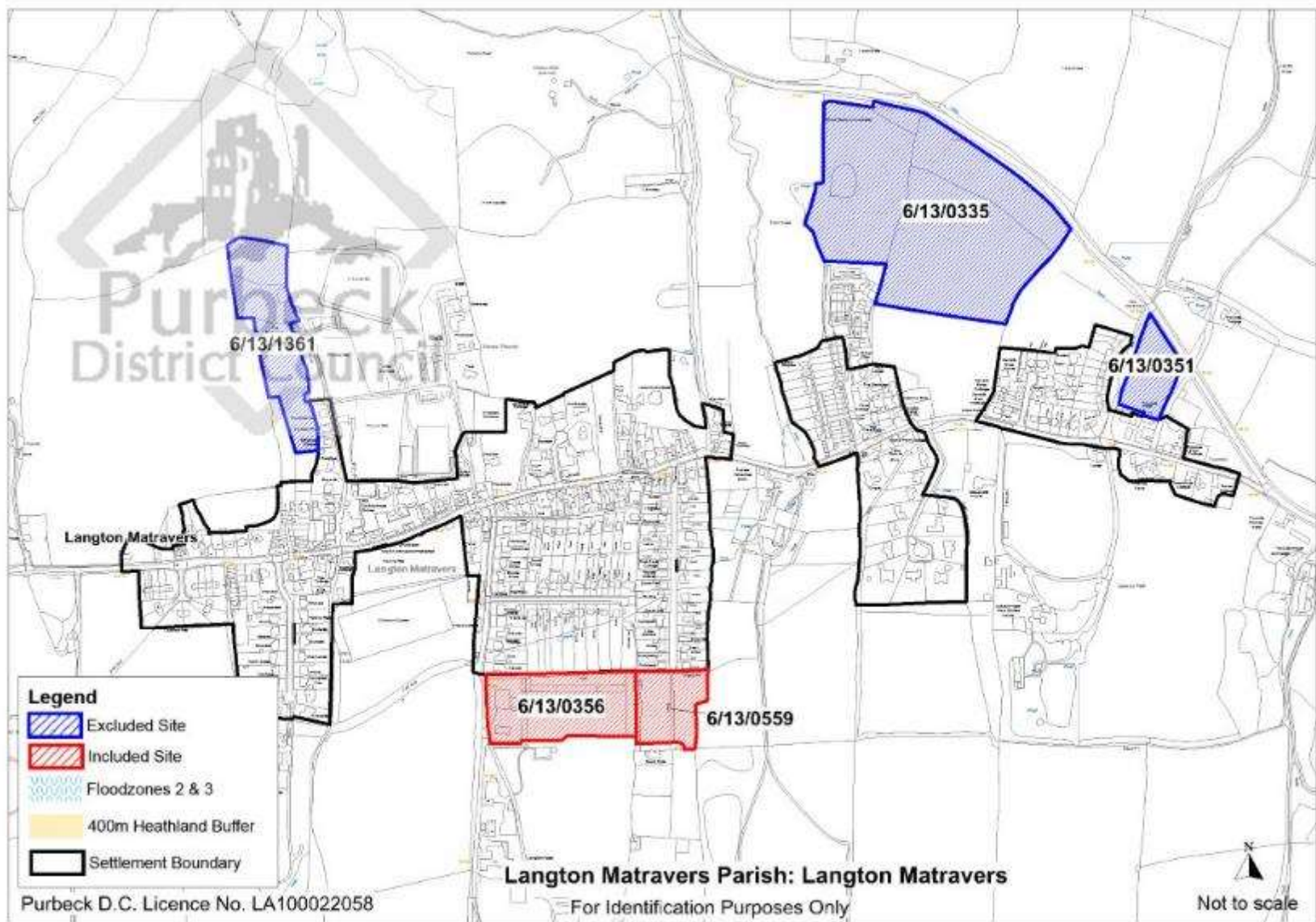




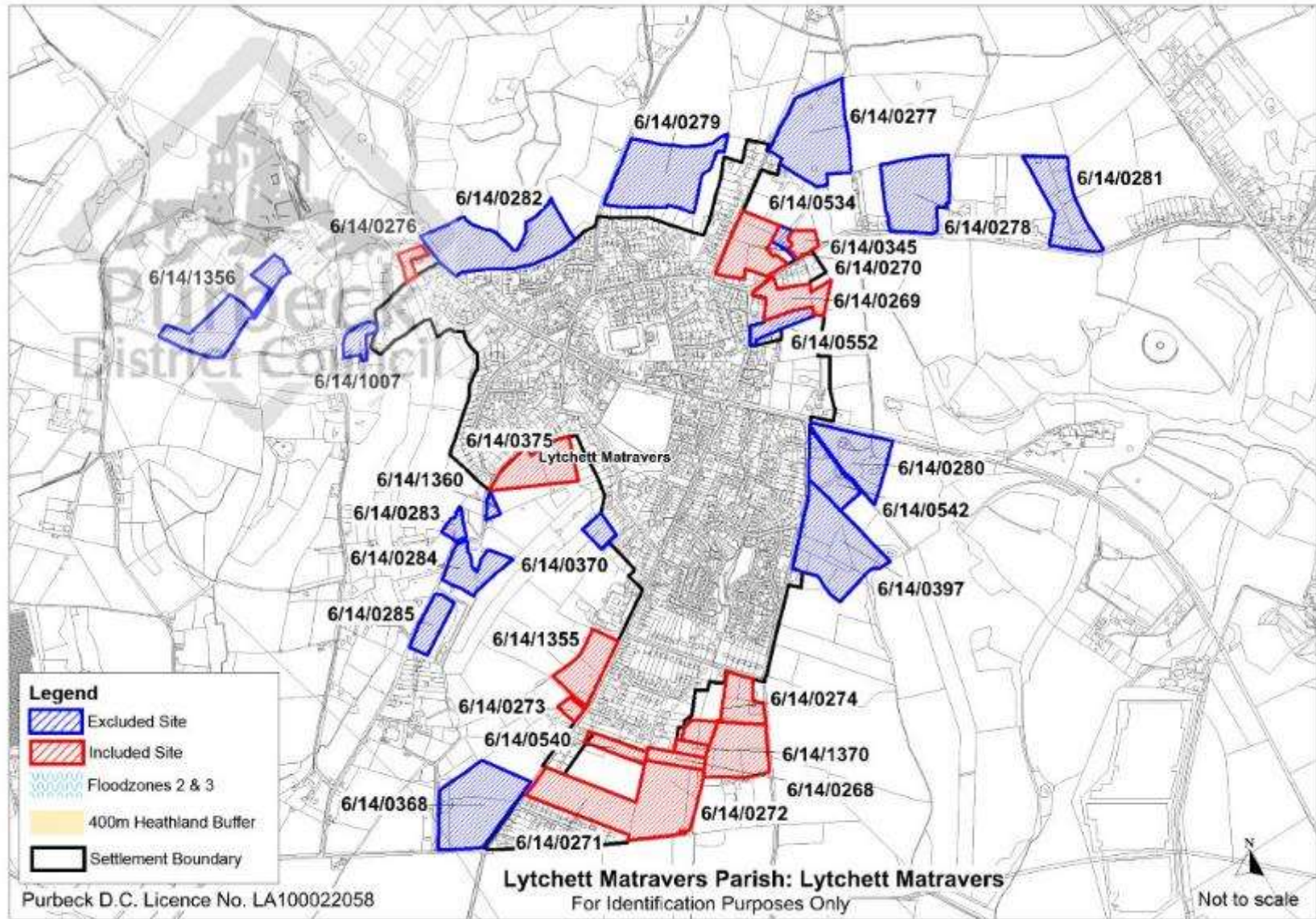




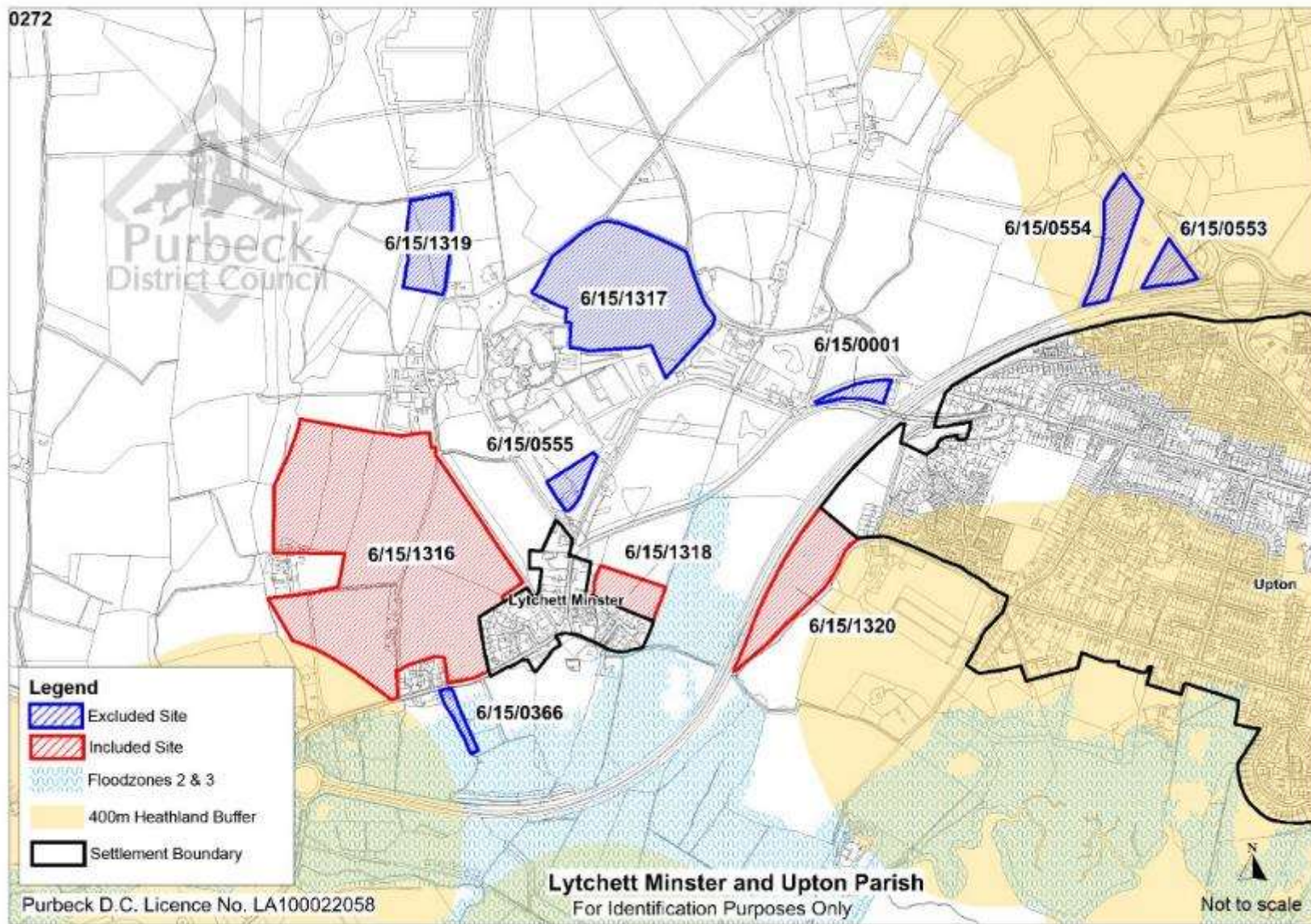


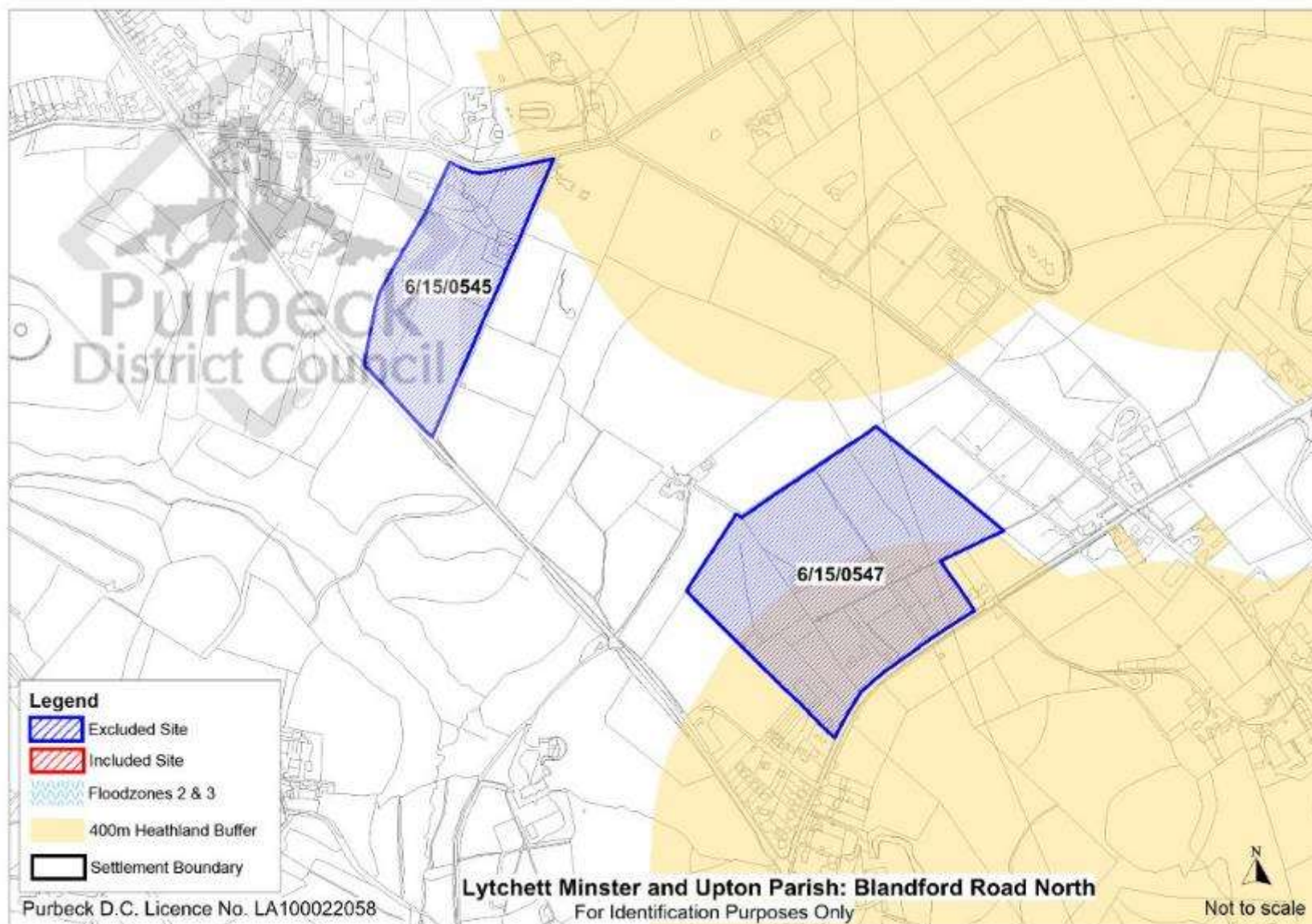




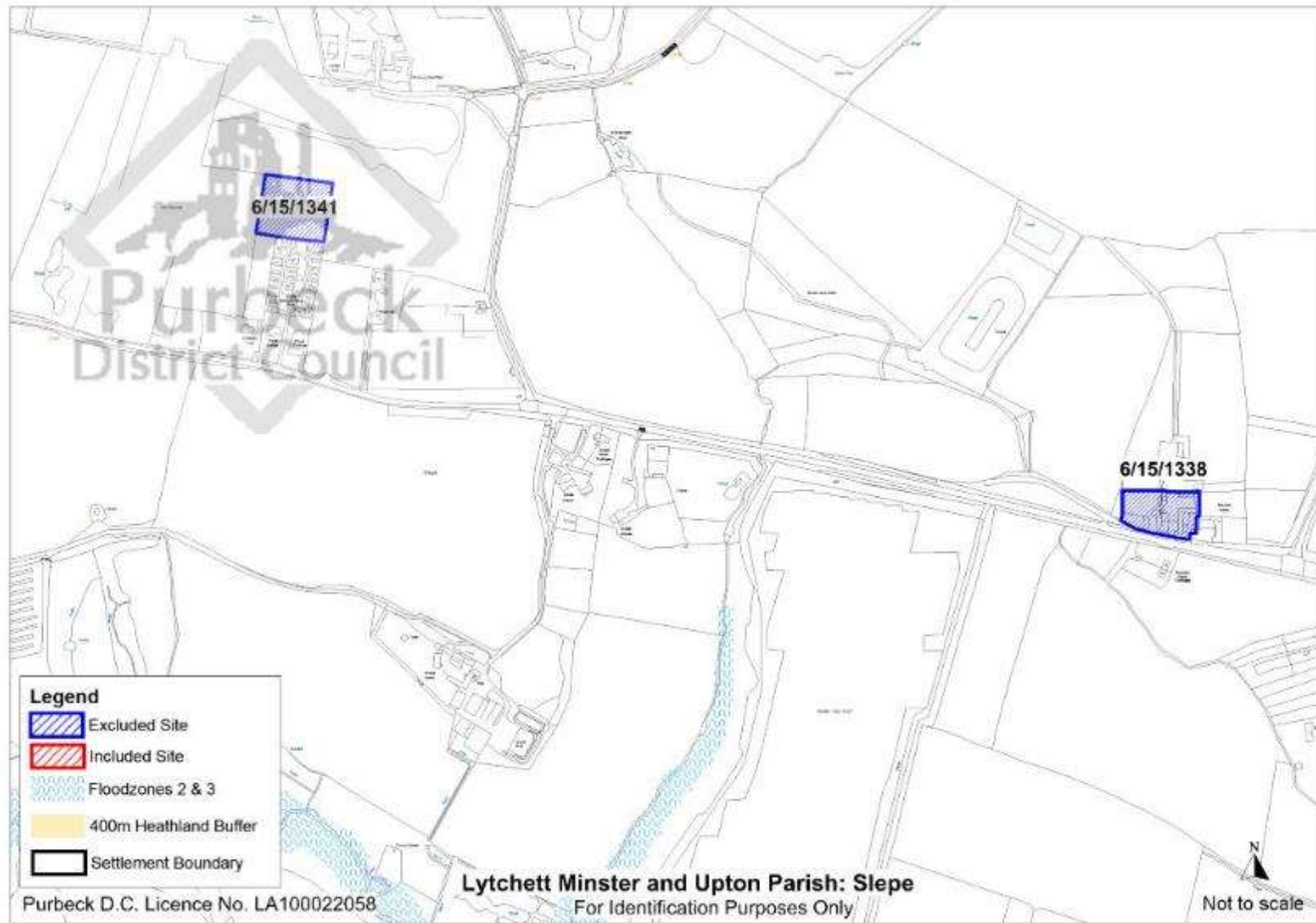






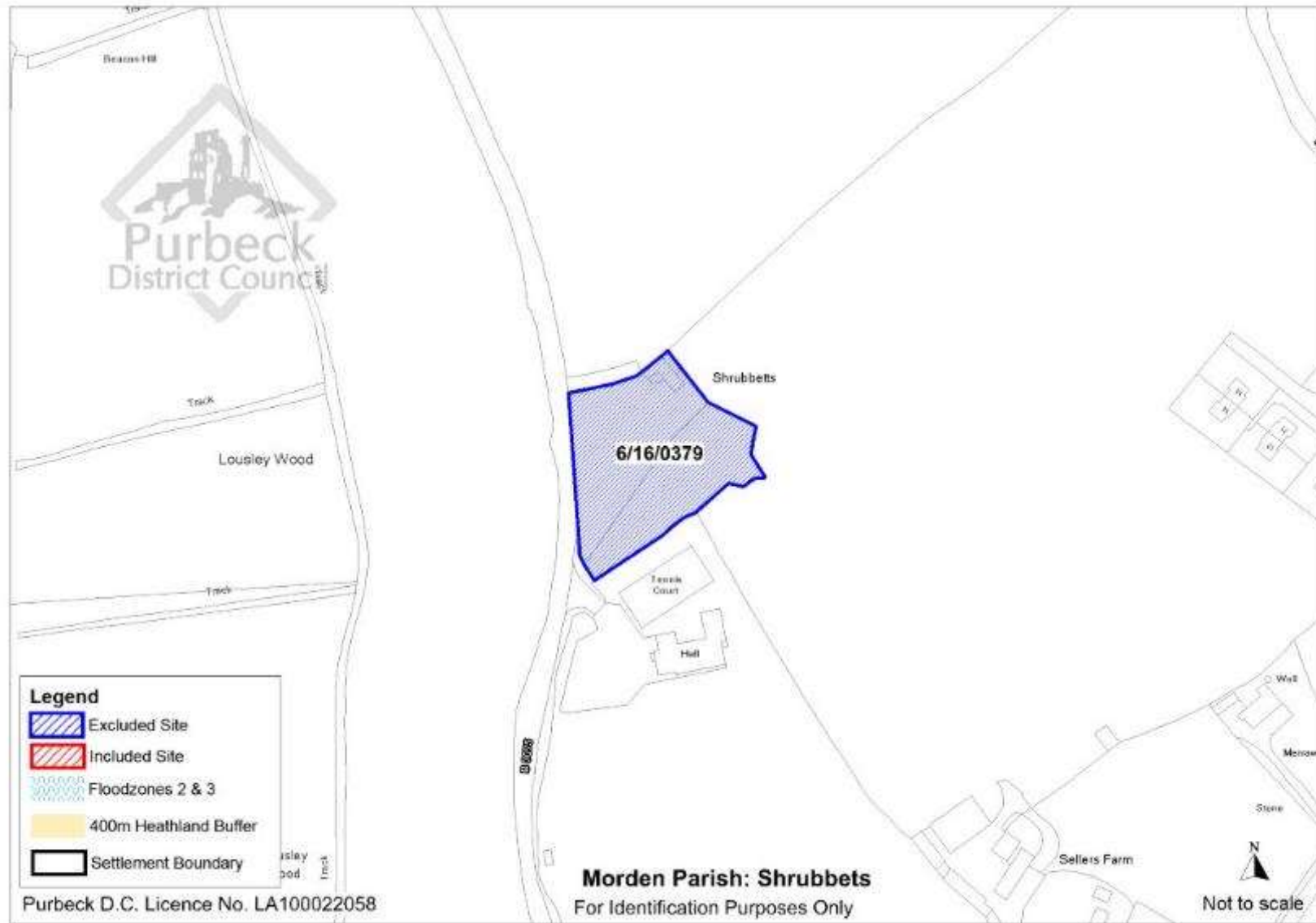




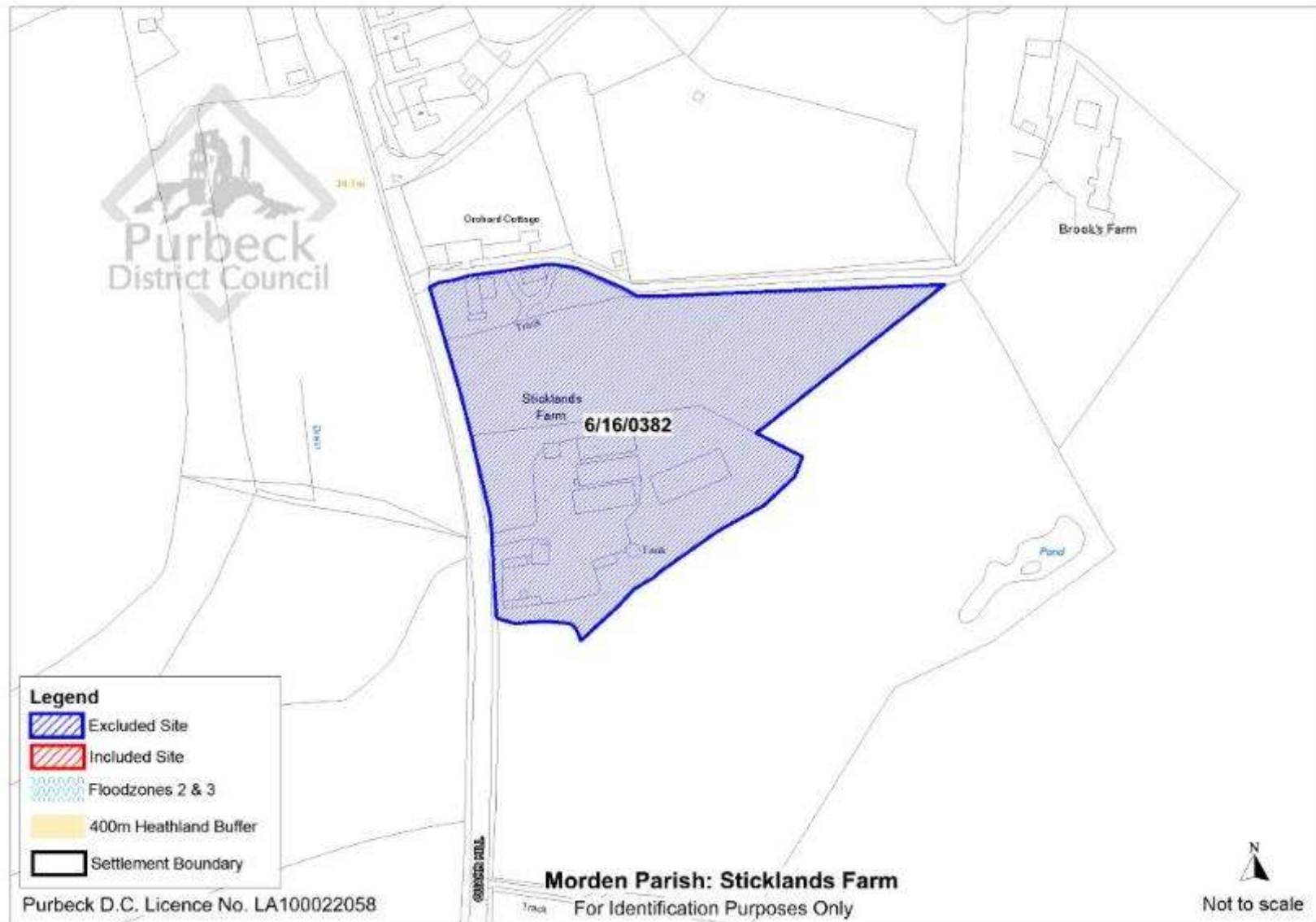


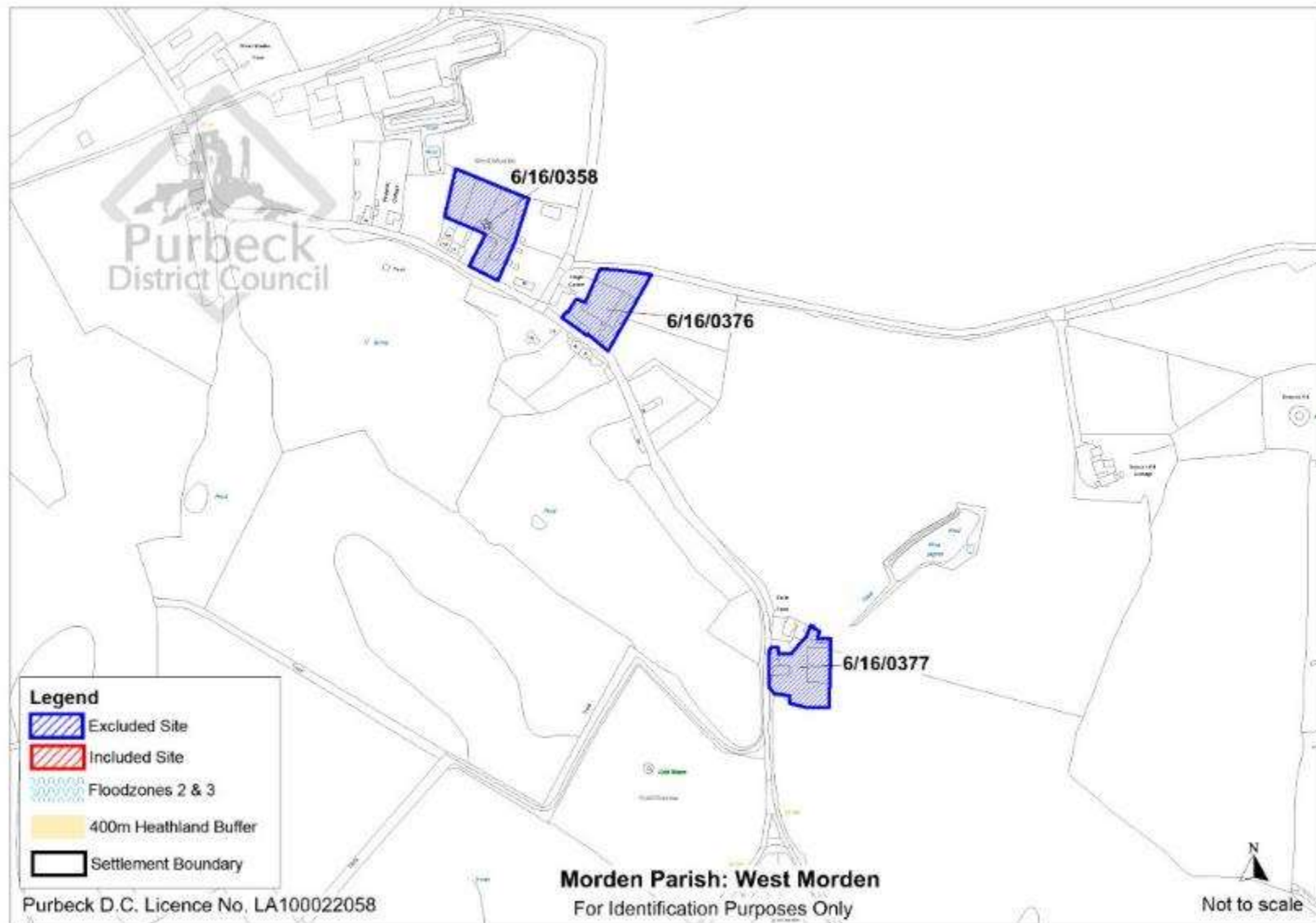


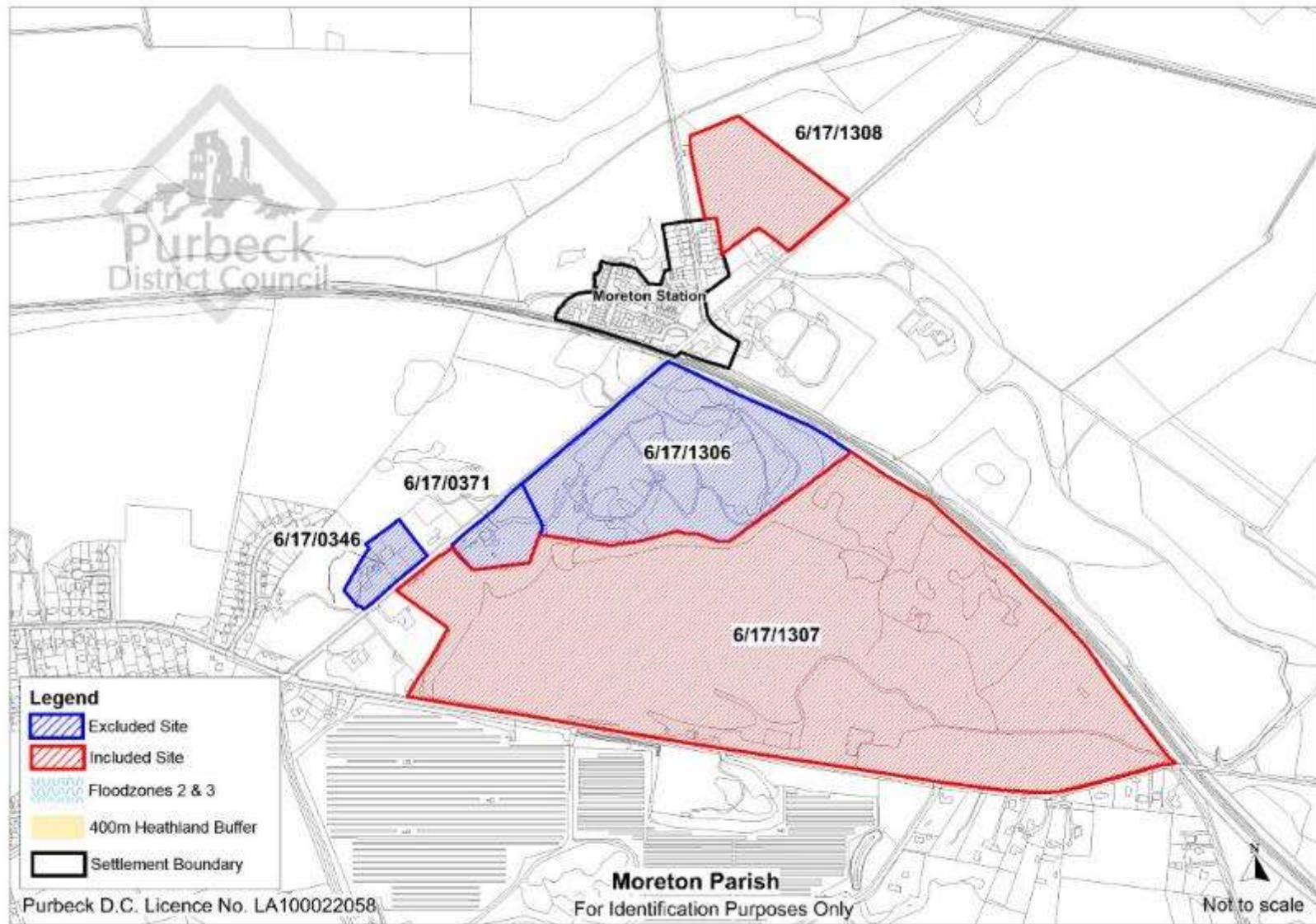




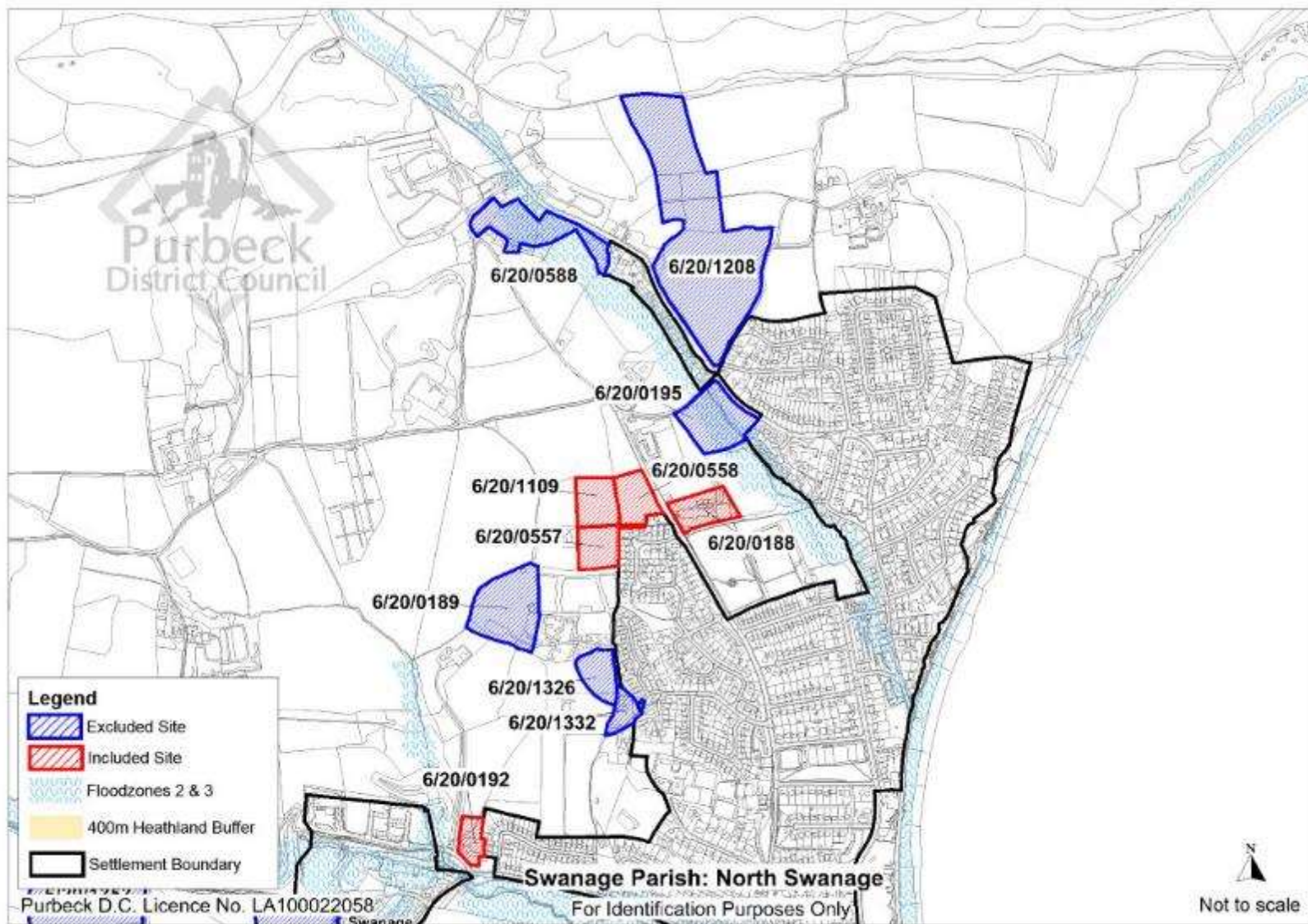




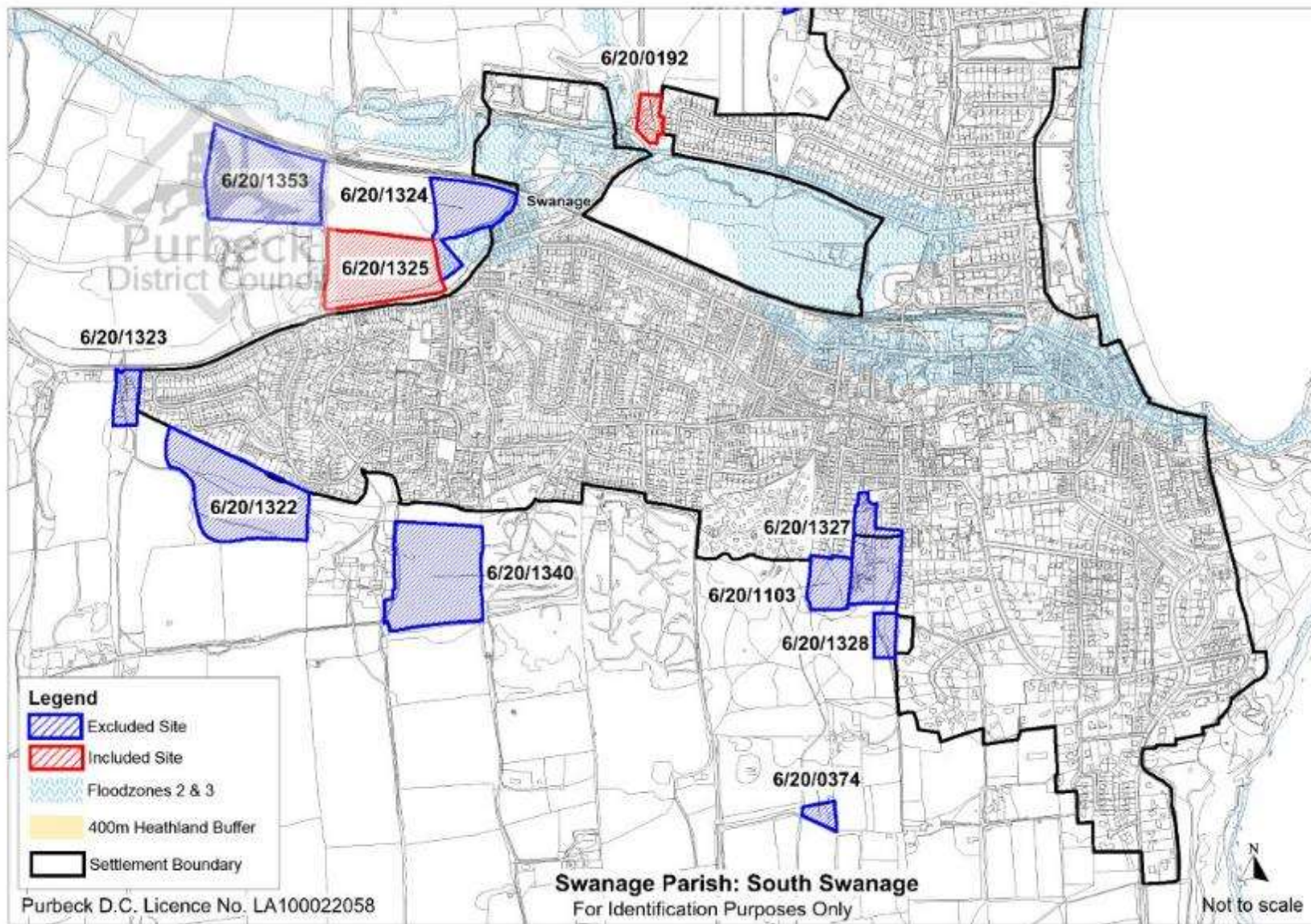




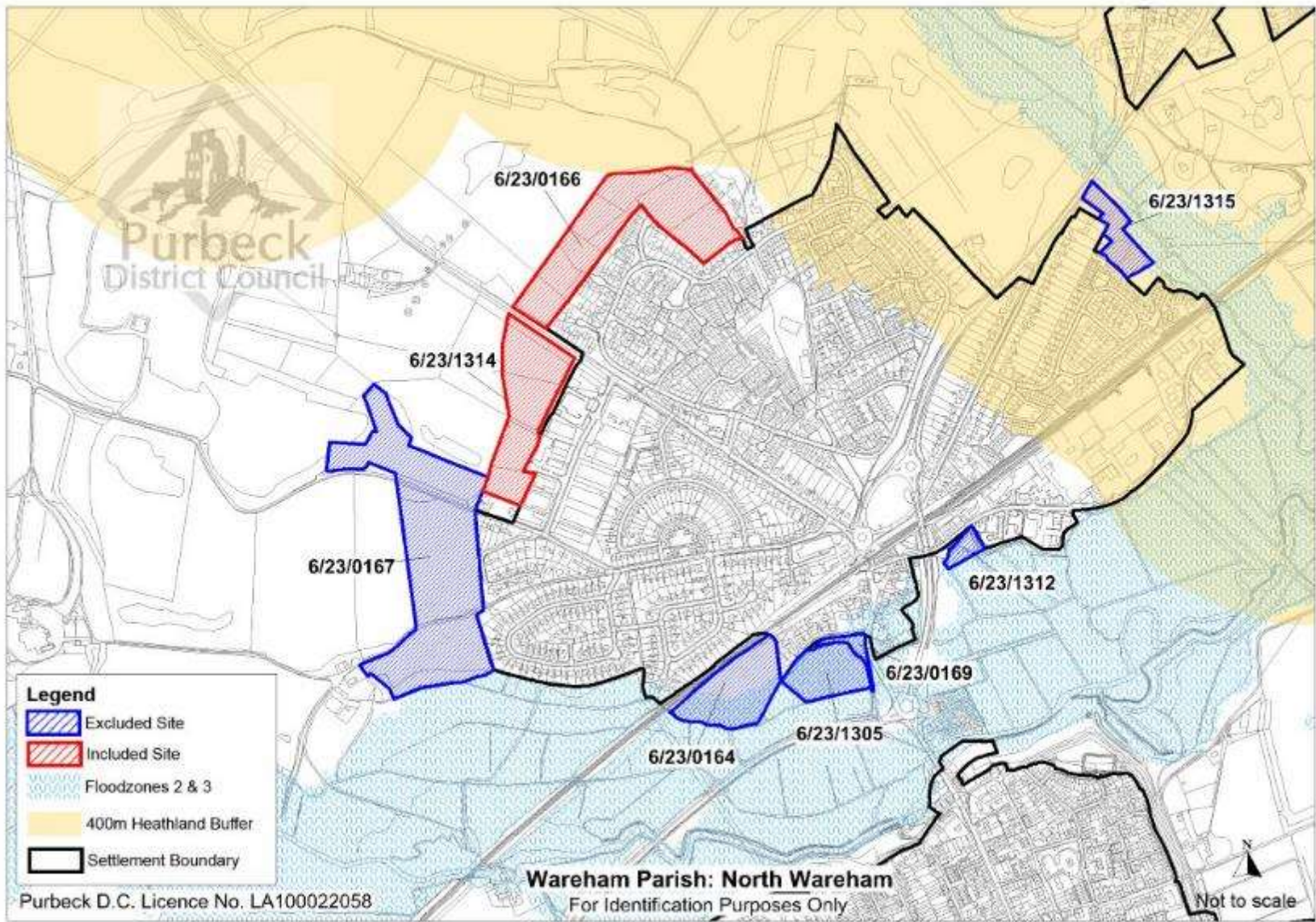




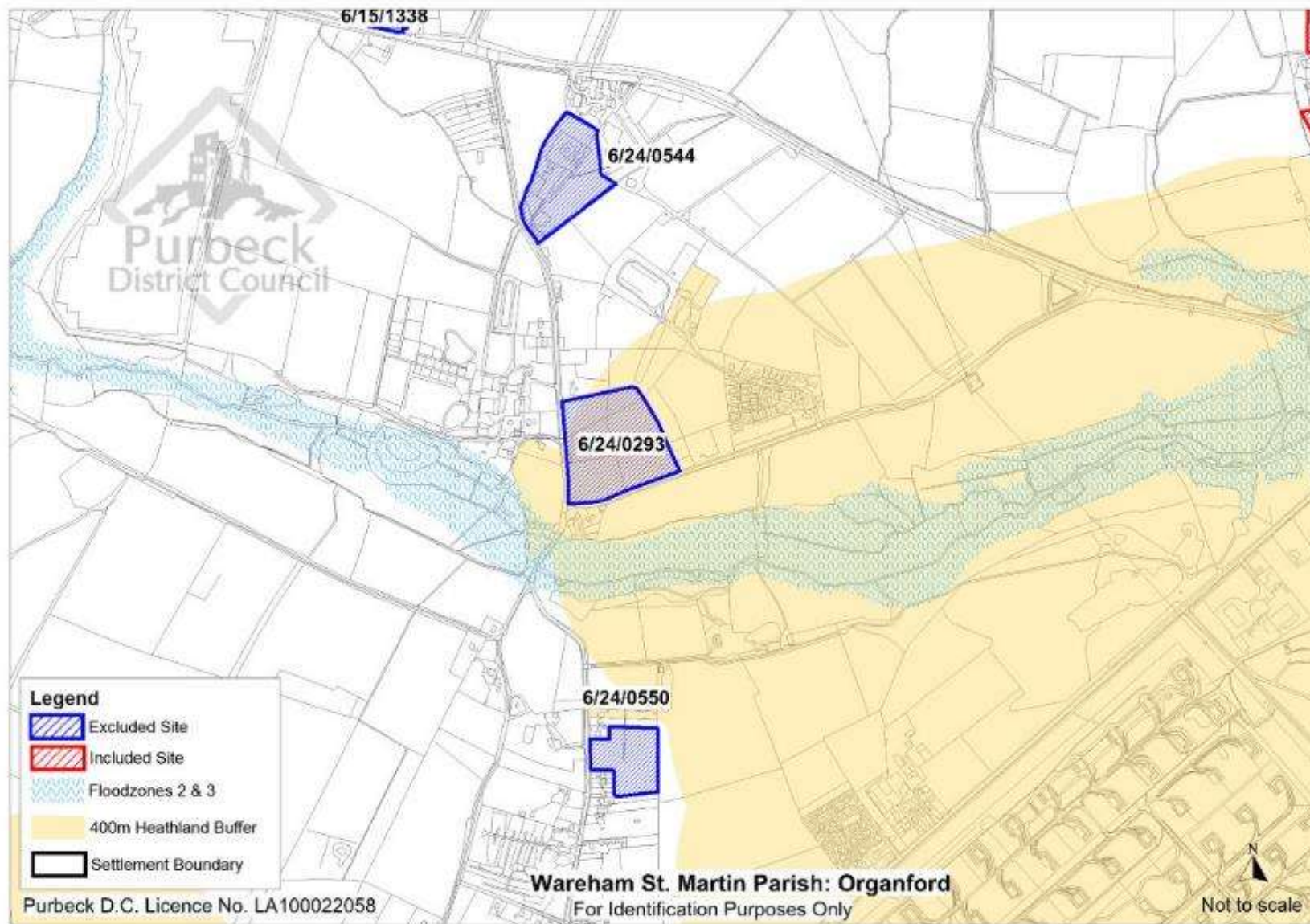


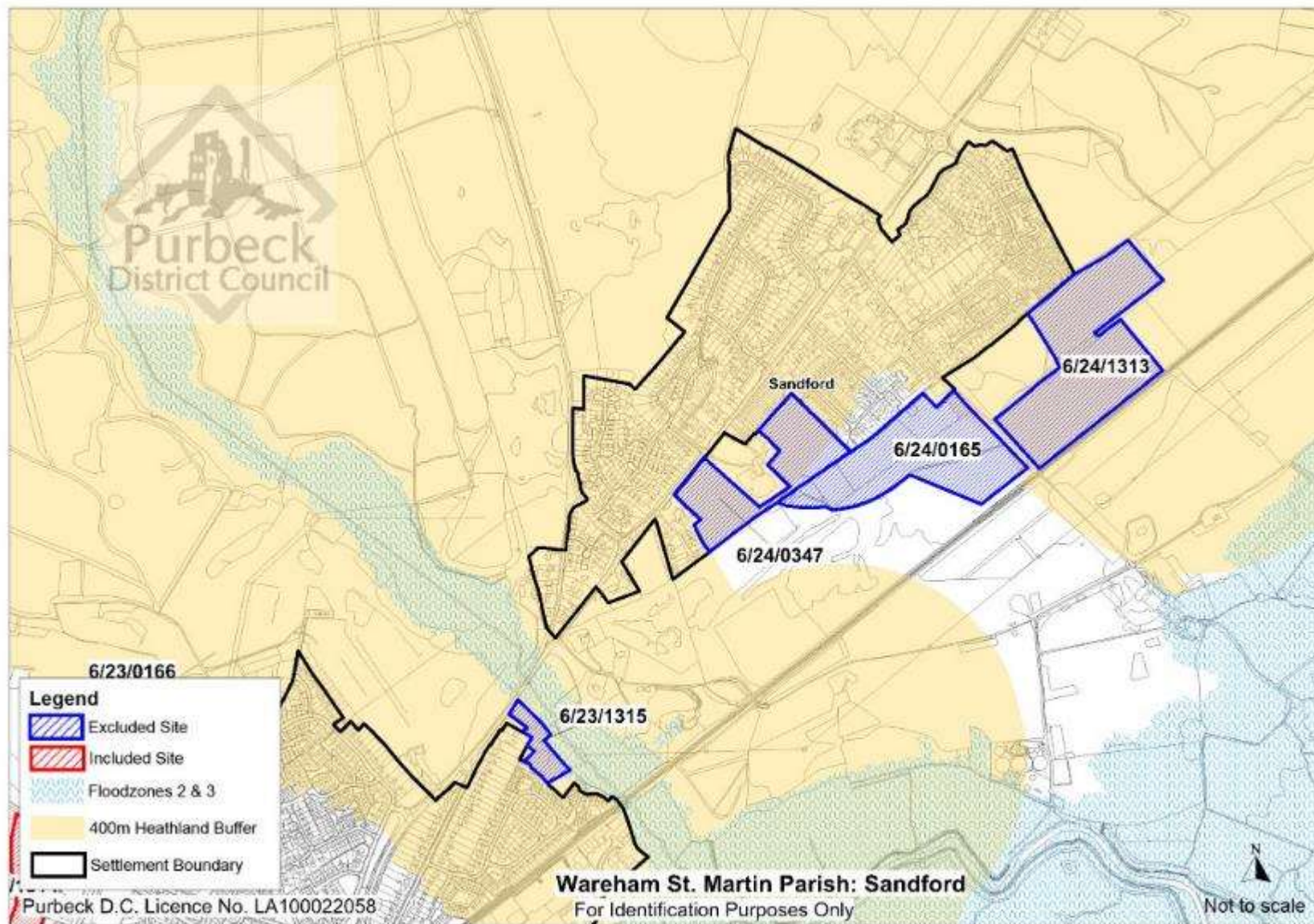




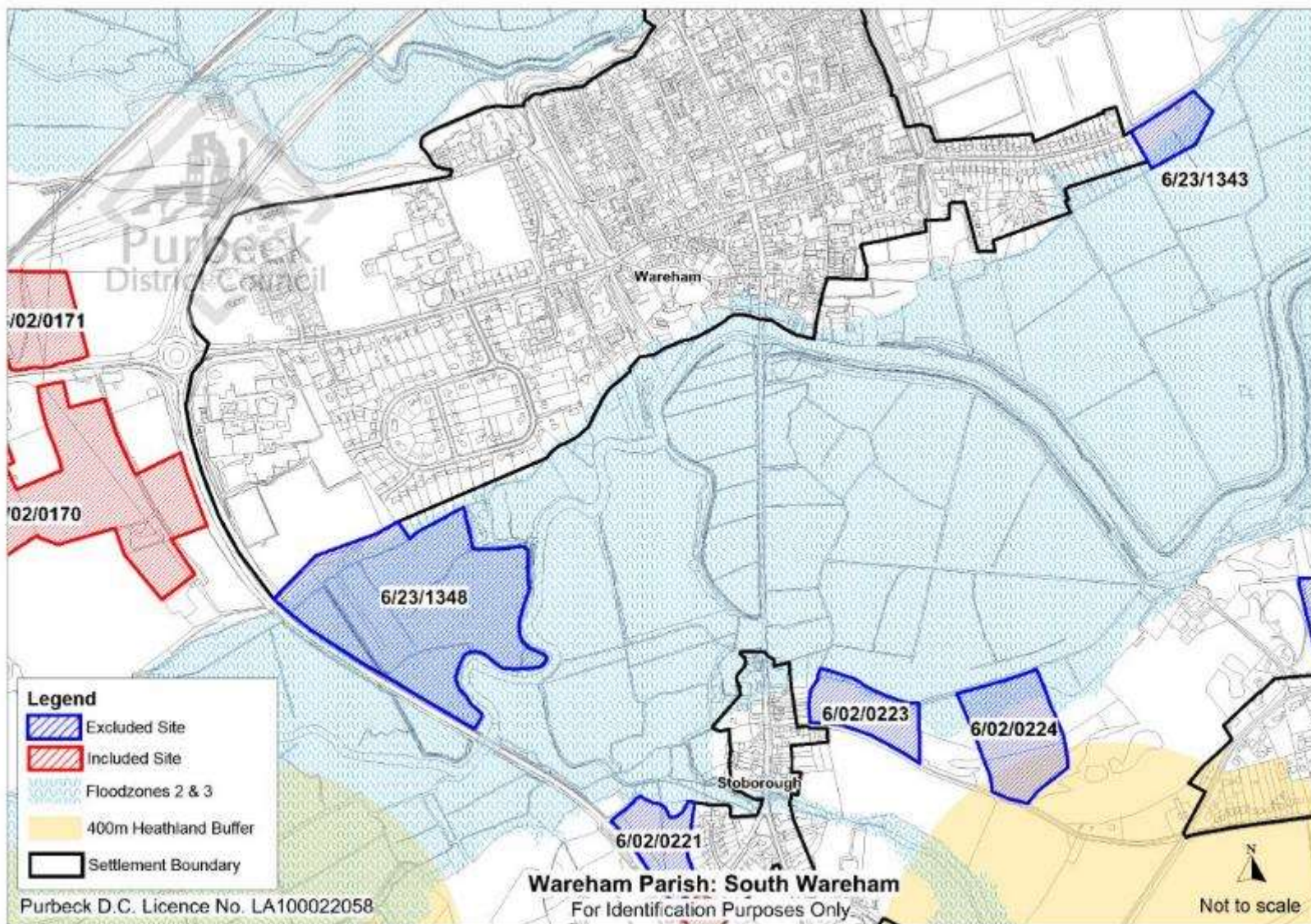




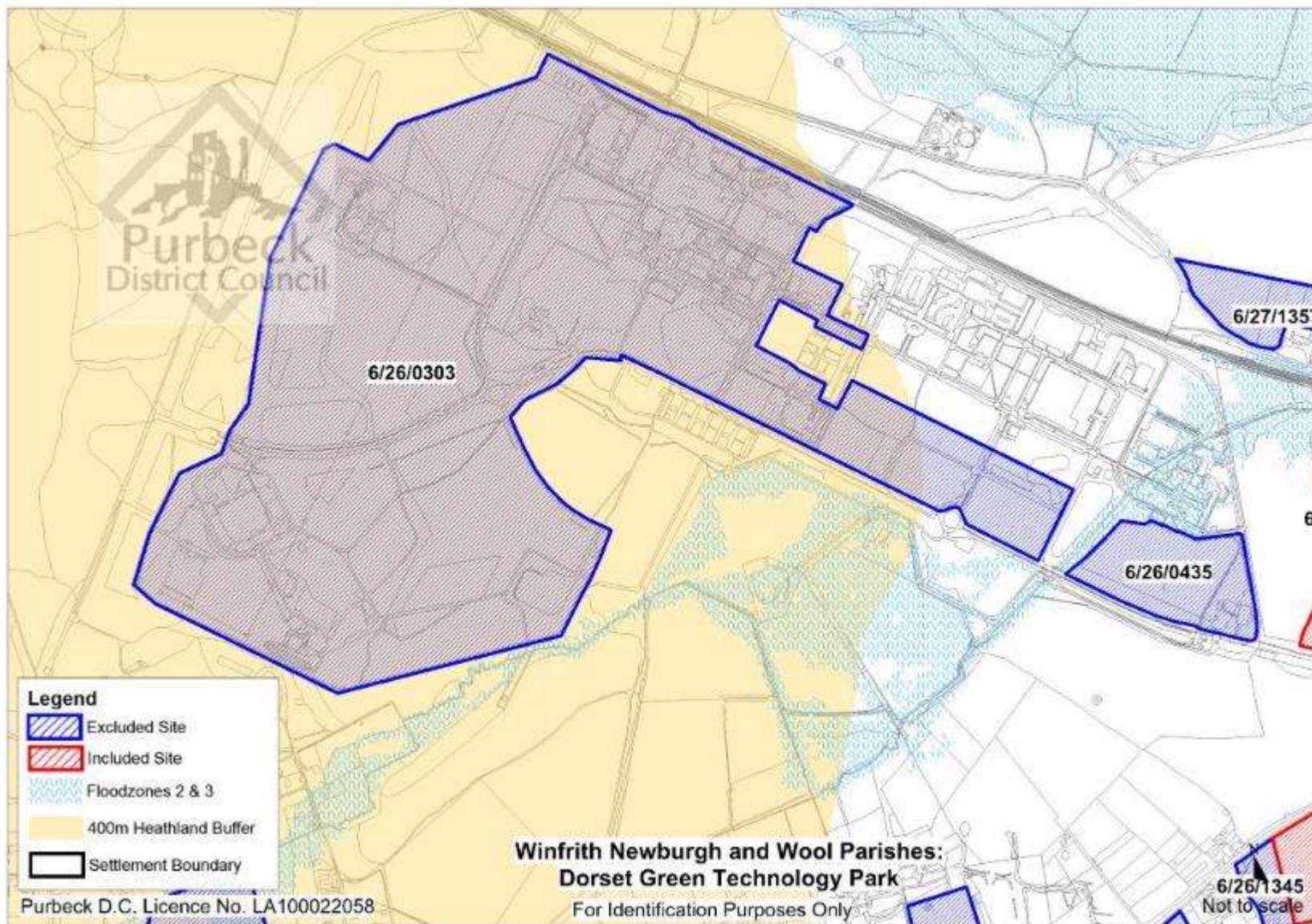


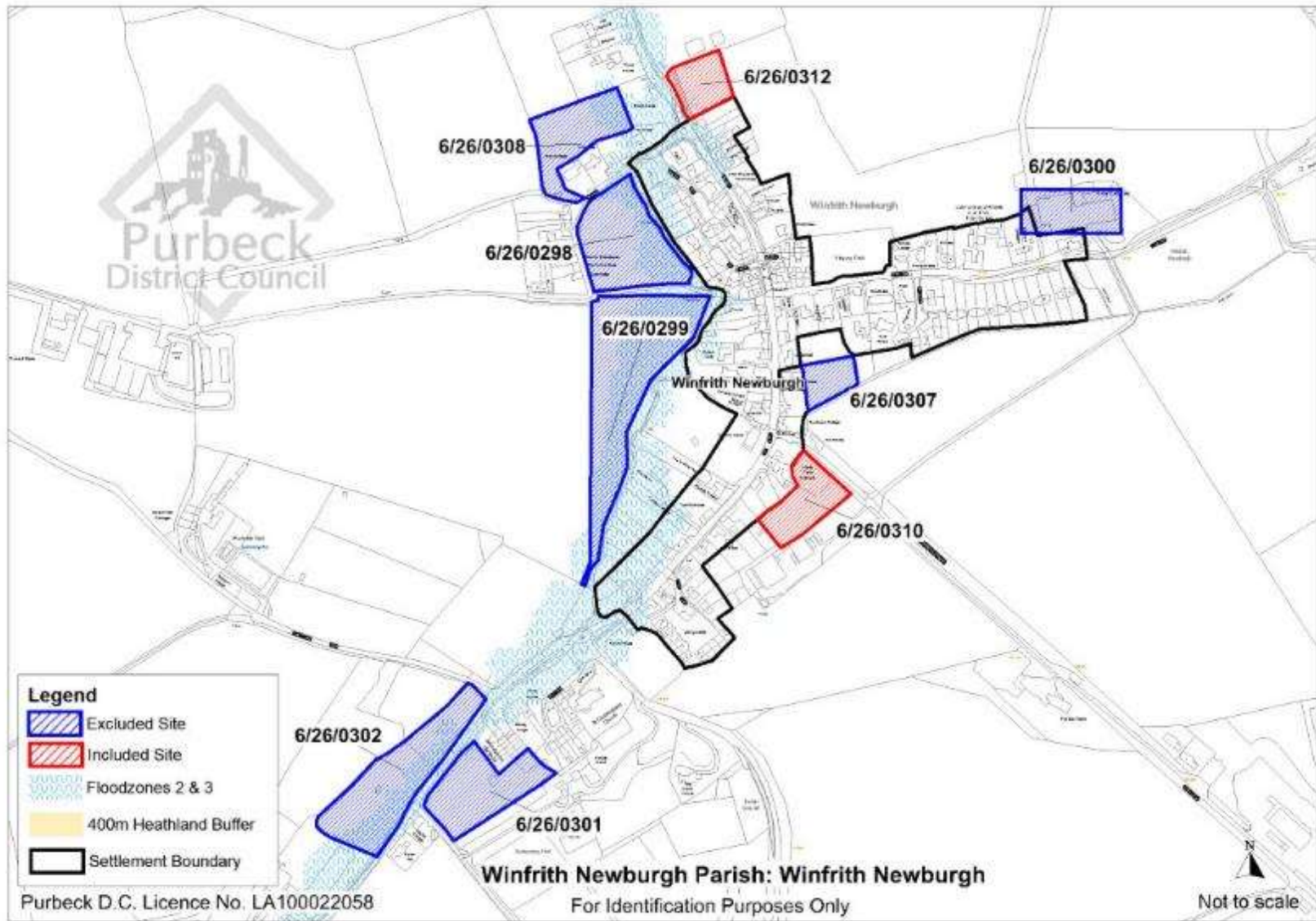




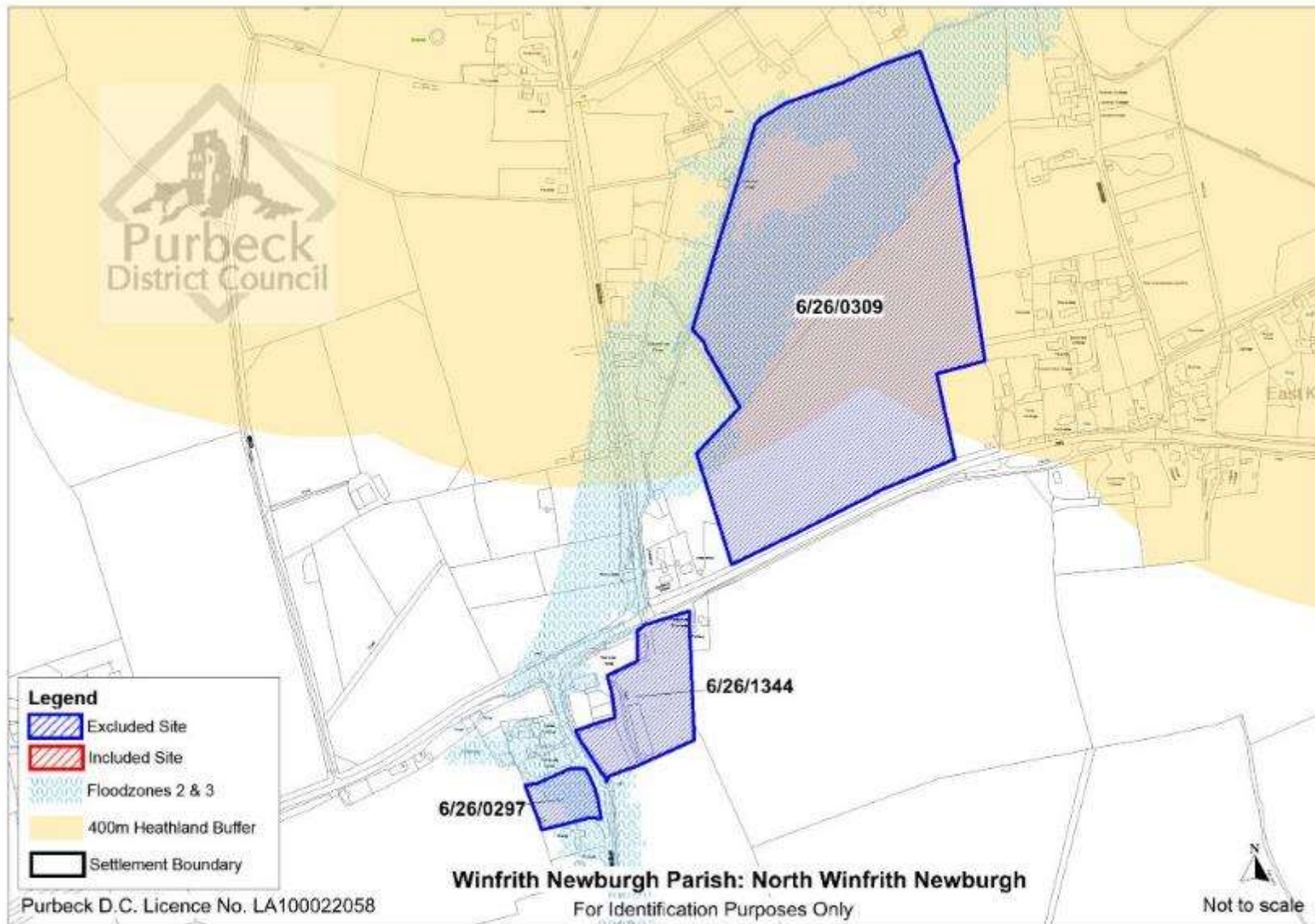




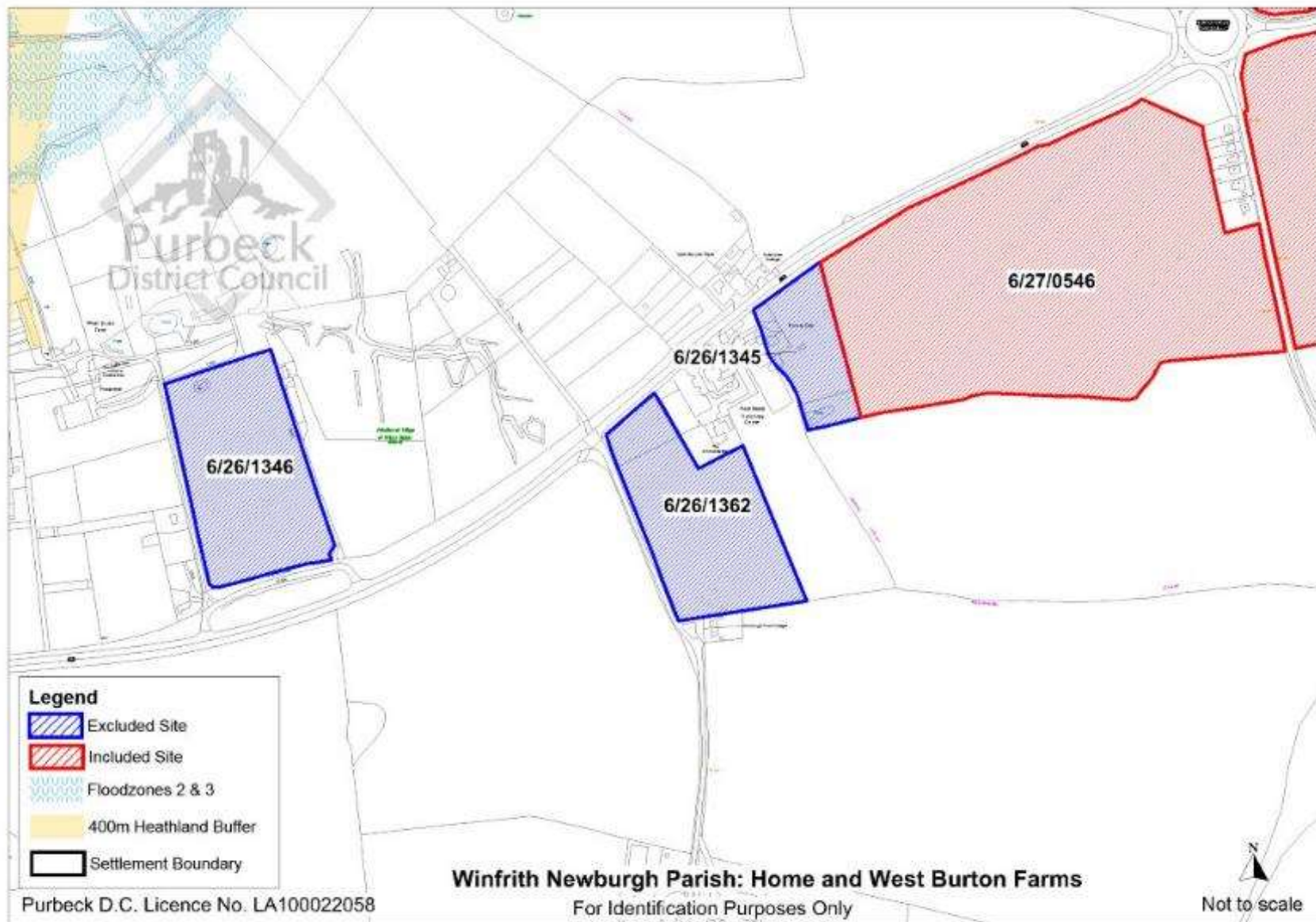


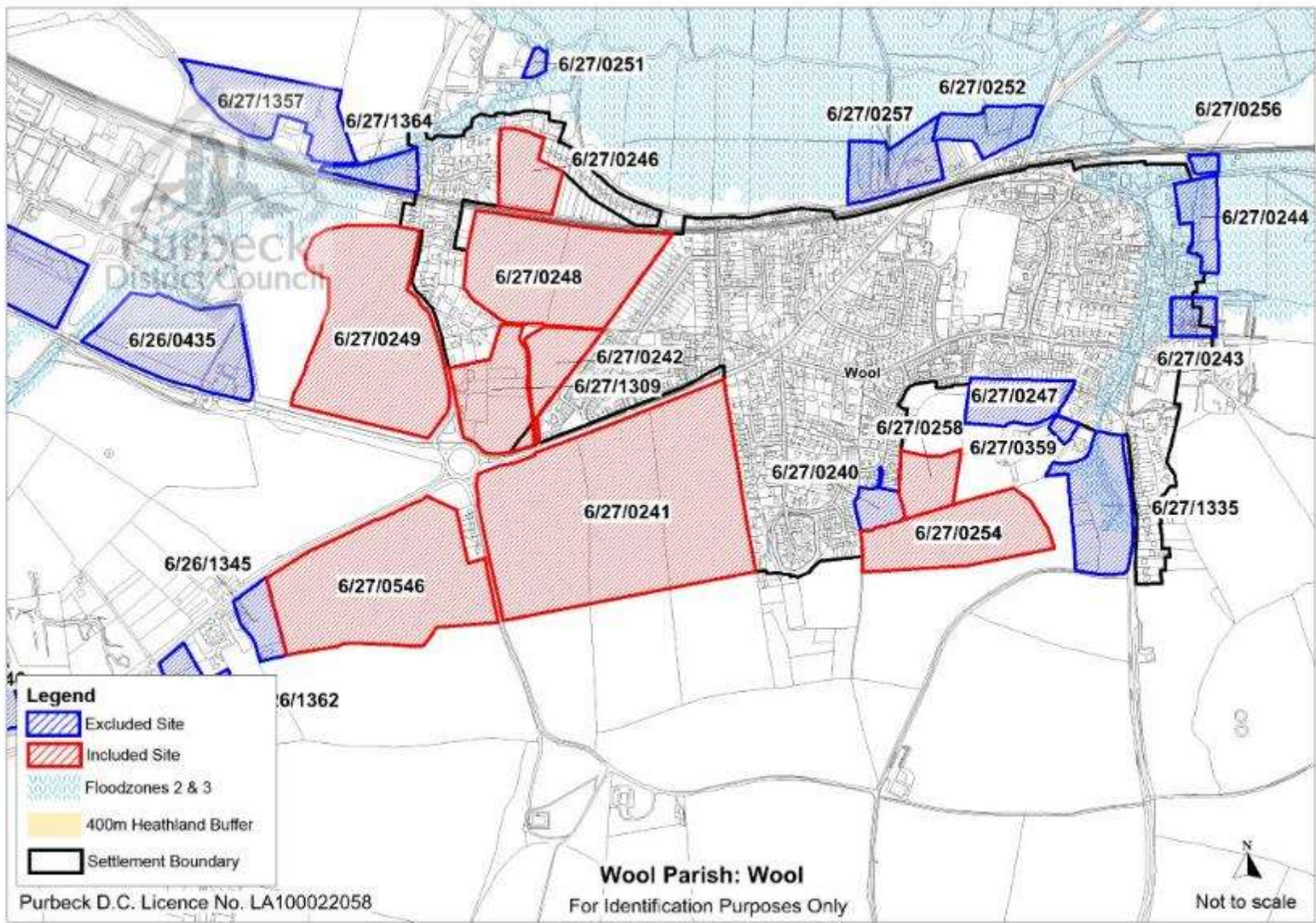




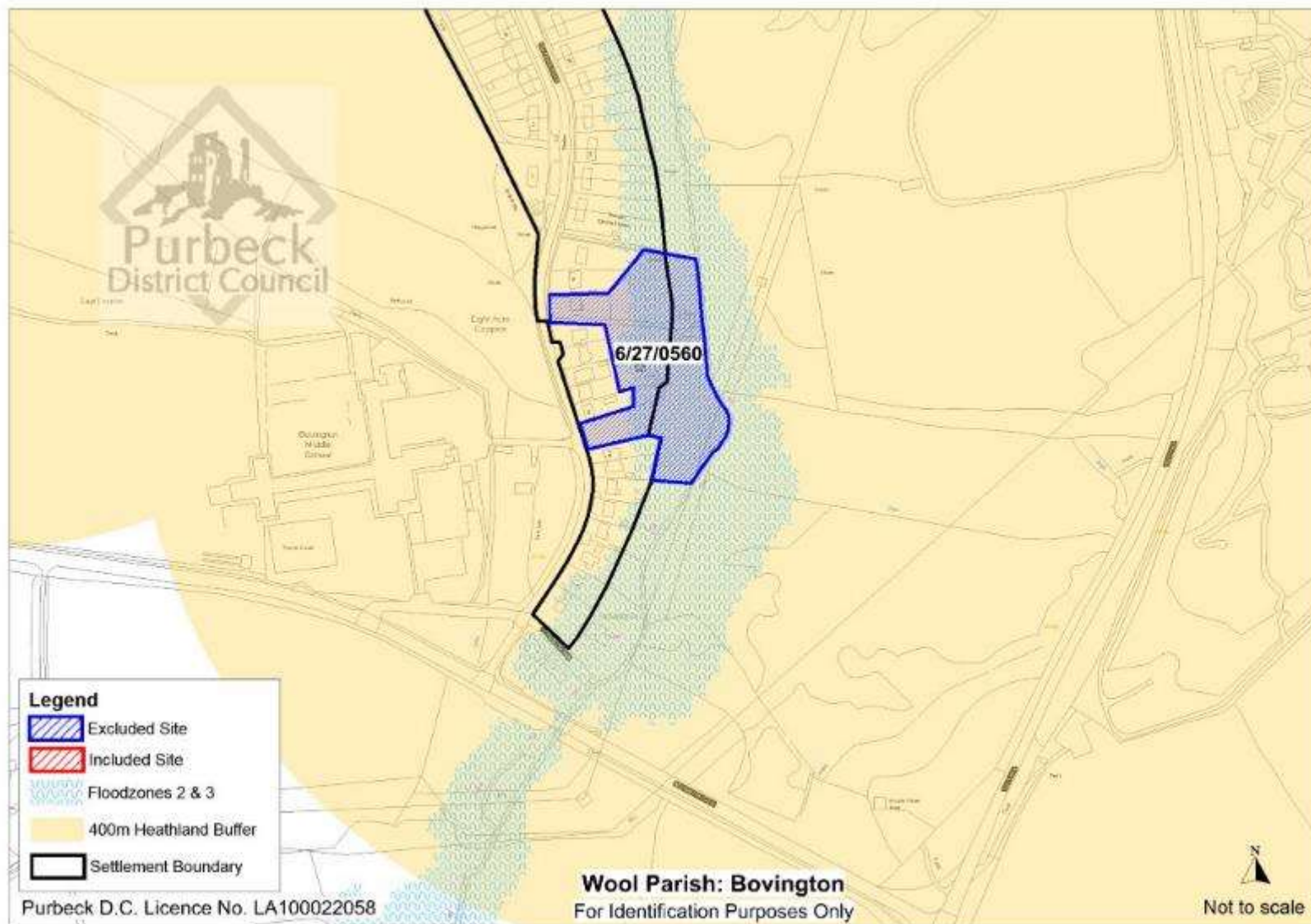


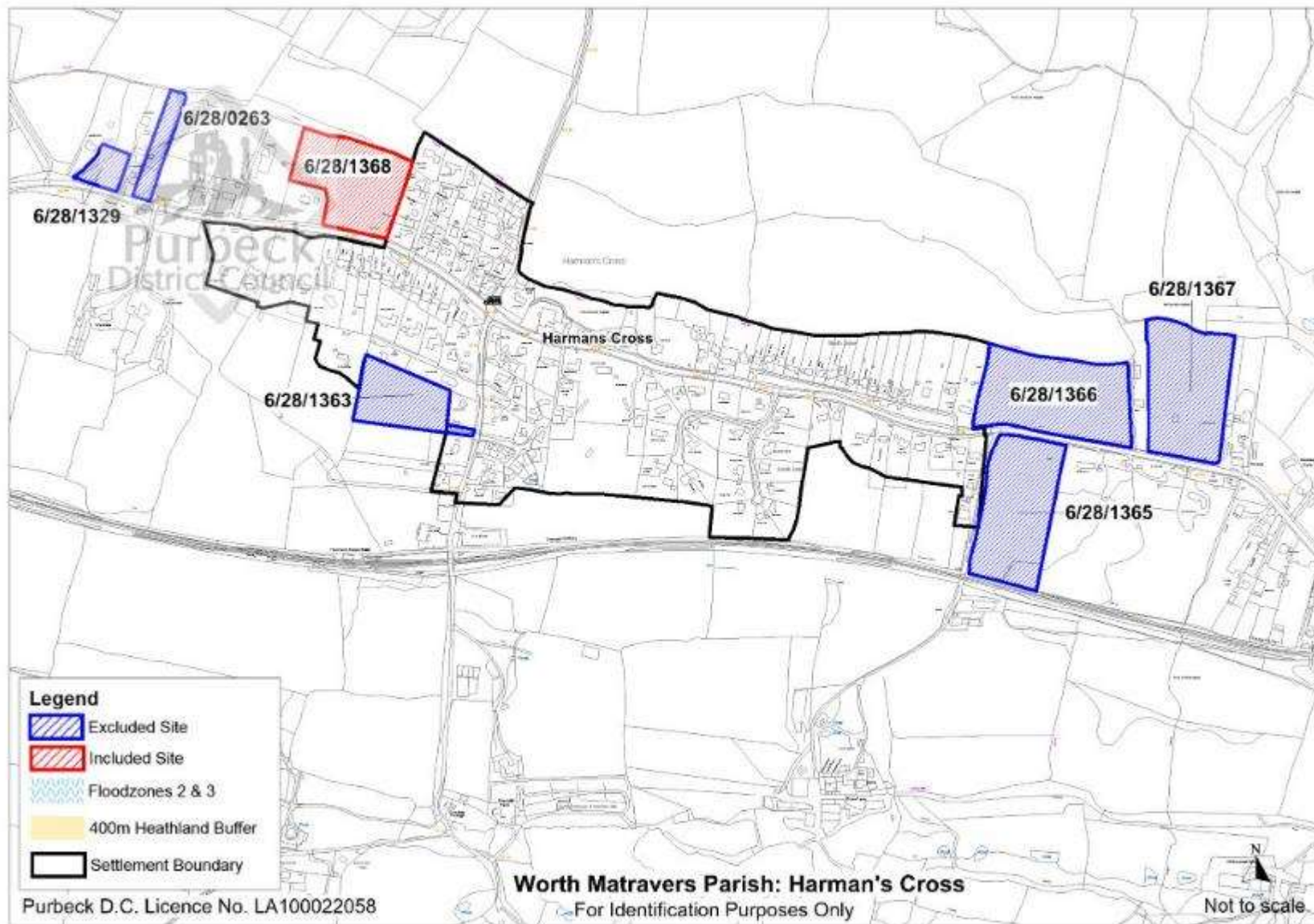




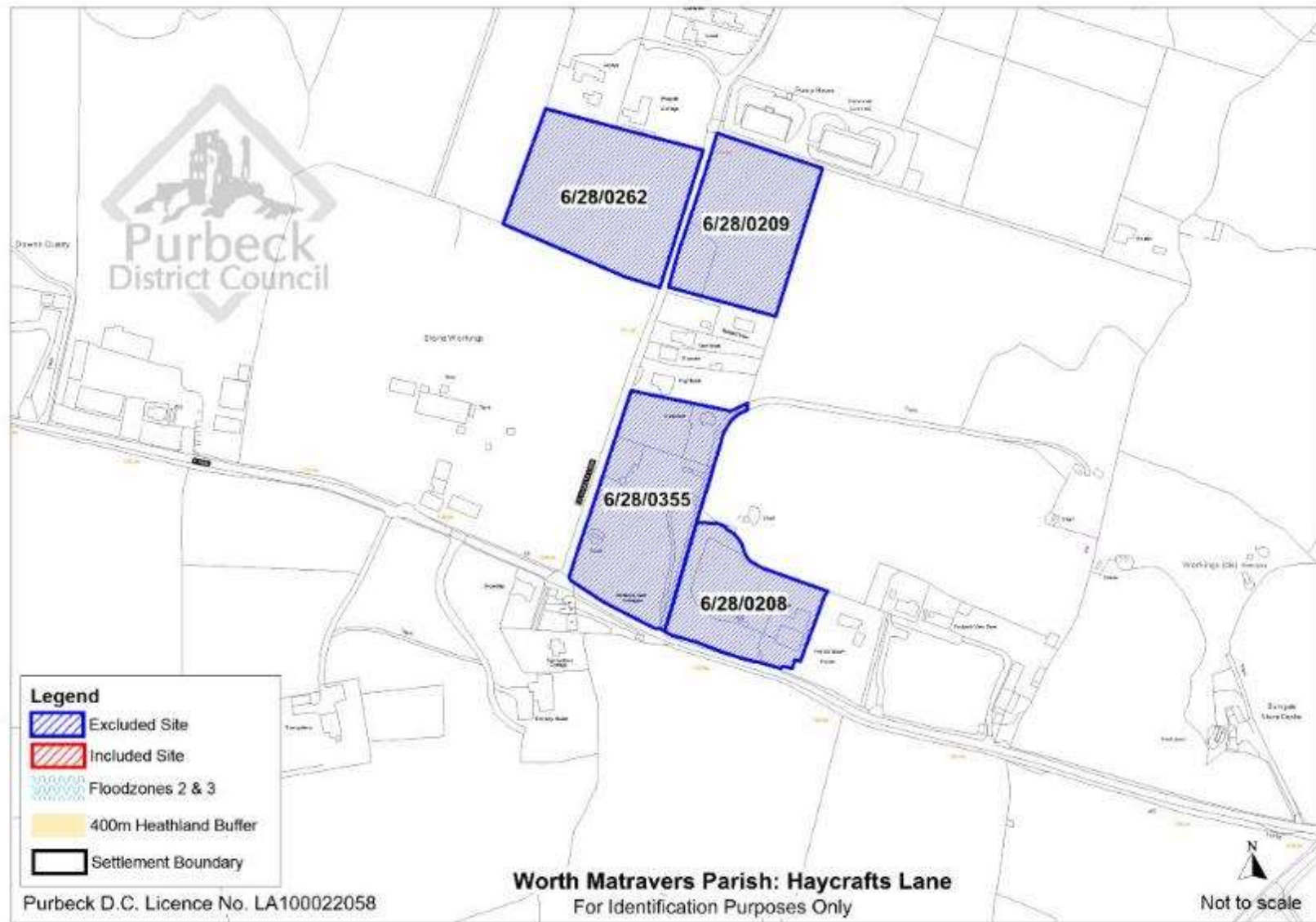


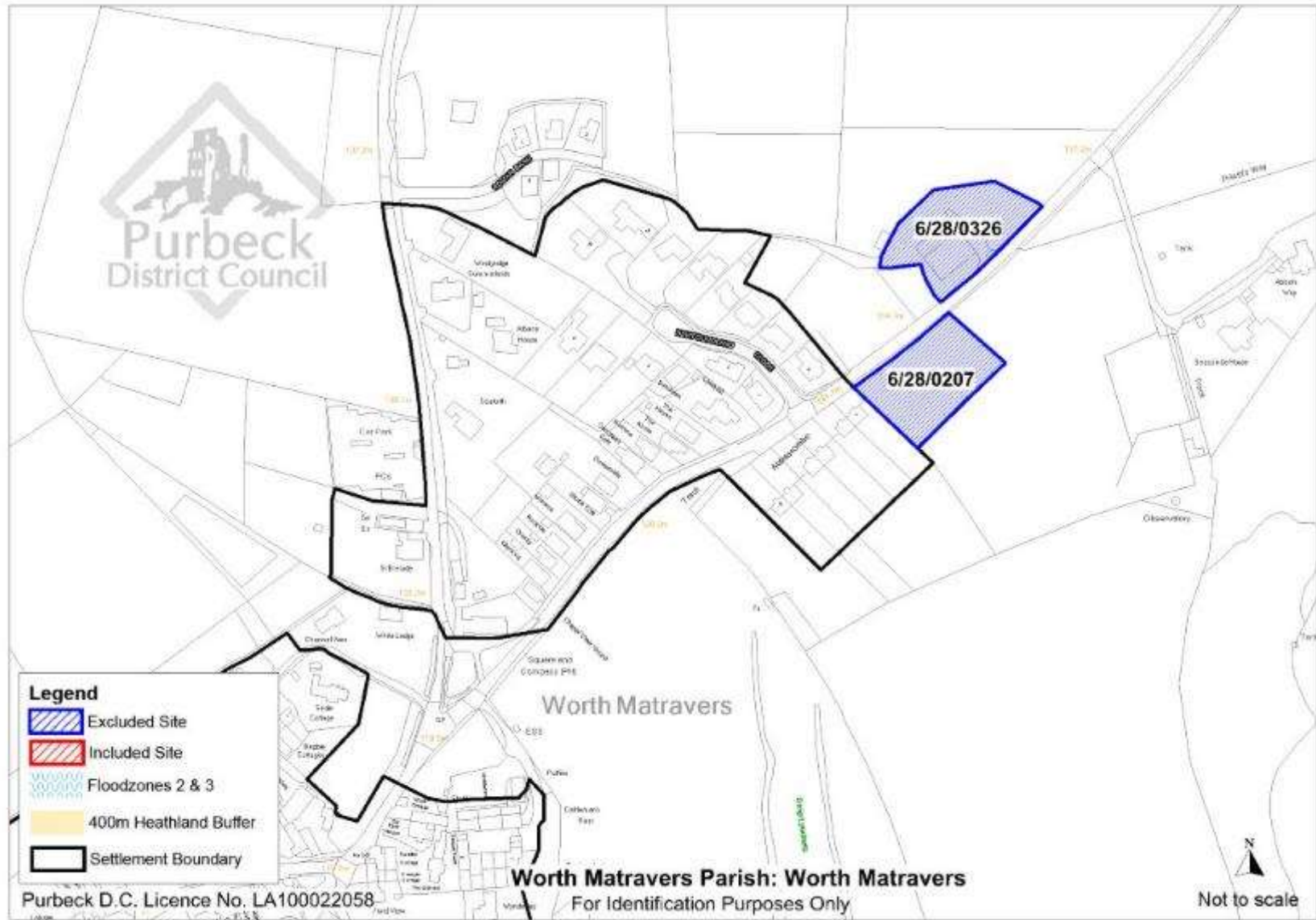












## Appendix 6: schedule of included sites by parish

### Arne, Ridge, Stoborough

<b>SHLAA ref</b>	6/02/0168
<b>Agricultural Grade</b>	3 & 4
<b>Land use &amp; character of surrounding area</b>	1.29ha triangle-shaped agricultural site. Farm and associated buildings are to the east. A train line is to the north. The A352 is to the south. Over a third of the site is covered by solar panels.
<b>Natural features of significance / physical limitations</b>	<p>Some mature hedging and some trees, although none subject to a TPO.</p> <p>The site is relatively flat.</p> <p>It is located in an area of green belt that the Council’s green belt review concludes is sensitive and should not be released. During the issues and options consultation of the Partial Review of the Purbeck Local Plan Part 1, Natural England objected to release of land in this area from the green belt, on account of its contribution towards the function and setting of the AONB.</p> <p>The site is detached from Wareham and should only come forward in combination with other sites being promoted in the periphery. Even then, a key issue is the significant barrier caused by the bypass, meaning that development here, even in combination with other sites, would be cut off from the rest of Wareham.</p> <p>A further key issue is the array of solar panels, with 400 already completed and an extant planning permission (granted in April 2015) for 600 further panels. This will be in situ for 20 years, making this part of the site not developable until beyond the plan period.</p>

	<p>There are small areas, mainly along the access route to the existing buildings, at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p><b>Other considerations</b></p>	<p>Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Access would likely have to be via the existing entrance to the farm. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is limited water supply capacity in local distribution mains. An appraisal is required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available. Surface water disposal to land drainage systems.</p> <p>Appraisal required to confirm off site connecting mains and network improvements.</p> <p>The site is in the Wareham sewage treatment catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Possible noise impact for residents from trains.</p> <p>It is likely that development here would harm both the green belt and the setting of the AONB.</p> <p>It would be difficult to read development here as an extension to Wareham, as the bypass is</p>



	<p>such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character. Development should only come forward in association with the land opposite, in order to create a strong new entrance to the town.</p> <p>Development here could have implications for traffic, with pressure on the A351 corridor. It is likely a SANG would be required to mitigate the in-combination impacts of this site along with adjacent sites.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of the setting of the AONB. They would also need to prove that any green belt harm is acceptable.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Funding may be required to mitigate noise impacts.</p> <p>Developers will need to prove that the joint promotion would connect well with the rest of Wareham and not become a dormitory settlement.</p> <p>Transport surveys would be required to ensure any impacts could be mitigated.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.</p>
<p><b>Estimated</b></p>	<p>Around 0.9ha of this site is available within the plan period. This could deliver around 27</p>

<b>density &amp; build out rate</b>	dwelling and would take less than a year to build. However, this site would need to come forward in combination with other adjacent sites, or it would be too isolated.
<b>Approx. appropriate size</b>	0.9ha
<b>Potential homes</b>	27
<b>Overall suitability?</b>	Only if it came forward in combination with other adjacent sites, or it would be too isolated. SANG, green belt and setting of the AONB issues need to be resolved. Therefore, overall suitability questionable.

<b>SHLAA ref</b>	6/02/0170
<b>Agricultural grade</b>	3, 4 & 5
<b>Land use &amp; character of surrounding area</b>	54.65ha site. Mostly greenfield and agricultural. Includes Worgret Manor. It abuts the Wareham bypass and a cemetery to the east. The manor and cemetery do have a built presence here. A railway line bounds the west of the site.
<b>Natural features of significance / physical limitations</b>	<p>A number of mature hedges subdivide fields. There are some attractive trees, although none is subject to a TPO.</p> <p>Electricity pylon lines run from north to south across the site and there are some telephone lines around the manor.</p> <p>The site slopes gradually downwards towards the River Frome to the south. Parts of the southern area of the site, particularly to the south east, are in the flood zone. The south of the site is also SSSI and Ramsar.</p> <p>The site is in the AONB. During the issues and options consultation of the Partial Review of the Purbeck Local Plan Part 1, the Dorset AONB Team objected to the development of the site on grounds of unacceptable impacts within this designation and to its setting. Natural England voiced similar concerns, requesting further information as to how impacts could be mitigated.</p> <p>A second key issue is the significant barrier caused by the bypass, meaning that development</p>

	<p>here would be cut off from the rest of Wareham.</p> <p>Natural England believes that a SANG could be deliverable in this location.</p>
<p><b>Other considerations</b></p>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. SNCI on western boundary. Defra’s strategic noise map notes there is potential for noise disturbance at this location.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>The point of access is unclear – it could possibly be via the existing farm entrance, or via the unmade track to the east, which appears to serve the cemetery. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>An unmade underpass beneath the train tracks allows access into the adjacent field.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is no capacity in local distribution mains for a development of this scale.</p> <p>Appraisal required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available.</p> <p>Surface water disposal to land drainage systems.</p> <p>Appraisal required to confirm off site connecting mains and network improvements.</p> <p>The site is in the Wareham sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape,</b></p>	<p>Such a size of development would lend itself to a mix of uses to increase its sustainability credentials. It is unlikely that there would be any material planning impact on neighbours from a mixed use development here, providing uses are conducive with residential areas and</p>

<b>neighbour amenity</b>	<p>development is sensitively planned to respect the adjacent cemetery.</p> <p>Possible noise impact for residents from trains and the bypass.</p> <p>Possible unacceptably harmful impact on landscape.</p> <p>Issue of connectivity with the rest of Wareham and reliance of occupants on private transport. Development here could have implications for traffic, with pressure on the A351 corridor.</p> <p>It would be difficult to read development here as an extension to Wareham, as the bypass is such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Residential development would have to avoid flood zones, but some employment might be possible. Surface water drainage problems will require mitigation.</p> <p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of its AONB location.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Bunding may be required to mitigate noise impacts.</p> <p>Developers will need to prove that the site would connect well with the rest of Wareham and not become a dormitory settlement. Transport surveys would be required to ensure any impacts could be mitigated.</p>



	Contaminated land survey would need to investigate land adjacent to the cemetery.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market for a mixed use development.
<b>T/PC opinion</b>	Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.  Wareham St Martin Parish Council objects to impacts on the setting of the cemetery; lack of connectivity to Wareham; flooding and sewerage; inaccessibility of the SANG; landscape impacts; traffic; and the rural nature of Arne Parish.
<b>Estimated density &amp; build out rate</b>	The developer is promoting this site for around 500 units and it would likely be mixed use. It would take around 4 years to build out.
<b>Approx. appropriate size</b>	19.9ha
<b>Potential homes</b>	500
<b>Overall suitability?</b>	Further information is required in regard to landscape issues in order to determine suitability.

<b>SHLAA ref</b>	6/02/0171
<b>Agricultural grade</b>	3 & 4
<b>Land use &amp; character of surrounding area</b>	2.61ha greenfield, agricultural site. To the east is the Wareham bypass. To the south is the A352 and other land being promoted separately for development. To the west is 'Little Farm', which is also being promoted for development, but separately.
<b>Natural features of significance / physical limitations</b>	There is some mature hedging, although not subject to a TPO.  The site is relatively flat.

	<p>Electricity pylon lines run from north to south.</p> <p>It is located in an area of green belt that the Council’s green belt review concludes is sensitive and should not be released. During the issues and options consultation of the Partial Review of the Purbeck Local Plan Part 1, Natural England objected to release of land in this area from the green belt, on account of its contribution towards the function and setting of the AONB.</p> <p>A second key issue is the significant barrier caused by the bypass, meaning that development here would be cut off from the rest of Wareham.</p> <p>It is likely a SANG would be required to mitigate the in-combination impacts of this site along with adjacent sites.</p>
<p><b>Other considerations</b></p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra’s strategic noise map notes there is potential for noise disturbance at this location.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>The point of access is unclear – it could possibly be via an existing track to the south west. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is no capacity in local distribution mains for a development of this scale.</p> <p>Appraisal required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available.</p> <p>Surface water disposal to land drainage systems.</p>

	<p>Appraisal required to confirm off site connecting mains and network improvements.</p> <p>The site is in the Wareham sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>If built in conjunction with neighbouring sites, it would lend itself to a mix of uses to increase its sustainability credentials. It is unlikely that there would be any material planning impact on neighbours from a mixed use development here, providing uses are conducive with residential areas.</p> <p>Possible noise impact for residents from trains and the bypass.</p> <p>Possible unacceptably harmful impact on the setting of the AONB and the purposes of the green belt.</p> <p>Issue of connectivity with the rest of Wareham and reliance of occupants on private transport. Development here could have implications for traffic, with pressure on the A351 corridor. It would be difficult to read development here as an extension to Wareham, as the bypass is such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character. Development should only come forward in association with the land opposite, in order to create a strong new entrance to the town.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of the setting of the AONB. They would also need to prove that any green belt harm is acceptable.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p>

	<p>Developers will need to prove that the site would connect well with the rest of Wareham and not become a dormitory settlement.</p> <p>Transport surveys would be required to ensure any impacts could be mitigated. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market for a mixed use development.
<b>T/PC opinion</b>	Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.
<b>Estimated density &amp; build out rate</b>	The land could accommodate around 78 homes. If built in combination with other surrounding sites, this would take around 4 years to build out.
<b>Approx. appropriate size</b>	2.61ha
<b>Potential homes</b>	78
<b>Overall suitability?</b>	Only if it came forward in combination with other adjacent sites, or it would be too isolated. SANG, green belt and setting of the AONB issues need to be resolved. Therefore, overall suitability questionable.

<b>SHLAA ref</b>	6/02/0218
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	1.91ha greenfield site. Mostly agricultural surrounding. The site only partially abuts the settlement to the north east.
<b>Natural features of significance / physical limitations</b>	Several mature trees on the boundary.  Flat site.



	<p>Main road runs immediately adjacent to the west, so funding would likely be required.</p> <p>400m heathland zone cuts across the bottom of the site.</p> <p>The site is in the AONB. Initial comments from the Dorset AONB Team raise concerns on the basis of the exposed nature of the majority of the site and that development would not be in keeping with the existing pattern of development. The Team’s comments do not rule out the northern part of the site entirely, but it could be sensitive because it is a gateway to the settlement and could be visible from the main road.</p> <p>There is an area towards the middle of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p><b>Other considerations</b></p>	<p>In statutory minerals consultation zone. Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Existing gated access to the north.</p> <p>Main road to the west.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small shops. However, some distance from the nearest significant retail, leisure and employment at Wareham.</p> <p>Wessex Water notes that a local mains water supply is available with capacity. There are foul water sewers available. There are no surface water systems – flows to land drainage system. It is within the Wareham sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, it is rural in character and the whole of it would not be a logical extension to the settlement, given how little of the site abuts the village. The whole of it would appear an awkward adjunct and harmful in townscape and AONB terms. However, there is a</p>

<b>amenity</b>	possibility that the northern part could be developable, where it fronts West Lane.
<b>Ideas of how to overcome barriers</b>	<p>Developers need to prove that development of the northern part of the site would be acceptable in landscape/AONB terms.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Surface water drainage problems will require mitigation. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Arne Parish Council notes that this was one of the two most favoured sites in the Arne neighbourhood plan survey. Development here would be within walking distance of the school, shops, pubs and village hall.
<b>Estimated density &amp; build out rate</b>	Subject to overcoming impacts on the AONB and reducing the site size, the northern site might be able to accommodate a low density development of around six units. This would be too small to require phasing.
<b>Approx. appropriate size</b>	0.49ha
<b>Potential homes</b>	6
<b>Overall suitability?</b>	Potential, subject to overcoming landscape concerns.

**Bere Regis**

<b>SHLAA ref</b>	6/03/0199
<b>Agricultural grade</b>	2 & other
<b>Land use &amp;</b>	2.79ha greenfield site in agricultural use. Some residential properties to the south. To the west is

<b>character of surrounding area</b>	agricultural. To the north is the A35, beyond which is agricultural. To the east is the rec ground.
<b>Natural features of significance / physical limitations</b>	<p>Land slopes upwards quite steeply to the west, making most of the site prominent. This reduces the developable area considerably. The slope could also have flooding implications.</p> <p>Some mature trees and hedges along field boundaries.</p> <p>The south eastern part of the site abuts the conservation area. Historic England notes that there is potential for this site to impact on the conservation area and listed buildings.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	In Source Protection Zones 1, 2 & 3. Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Development could link to existing utilities for service station and/or business park.</p> <p>Access would likely be via North Street, although a gate currently blocks this route.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers. Surface water flows to land drainage systems. The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for residents from the busy A35 to the north.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development</p>

	<p>here, provided development were to be restricted to the lower ground at the east of the site. Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<b>Ideas of how to overcome barriers</b>	<p>Owing to the prominence of the site reducing its developable area, only the eastern edge adjacent to North Street would lend itself to development, so the site size needs to be reduced.</p> <p>Tree survey should identify trees and hedges for retention.</p> <p>Investigate the possibility of removing the gate on North Street to improve access.</p> <p>An assessment of flood risk should be carried out, owing to potential surface water issues from the steep slope.</p> <p>A noise assessment may be required re. noise from the A35.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p> <p>Landowners will have to work together to identify a SANG.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>The site may feature in the Bere Regis NP.</p>
<b>Estimated density &amp; build out rate</b>	<p>Density would be relatively low to reflect neighbouring properties. Phasing would not be necessary.</p>
<b>Approx. appropriate size</b>	<p>0.8ha</p>
<b>Potential homes</b>	<p>10</p>
<b>Overall suitability?</b>	<p>Yes.</p>



<b>SHLAA ref</b>	6/03/0230
<b>Agricultural grade</b>	2 & other
<b>Land use &amp; character of surrounding area</b>	<p>2.1ha greenfield site in agricultural use, containing some allotments.</p> <p>To the north is the A35 and to the south are residential properties.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that there is a positive village entrance to the west of the site and that there is intrusive noise to the north.</p>
<b>Natural features of significance / physical limitations</b>	<p>The site slopes steeply upwards towards the north. However, it is well screened and the southern 2/3 are not visually prominent.</p> <p>There are mature hedges and trees on all boundaries.</p> <p>The southern part of the site abuts the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	<p>In Source Protection Zones 1, 2 &amp; 3. Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via West Street, Butt Lane or Back Lane. However these two latter routes are quite narrow and may not be suitable.</p> <p>Located within walking distance of shops, a school and employment.</p>

	<p>Wessex Water says that there is limited capacity in local distribution mains water.</p> <p>Off-site network reinforcement would be necessary. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for new residents, owing to the proximity of the A35.</p> <p>Despite the slope of the site, the southern 2/3 are sufficiently screened that it would be difficult to argue that development would cause unacceptable landscape harm.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Owing to the prominence of the site reducing its developable area, only the southern 2/3 would lend itself to development.</p> <p>Tree survey should identify trees and hedges for retention.</p> <p>A noise assessment may be required re. noise from the A35.</p> <p>A transport assessment should assess the suitability of Butt Lane and Back Lane for accesses.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p> <p>Allotments may require replacing, depending on ownership.</p>

	Landowners will have to work together to identify a SANG.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	The site may feature in the Bere Regis NP.
<b>Estimated density &amp; build out rate</b>	Density would be medium to reflect neighbouring properties. As it is a relatively small site, it would not require phasing.
<b>Approx. appropriate size</b>	1.29ha
<b>Potential homes</b>	40, when combined with site 6/03/1350
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/03/0232
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>3.23ha greenfield site in agricultural use. To the east is the Bere Stream and open fields beyond. To the south is the current school site and residential properties. To the north and west is residential.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this field is a strategic landscape gap, though does not state that it is important.</p>
<b>Natural features of significance / physical limitations</b>	<p>The site slopes downwards gradually to the north and east, with the potential to appear quite prominent towards the south east.</p> <p>Bere Regis is currently separated by the gap this site creates, although this does not appear to be an important gap in landscape or townscape terms.</p> <p>There are some mature trees and hedges along field boundaries.</p>

	<p>The flood zone bounds the eastern edge of the site. The southern third of the site is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	<p>In Source Protection Zones 1, 2 &amp; 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Rye Hill.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Existing sewers cross the site.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, the potential for landscape impacts cannot be ruled out, given the prominence of the land toward the east and south east and that development here could appear a slightly awkward adjunct. The Council notes the view of the townscape character appraisal that this land is a strategic landscape gap and recognises the positive landscape contribution part of it makes, but the Council does not believe it is an important gap and therefore there could be scope for development that relates well to the properties to the north and south.</p>



	Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HE will require trip generation information and distribution.
<b>Ideas of how to overcome barriers</b>	<p>Owing to the prominence of the site reducing its developable area, the eastern half and south east area would likely be unsuitable for development.</p> <p>A tree survey should identify trees and hedges for retention.</p> <p>A drainage assessment would be required.</p> <p>Landowners will have to work together to identify a SANG.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	Low to medium density to reflect adjacent properties. The site is relatively small, so would not require phasing.
<b>Approx. appropriate size</b>	1.07ha
<b>Potential homes</b>	32
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/03/0452
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	2.07ha greenfield site in agricultural use. Residential properties are to the north and the church graveyard to the north west. Fields are to the south and west. To the east are fields and the current school.

	<p>The Council’s adopted Townscape Character Appraisal SPD notes that the north of this site is a high quality urban/rural edge with visually important trees and hedges.</p>
<p><b>Natural features of significance / physical limitations</b></p>	<p>Relatively flat site. Bounded by mature trees and hedges. Those to the north of the site are covered by a TPO.</p> <p>The site sits on land that is elevated quite significantly from Rye Hill.</p> <p>The southern half is located within the 400m heathland buffer, which reduces its developable area in terms of housing, but would not reduce its developable area in terms of employment.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<p><b>Other considerations</b></p>	<p>In Source Protection Zones 1, 2 &amp; 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Rye Hill, although this would require a considerable engineering operation. Access may be possible via White Lovington, subject to landownership.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Existing sewers cross the site.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and</p>

	will object to development where there is no groundwater management strategy in place.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is well screened and would unlikely lead to any landscape impacts.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<b>Ideas of how to overcome barriers</b>	<p>A tree survey should identify trees and hedges for retention and establish protection areas around them.</p> <p>The developable area should be reduced to fit the 400m heathland buffer and may need to be reduced further to accommodate protection areas around protected trees.</p> <p>Contaminated land survey might be required because of the presence of the graveyard adjacent. If access were to be required via White Lovington, landownership would need to be ascertained. Landowners will have to work together to identify a SANG.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	The site may feature in the Bere Regis NP.
<b>Estimated density &amp; build out rate</b>	Low density to reflect adjacent properties. The site is relatively small, so would not require phasing.
<b>Approx. appropriate size</b>	1.1ha
<b>Potential homes</b>	12
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/03/0541
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.51ha greenfield site. Dense residential to the south. More sparse residential to the east and west. Agricultural to the north.
<b>Natural features of significance / physical limitations</b>	<p>Quite prominent site that sits on a steep northward slope, although it is well screened and development could relate to adjacent housing.</p> <p>There are mature trees and hedges along the site boundaries, with particularly large trees to the north east.</p> <p>The site is within the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site is a strategic landscape gap, but does not specify that it is an important gap.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	In Source Protection Zones 1, 2 & 3. Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Tower Hill, although DCC Highways has previously expressed concern about achieving a suitable access here.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p>



	<p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. The site is well screened and would unlikely lead to any landscape impacts.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. Highways England will require trip generation information and distribution.</p>
<b>Ideas of how to overcome barriers</b>	<p>A tree survey should identify trees and hedges for retention.</p> <p>Development would need to respect the character of the conservation area and listed buildings and be low density.</p> <p>A suitable point of access would need to be established.</p> <p>Landowners will have to work together to identify a SANG. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>The site may feature in the Bere Regis NP.</p>
<b>Estimated density &amp; build out rate</b>	<p>Development would need to be low density to reflect the prevailing character. The site is small, so phasing would not be required.</p>
<b>Approx. appropriate size</b>	<p>0.51ha</p>
<b>Potential homes</b>	<p>10</p>
<b>Overall</b>	<p>Potential, subject to development respecting the character of the conservation area and listed</p>

<b>suitability?</b>	buildings.
<b>SHLAA ref</b>	6/03/1336
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.73ha current school buildings and playing field. To the south are residential properties. To the north and east is a field that separates the fragmented parts of the village. To the west are open fields.
<b>Natural features of significance / physical limitations</b>	<p>Partly brownfield site and within the settlement boundary. The land slopes downwards towards the east.</p> <p>Some mature trees along the playing field boundary and road boundary.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>Sport England would object to development with adequate replacement of playing fields.</p>
<b>Other considerations</b>	In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties. There may be existing utilities at the school that could be used.</p> <p>Access would be via Rye Hill.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p>

	The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. Although the site slopes downwards towards the east, it is not particularly prominent and development could relate well to Green Close. It would unlikely lead to any landscape impacts.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
Ideas of how to overcome barriers	<p>A tree survey should identify trees and hedges for retention.</p> <p>Landowners will have to work together to identify a SANG.</p> <p>Replacement playing fields would need to be identified.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site may feature in the Bere Regis NP.
Estimated density & build out rate	Medium density, given the large existing built presence of the school. It is a small site and so would not need phasing.
Approx. appropriate size	0.73ha
Potential homes	22
Overall suitability?	Yes.

SHLAA ref	6/03/1350
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<b>Agricultural grade</b>	4
<b>Land use &amp; character of surrounding area</b>	2.4ha greenfield site in agricultural use, located at the north western gateway to the village. To the north is the A35. To the south is residential. To the east and west are open fields.
<b>Natural features of significance / physical limitations</b>	<p>Some mature trees and hedging along field boundaries.</p> <p>The site slopes steeply upwards to the north, which reduces its developable area. The prominence when viewed from the west looking east makes the western half unsuitable as well. It would only lend itself to development if it came forward alongside or after development of the site adjacent to its east.</p> <p>The south of the site abuts the conservation area.</p> <p>A small area of the south western corner is in the flood zone.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would be via West Street and/or Back Lane.</p> <p>Located within walking distance of shops, a school and employment. Wessex Water says that off-site connection to mains would be needed. A possible network reinforcement would be necessary to maintain service levels. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p>



	<p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for residents from the busy A35 to the north.</p> <p>There could be a possible landscape impact if the northern third and western half of the site were to be developed. The Old Mill on West Street appears to be the built extent of this part of Bere Regis, so in the interests of townscape, development should not extend further westwards than this property.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Owing to the prominence of the site and townscape factors reducing its developable area, the northern third and western half would likely be unsuitable for development.</p> <p>A tree survey should identify trees and hedges for retention.</p> <p>Development would need to respect the setting of the conservation area, particularly as it is a gateway site. Noise assessment may be required, owing to the proximity of the A35.</p> <p>Landowners will have to work together to identify a SANG.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>The site may feature in the Bere Regis NP.</p>
<p><b>Estimated density &amp; build out rate</b></p>	<p>Density would be medium to reflect neighbouring properties. As it is a relatively small site, it would not require phasing, but would need to be tied in with the site to the immediate east.</p>

<b>Approx. appropriate size</b>	1.27ha
<b>Potential homes</b>	40, when combined with 6/03/0230
<b>Overall suitability?</b>	Yes.

### Langton Matravers

<b>SHLAA ref</b>	6/13/0356
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	1.5ha greenfield site with agricultural building to the south. Langton House tourist accommodation to the south.  Residential to the north.
<b>Natural features of significance / physical limitations</b>	There are mature trees along the perimeter, which are subject to a TPO.  There is a dry stone wall to the west.  Slight upward slope to the south, but not a particularly prominent site. It is well contained by trees.  Some telephone lines.  Public right of way along the west and north.  The site is in the AONB.
<b>Other considerations</b>	DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.  The site has planning history with two applications for a rural exception site for 28 units. Issues

	raised could be overcome.
<b>Location of infrastructure / utilities</b>	<p>Existing tarmac access to the west, which would need improving.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in walking distance of some small shops and a school. However, the nearest significant retail, leisure and employment facilities are in Swanage.</p> <p>Wessex Water says that an existing supply main crosses the site. There is limited capacity within the local distribution mains. Network reinforcement may be necessary to provide satisfactory levels of service.</p> <p>There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection. Surface water flows to land drainage system. The site is within the Swanage sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The planning history associated with the site shows that impacts on the AONB can be mitigated.</p>
<b>Ideas of how to overcome barriers</b>	Tree survey would be required to see which trees would need retaining and that development would not cause adverse impacts to particular specimens.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	In its response to a planning application for the development of this site, Langton Matravers Parish Council objected.
<b>Estimated density &amp; build out rate</b>	Low density to reflect the surrounding area. Development would not need to be phased, as the site is so small.
<b>Approx.</b>	1.58ha

<b>appropriate size</b>	
<b>Potential homes</b>	28
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/13/0559
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.77ha greenfield site. Single dwelling to the south. Residential to the north. Agricultural to the east and west.
<b>Natural features of significance / physical limitations</b>	<p>Mature trees and hedges along the periphery of the site. Those on the western edge are covered by a TPO.</p> <p>Slight upward slope to the south.</p> <p>Some telephone lines.</p> <p>Public right of way along the northern edge.</p> <p>The site is in the AONB.</p> <p>There are small areas to the north and west of the site that are at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<b>Other considerations</b>	DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>An unmade track towards The Hyde could serve as an access. However, this would need to cross a Public Right of Way. It is not clear who owns this track. Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in walking distance of some small shops and a school. However, the nearest significant</p>



	<p>retail, leisure and employment facilities are in Swanage.</p> <p>Wessex Water says that an existing supply main is close to the site boundary. There is limited capacity within local distribution mains. Network reinforcement may be necessary to provide satisfactory levels of service. There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection. Surface water flows to land drainage system. The site is within the Swanage sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The planning history associated with the immediately adjoining site shows that impacts on the AONB can be mitigated. Given that the two sites are so close in character, the Council believes that any impacts on the AONB at this site can also be mitigated.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which trees would need retaining and that development would not cause adverse impacts to particular specimens.</p> <p>The impacts of achieving an access over a PROW need to be considered. Ownership of The Hyde track also needs to be ascertained, and permission given from the landowner or it would be impossible to develop here.</p> <p>A drainage assessment would likely be required.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>N/A</p>
<b>Estimated density &amp; build out rate</b>	<p>Low density to reflect the surrounding area. Development would not need to be phased, as the site is so small.</p>
<b>Approx. appropriate size</b>	<p>0.77ha</p>
<b>Potential homes</b>	<p>12</p>
<b>Overall</b>	<p>Yes.</p>

suitability?	
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**Lytchett Matravers**

SHLAA ref	6/14/0268
Agricultural grade	3
Land use & character of surrounding area	<p>0.52ha greenfield, agricultural site. To the north are residential properties at Burbidge Close. To the south, east and west are open fields.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.</p> <p>There is a small strip to the east of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
Natural features of significance / physical limitations	<p>Relatively flat site and not particularly prominent.</p> <p>The site is within the green belt. The Council's green belt review concludes that its release would not be harmful in green belt terms.</p> <p>There are some mature trees and hedges.</p>
Other considerations	None.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>It is unlikely where a suitable access could be achieved, as the site is landlocked. It would either need access through Burbidge Close or via an adjacent field being promoted for development.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>

	<p>Wessex Water says that an existing supply main is close to the site boundary. This would require off-site connecting. Existing foul water sewers cross the site. Surface water flows to land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>The site could only come forward if a suitable point of access is provided. This would likely require the landowner to cooperate with neighbouring landowners, forming a joint promotion.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p>

	The PC believes all development should be low density in Lytchett Matravers.
<b>Estimated density &amp; build out rate</b>	Low density to reflect neighbouring properties. The site is small and would not require phasing, even if it came forward as a joint promotion with neighbouring sites.
<b>Approx. appropriate size</b>	0.52ha
<b>Potential homes</b>	12
<b>Overall suitability?</b>	Potential, if it came forward with neighbouring sites.

<b>SHLAA ref</b>	6/14/0269
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	3.8ha greenfield, agricultural site.  Along the northern edge is a group of residential properties and a British Legion. To the south is a site allocated for development through the PLP1. To the east is open countryside. To the west is residential.
<b>Natural features of significance / physical limitations</b>	Flat site.  Some mature trees and hedges, which are subject to a TPO at the south of the site. The eastern half is quite prominent at the entrance to the village.  The site is in the green belt. The Council's green belt review concludes that the development of the eastern half would extend the village towards the conurbation and would therefore be harmful in green belt terms.  There is a small strip to the south east of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.  Heathland mitigation land would be required and Natural England has indicated that there is



	potential for a deliverable SANG to the north east, which could mitigate this site and site 6/14/0270.
<b>Other considerations</b>	Source Protection Zone 3.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wimborne Road, but should this not be possible because of the road junction, it might need to be via the British Legion. The British Legion is not being promoted for development, although the parish council has named it in its emerging Neighbourhood Plan as a potential community centre.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Existing foul water systems cross through the site at higher elevations. There is limited capacity at a downstream foul water pumping station. There are no surface water public sewer systems recorded. Surface water flows to land drainage system. A capacity appraisal is necessary. The site is within the Blackheath sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here.</p> <p>However, there could be harm in green belt terms, if the eastern half were to be developed.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<b>Ideas of how to</b>	The area of the site where development would affect the purposes of the green belt should not

<b>overcome barriers</b>	<p>be developed.</p> <p>This will reduce the developable area.</p> <p>An assessment needs to be carried out to establish a suitable point of access, subject to land availability. Tree survey should identify which trees and hedges should be retained.</p> <p>A drainage assessment would likely be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
<b>Estimated density &amp; build out rate</b>	Low density to reflect neighbouring properties. The site is small and would not require phasing
<b>Approx. appropriate size</b>	1.26ha
<b>Potential homes</b>	30
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/14/0270
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>1.91ha greenfield, agricultural site.</p> <p>To the north are open fields in equine use. To the east is sparse housing. To the west and south are dense residential properties.</p>

	The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.
<b>Natural features of significance / physical limitations</b>	<p>Fairly level, but northern part of the site slopes to the west.</p> <p>Some mature trees and hedges, but none subject to a TPO.</p> <p>The site is within the green belt. The Council's green belt review concluded that its release would not harm the purposes of the green belt.</p> <p>There is a small strip to the west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Heathland mitigation land would be required and Natural England has indicated that there is potential for a deliverable SANG to the north east, which could mitigate this site and site 6/14/0269.</p>
<b>Other considerations</b>	Source Protection Zone 3
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Flowers Drove or Wimborne Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Multiple sewers and rising mains cross this site. There is limited capacity in local foul water sewers. There are no surface water public sewer systems recorded. Surface water flows to land drainage system.</p>
<b>Potential impacts of development e.g. landscape, neighbour</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here, given that development would fill an existing gap that is not particularly exposed.</p>

<b>amenity</b>	<p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>An assessment needs to be carried out to establish a suitable point of access.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.</p>
<b>Estimated density &amp; build out rate</b>	<p>Mid density to reflect neighbouring properties. The site is small and would unlikely require phasing.</p>
<b>Approx. appropriate size</b>	<p>1.91ha</p>
<b>Potential homes</b>	<p>60</p>
<b>Overall suitability?</b>	<p>Yes.</p>

<b>SHLAA ref</b>	6/14/0271
<b>Agricultural grade</b>	3
<b>Land use &amp;</b>	5.28ha greenfield, agricultural site.



<p><b>character of surrounding area</b></p>	<p>To the north is an open field, though it does about the ribbon development along Wareham Road. To the east and west are open fields. To the south is the fragmented part of the village (Glebe Road area).</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the eastern part of this site forms part of an area considered to be an important gap.</p>
<p><b>Natural features of significance / physical limitations</b></p>	<p>Some mature trees and hedges along field boundaries and particularly to the east of the site.</p> <p>It is fairly flat, although does slope downwards towards the west.</p> <p>The site is in the green belt. The western part has not been assessed previously in the Council's green belt review. However, the review concludes that the release of adjacent sites would not harm the function of the green belt, given that development would not extend the village towards the conurbation. The review did assess the eastern half of the site, concluding that it could be released from the green belt without harm to the designation.</p> <p>Some telegraph lines to the south of the site.</p> <p>There is a small strip to the east of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p><b>Other considerations</b></p>	<p>None.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wareham Road or Glebe Road (subject to land ownership).</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Foul water systems cross through the site. There is limited capacity at the downstream foul water</p>

	<p>pumping station.</p> <p>There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. A capacity appraisal is necessary. The site is within the Blackheath sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Development of the eastern half alone would likely appear awkward in landscape terms. Therefore, it should come forward with the western half and other sites to the north, in order to achieve a comprehensive development. Otherwise, there could be potential for landscape harm if the whole site were to be developed. However, development of just the western half without the adjacent sites could probably sit relatively comfortably in the context of Glebe Road.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>An assessment needs to be carried out to establish a suitable point of access (subject to the ownership of Glebe Road).</p> <p>Depending on how many homes the Council would seek to allocate at Lytchett Matravers in a future plan(s), it would be worth the landowner liaising with adjacent landowners to promote a comprehensive scheme.</p> <p>Although the Council’s adopted Townscape Character Appraisal SPD notes that the eastern part of this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p>
<p><b>Market</b></p>	<p>This location would likely be attractive to the market.</p>

<b>attractiveness for development</b>	
<b>T/PC opinion</b>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<b>Estimated density &amp; build out rate</b>	Low to mid density, although possibly higher towards the centre of the site. It is not a particularly large site, so would unlikely require phasing.
<b>Approx. appropriate size</b>	5.28ha
<b>Potential homes</b>	170
<b>Overall suitability?</b>	Potential, if it came forward alongside neighbouring sites.

<b>SHLAA ref</b>	6/14/0272
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>2.12ha greenfield site currently in equine use. It is surrounded by fields, but those to the north and west are being promoted for development.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.</p>
<b>Natural features of significance / physical limitations</b>	<p>Slopes downwards towards the south, but is not particularly exposed, given the site's containment.</p> <p>Some mature trees and hedges, particularly along boundaries.</p>

	The site is in the green belt. The Council’s green belt review concluded that its release would not harm the purposes of the designation.
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties. Access would likely be via Foxhills Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It would probably be difficult to argue a case for landscape harm, given the containment of the site. However, it would need to come forward after the site being promoted to the north, otherwise it would not be able to relate to the built form of the village.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>Depending on how many homes the Council would seek to allocate at Lytchett Matravers in a future plan(s), it would be worth the landowner liaising with adjacent landowners to promote a comprehensive scheme.</p> <p>Although the Council’s adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the</p>



	Council will need to balance this against other planning judgments.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<b>Estimated density &amp; build out rate</b>	<p>This site would not be suitable for development, unless it were to come forward at the same time or after the land being promoted to the north.</p> <p>Development would be low density to reflect local character.</p>
<b>Approx. appropriate size</b>	2.12ha
<b>Potential homes</b>	65
<b>Overall suitability?</b>	Potential, if it came forward alongside neighbouring sites.

<b>SHLAA ref</b>	6/14/0273
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>0.23ha greenfield paddock. To the north is another site being promoted (ref 6/14/1355). To the south is a residential property. To the west are open fields and to the east is residential.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the eastern edge of the site is an abrupt edge to the village, but contains visually important trees and hedges.</p>
<b>Natural features of significance /</b>	Relatively flat site. There are some mature trees and hedges, particularly along field boundaries.

<b>physical limitations</b>	The site is within the green belt. It has not been assessed in the Council's green belt review. However, if it were to come alongside the adjacent site to the north, there could be scope for some development without harming the purposes of the designation. This is because the site to the north has the potential to relate to the school buildings and this site could relate well in turn.
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	Utilities would need to connect to existing facilities at neighbouring properties.  Access would likely be via Wareham Road, or through the adjacent promoted site.  Located within walking distance of a school and small-scale shops, employment and leisure facilities.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	It is unlikely that there would be any material planning impact on neighbours from housing development here.  Provided development were to come forward alongside the adjacent promoted site, it would be difficult to argue green belt or landscape harm. However, if it were to come forward as a standalone site, it could be viewed as an illogical expansion of the village.  Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.
<b>Ideas of how to overcome barriers</b>	Tree survey should identify which trees and hedges should be retained.  The site should only come forward in conjunction with the adjacent site to the north.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Lytchett Matravers Parish Council has concerns about increased traffic in the village.  The PC believes all development should be low density in Lytchett Matravers.
<b>Estimated</b>	Low density to reflect neighbouring properties. The site is small and would not require phasing.

<b>density &amp; build out rate</b>	
<b>Approx. appropriate size</b>	0.23ha
<b>Potential homes</b>	6
<b>Overall suitability?</b>	Potential, if it came forward alongside the site to the north.

<b>SHLAA ref</b>	6/14/0274
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>1.59ha greenfield site currently in equine use. Residential to the north. To the west is residential, although separated by a small field. To the south and east are open fields.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that towards the south of this site is an important gap and soft edge to the village. Development would need to be good design to maintain the soft edge between the village and the countryside.</p>
<b>Natural features of significance / physical limitations</b>	<p>Gradual slope towards the south, although the site is well contained and development could relate well to adjacent properties. The site is split in two, with north eastern and south western halves.</p> <p>Some mature trees and hedges, particularly along boundaries.</p> <p>The site is in the green belt. The Council's green belt review concluded that its release would not harm the purposes of the designation.</p> <p>There is a small strip to the south west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<b>Other considerations</b>	None.
<b>Location of</b>	Utilities would need to connect to existing facilities at neighbouring properties.

<p><b>infrastructure / utilities</b></p>	<p>Access would likely be via Deans Drove or Foxhills Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. It is also unlikely that development of the north eastern half would cause landscape harm, given the containment of the site and that it could relate to adjacent properties. The south eastern half would only be appropriate if it were to come forward in conjunction with neighbouring sites as part of a comprehensive development. An important gap and soft edge to the village are identified to the south, so development would need to have an appropriate edge, to soften the transition between urban and rural.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and</p>

	amenities.  The PC believes all development should be low density in Lytchett Matravers.
<b>Estimated density &amp; build out rate</b>	Low to mid density to reflect local character. It is a small site, so would not require phasing.
<b>Approx. appropriate size</b>	1.59ha
<b>Potential homes</b>	38 (around 23 in NE part and 15 in SW part).
<b>Overall suitability?</b>	Yes for NE part. Potential for SW part if forming part of a comprehensive development with other sites.

<b>SHLAA ref</b>	6/14/0276
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.31ha greenfield site currently in equine use. Sparse residential to the north and west. Slightly more dense residential to the south. Open fields to the east.
<b>Natural features of significance / physical limitations</b>	<p>Level site at the gateway to the north western edge of the village. Some mature trees and hedges, particularly along boundaries. There is a TPO on the opposite side of Jenny's Lane.</p> <p>The site has not been assessed in the Council's green belt review. However, development at this site would not lead to a westward sprawl of the village, so its release from the designation would likely not cause any harm in green belt terms.</p> <p>There is a small patch to the north of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<b>Other considerations</b>	Source Protection Zone 3.
<b>Location of</b>	Utilities would need to connect to existing facilities at neighbouring properties.



<p><b>infrastructure / utilities</b></p>	<p>Access would likely be via Jenny’s Lane or Colehill Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Off-site connection would be needed for foul water sewers. There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. The site is within the Blackheath sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. It is also unlikely that development here would cause landscape harm, given the containment of the site and that it could relate to adjacent properties.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>High quality design would be required given the site’s gateway location.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p><b>Estimated density &amp; build</b></p>	<p>Low density to reflect local character. It is a small site, so would not require phasing.</p>

<b>out rate</b>	
<b>Approx. appropriate size</b>	0.31ha
<b>Potential homes</b>	5
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/14/0345
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>0.61ha greenfield site used as a paddock.</p> <p>To the north, east and west are predominantly open fields. To the south is sparse housing and the British Legion.</p> <p>It is a gateway site to the north eastern edge of the village.</p>
<b>Natural features of significance / physical limitations</b>	<p>Relatively flat site. Some mature trees and hedges.</p> <p>The site is in the green belt. The Council's green belt review concluded that development here would not lead to a sprawl of the village towards the conurbation and therefore its release would be acceptable in green belt terms.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wimborne Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Off-site</p>

	connection would be needed for foul water sewers. There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. The site is within the Blackheath sewage treatment works catchment.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. In landscape terms, it could appear an awkward adjunct if allocated on its own. Therefore, it should come forward in conjunction with neighbouring sites to the south and west (6/14/0269 and 6/14/0270), in order to achieve a comprehensive development.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>High quality design would be required given the site's gateway location. Development of the top 'triangle' would appear awkward and illogical in townscape terms and the site should be reduced to reflect this.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<b>Estimated density &amp; build out rate</b>	Low density to reflect local character. Phasing would be necessary to ensure the site would come forward after sites to the south and west, in order to reduce the potential for townscape harm.
<b>Approx. appropriate size</b>	0.42ha
<b>Potential homes</b>	10
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/14/0375
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>4.93ha greenfield site in equine use. To the north and parts of the east and west are residential properties. To the south is open countryside.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the southern two thirds of this site form part of a picturesque open valley. The unevenness of the land here is a locally distinctive character. The SPD notes that the west of the site is a positive village entrance.</p>
<b>Natural features of significance / physical limitations</b>	<p>Some mature trees and hedges along field boundaries.</p> <p>The site is within the green belt. The Council's green belt review concluded that if the site were to be reduced in size and development were to sit in a close relationship with dwellings to the north, it would not cause harm in green belt terms. This would more or less half the developable area of the site.</p> <p>There is a small strip running along the east and south of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Middle Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that there is limited water capacity available from existing distribution mains. Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<b>Potential impacts</b>	It is unlikely that there would be any material planning impact on neighbours from housing

<p><b>of development e.g. landscape, neighbour amenity</b></p>	<p>development here.</p> <p>Reducing the site size in order to overcome the harm in green belt terms and impacts on the picturesque open valley would still leave a fairly spacious site, which could be developed without landscape harm. The field boundary from the field to the rear of Eldon's Drove diagonally to the southern boundary of 'The Latches on Middle Road could form an appropriate site boundary.</p> <p>Development would need to respect the current positive village entrance.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained. The site size should be reduced in order to overcome green belt and landscape harm.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p><b>Estimated density &amp; build out rate</b></p>	<p>Potential for low density development close to Middle Road.</p> <p>Unlikely to require phasing.</p>
<p><b>Approx. appropriate size</b></p>	<p>1.85ha</p>
<p><b>Potential homes</b></p>	<p>30</p>
<p><b>Overall suitability?</b></p>	<p>Yes.</p>



<b>SHLAA ref</b>	6/14/0540
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.53ha greenfield, agricultural site. To the north and west is residential. To the south and east are fields.
<b>Natural features of significance / physical limitations</b>	<p>Relatively flat site and not particularly prominent.</p> <p>The site is within the green belt. The Council's green belt review concludes that its release would not be harmful in green belt terms.</p> <p>There are some mature trees and hedges.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>It is unlikely where a suitable access could be achieved, as there is no obvious point of entry. It is possible that the landowner could work with adjacent sites and achieve an access that way. However land to the immediate south is not available, so it is questionable whether an access could be achieved.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that an existing water supply main is close to the site. Off-site connection would be required.</p> <p>Existing foul water sewers cross the site. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<b>Potential impacts of development</b>	It is unlikely that there would be any material planning impact on neighbours from housing development here.

<p><b>e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any unacceptable landscape impacts from housing development here if developed in isolation. However, it might be better to form part of a comprehensive development alongside neighbouring sites.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>The site could only come forward if a suitable point of access is provided. This would likely require the landowner to cooperate with neighbouring landowners, forming a joint promotion.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p><b>Estimated density &amp; build out rate</b></p>	<p>Low density to reflect neighbouring properties. The site is small and would not require phasing, even if it came forward as a joint promotion with neighbouring sites.</p>
<p><b>Approx. appropriate size</b></p>	<p>0.53ha</p>
<p><b>Potential homes</b></p>	<p>8</p>
<p><b>Overall suitability?</b></p>	<p>Potential if it came forward with a suitable point of access.</p>

<b>SHLAA ref</b>	6/14/1355
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>5.43ha greenfield agricultural site. To the east is residential. To the north is Lytchett Matravers primary school. To the south and west is countryside.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the eastern edge of the site is an abrupt edge to the village, but contains visually important trees and hedges.</p>
<b>Natural features of significance / physical limitations</b>	<p>Relatively flat site. There are some mature trees and hedges, particularly along field boundaries.</p> <p>The site is within the green belt. It has not been assessed in the Council's green belt review. However, there could be scope for some development without harming the purposes of the designation, provided it were to relate well to the school buildings and not stretch any further west than them. Any further west would harm the open character.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wareham Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Provided development were to be confined to the eastern third of the site (two fields on the frontage), it would be difficult to argue green belt or landscape harm. Development could help improve the abrupt edge identified on this side of the village.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>

<b>Ideas of how to overcome barriers</b>	Tree survey should identify which trees and hedges should be retained. The site size should be reduced to overcome green belt harm.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
<b>Estimated density &amp; build out rate</b>	Low density to reflect neighbouring properties. The site is small and would not require phasing.
<b>Approx. appropriate size</b>	1.5ha
<b>Potential homes</b>	35
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/14/1370
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.8ha greenfield site. To the north, east and south are sites that are already being promoted to the Council for development. To the west are residential properties.
<b>Natural features of significance / physical limitations</b>	Several mature trees along the boundaries, and particularly to the east of the site, which are covered by a TPO. It slopes downwards towards the east.  The site is in the green belt. The site has not been assessed previously in the Council's green belt review. However, the review concludes that the release of adjacent sites would not harm the function of the green belt, given that development would not extend the village towards the

	conurbation.
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access may be via Burbidge Close and Willowbrook (subject to land ownership).</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions. Given the shape and location of the site, development here would appear an awkward adjunct if developed in isolation.</p>
<b>Ideas of how to overcome barriers</b>	<p>Development here could lead to harm to trees covered by a TPO. Reducing the site size to avoid such harm would result in a very small site that would not ordinarily be included in a SHLAA. However, there could be potential for this site to work alongside neighbouring sites as part of large-scale growth and therefore it makes sense not to rule it out at this stage before that potential has been explored. Such an exploration could include how best to access this site and whether or not it could form part of an allocation of open space. Large scale growth would overcome the landscape issues associated with developing this site in isolation.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<b>Estimated density &amp; build</b>	<p>Low density to reflect neighbouring properties. The site is small and would not require phasing.</p>



out rate	
Approx. appropriate size	0.8ha
Potential homes	2
Overall suitability?	Yes.

### Lytchett Minster and Upton

SHLAA ref	6/15/1316
Agricultural grade	3 & 4
Land use & character of surrounding area	<p>65.39ha site. A large area of green fields, including a small number of residential properties. It is being promoted alongside site 6/15/1318. To the west is open countryside. The south is bounded by Dorchester Road and the site stops at the Bakers Arms roundabout. To the east is Lytchett Minster village. A farm, school and residential properties sit to the north east. The site surrounds a farm at the centre.</p> <p>A pleasant rural lane runs through the site.</p> <p>The site extends into Lytchett Matravers parish.</p>
Natural features of significance / physical limitations	<p>The land is gently sloping and some parts are more visible than others.</p> <p>It sits within the green belt. The Council's green belt review concluded that development here could be harmful in green belt terms.</p> <p>The eastern flank of the site abuts Lytchett Minster conservation area and is close to some listed buildings, including the church and its graveyard. Post Green House is grade II* listed and would be affected by development here, particularly to the eastern part of the site.</p>

	<p>Historic England says that development here could be particularly contentious due to the scale of development adjacent to the conservation area and listed buildings. There will be key views into and out of this parkland estate and the extent of any harm to the significance of the affected assets must be very carefully addressed.</p> <p>Towards the south, around a fifth of the site falls within the 400m heathland buffer (SNCl close to the site) and would be unsuitable for housing.</p> <p>Other areas to the south of the site fall within the flood zone and there is a strip along the centre of the site, as well as other areas to the east, west and particularly to the south, that are at risk of surface water flooding. However, this can be mitigated, in theory. There are numerous mature trees and hedges, particularly along field boundaries. However, none is subject to a TPO.</p> <p>A public right of way runs through part of the north of the site.</p> <p>Natural England believes that a SANG could be deliverable here to mitigate up to 650 dwellings.</p>
<p><b>Other considerations</b></p>	<p>Defra’s strategic noise map notes there is potential for noise disturbance towards the south of the site. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>The A35 Upton bypass is located to the south and the Dorchester Road links Lytchett Minster to Upton.</p> <p>This puts the site in relative proximity to the facilities and services of the conurbation. A mix of uses would help the site be more self-contained.</p> <p>There do not appear to be any site access constraints, but the Bakers Arms roundabout is currently prone to congestion. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small-scale shops and leisure facilities.</p>

	<p>Employment is predominantly located in the conurbation or Holton Heath.</p> <p>Wessex Water says that a capacity appraisal is required to confirm network improvements for a development of this scale. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>There are some areas that are more sensitive than others in landscape terms. The impacts on the purposes of the green belt need careful consideration.</p> <p>Lytchett Minster is a small village, so the impacts on townscape need to be considered, particularly as development would not relate very strongly to the existing settlement form, whose centre would become peripheral.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>A flood risk assessment should look at areas that fall outside of the flood zone but are prone to surface water drainage problems.</p> <p>Development would need to respect the setting of the conservation area and listed buildings. A landscape impact assessment should look at the parts of the site that would be acceptable for development.</p> <p>A transport assessment should look at the potential impacts on the Bakers Arms.</p> <p>Tree survey may be required to see which may be worth retaining.</p> <p>Impacts on the green belt need careful consideration. Noise attenuation measures may be required. The site size should be reduced to take account of constraints.</p>
<p><b>Market</b></p>	<p>This location would likely be attractive to the market.</p>

attractiveness for development	
T/PC opinion	N/A
Estimated density & build out rate	The site is being promoted alongside other neighbouring sites for around 650 dwellings and would likely be mixed use. This would take in the region of 5 years to build and would likely be phased.
Approx. appropriate size	26.36ha
Potential homes	650 in combination with site 6/15/1318
Overall suitability?	Yes.

SHLAA ref	6/15/1318
Agricultural grade	3
Land use & character of surrounding area	3.84ha greenfield site. To the south and west are residential properties. To the north is Dorchester Road. To the east is a field, beyond which is the A35 and Upton. It is being promoted alongside 6/15/1316.
Natural features of significance / physical limitations	<p>The land is relatively flat and not particularly visually prominent.</p> <p>It sits within the green belt. The Council's green belt review concluded that development here could be harmful in green belt terms.</p> <p>It abuts the conservation area and a listed building.</p> <p>Historic England notes that there is potential for this site to impact on a conservation area and listed buildings.</p> <p>There are some mature trees and hedges, particularly along field boundaries. However, none is subject to a TPO.</p>

	<p>A flood zone lies to the east of the site. The west of the site is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England believes that a SANG could be deliverable here.</p>
<b>Other considerations</b>	<p>Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>Access would likely be via Dorchester Road, as Watery Lane is prone to flooding. There is a gated access from Dorchester Road, but it is on a bend.</p> <p>The site is in relative proximity to the facilities and services of the conurbation. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures. Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small-scale shops and leisure facilities. Employment is predominantly located in the conurbation or Holton Heath.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection with network improvements. Surface water flows to the land drainage system. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The impacts on the purposes of the green belt need careful consideration, as development of the whole site would begin to break down the visual separation of Upton and Lytchett Minster.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<b>Ideas of how to overcome</b>	<p>Green belt impacts could be reduced by reducing the size of the site and directing development more towards the south so that it relates to the properties at the rear of Dorchester Road and</p>



<b>barriers</b>	<p>Ashbrook Walk.</p> <p>A flood risk assessment should look at any flooding implications.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p> <p>Tree survey may be required to see which may be worth retaining. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	The site is being promoted alongside other neighbouring sites for around 650 dwellings. This would take in the region of 5 years to build and would likely be phased.
<b>Approx. appropriate size</b>	1.3ha
<b>Potential homes</b>	650 in combination with site 6/15/1316 – otherwise, 30.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/15/1320
<b>Agricultural grade</b>	3 & 4
<b>Land use &amp; character of surrounding area</b>	3.69ha greenfield site. To the south is open countryside. To the east is an area that will become public open space when the site to the north (Policeman's Lane) is developed. The site is bounded by the A35, beyond which is Lytchett Minster.
<b>Natural features of significance / physical</b>	<p>Relatively flat.</p> <p>It sits within the green belt. The Council's green belt review concluded that development here</p>

<p><b>limitations</b></p>	<p>could be harmful in green belt terms.</p> <p>There are some mature trees and hedges, but none subject to a TPO. There are TPOs on the site to the north. There is a flood zone on the southern periphery.</p> <p>The site is close to, but not within, the 400m heathland buffer.</p> <p>The east of the site is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p><b>Other considerations</b></p>	<p>Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Access would likely be via Watery Lane or through the allocated site at Policeman’s Lane.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of schools, shops and leisure facilities. Employment is within the town, though perhaps not walking distance. Other employment is located in the conurbation or Holton Heath.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. There is limited capacity at the downstream foul water pumping station. There is no surface water public sewer system recorded. Surface water flows to the land drainage system. A capacity appraisal is necessary to confirm the scope and scale of network improvements. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The impacts on the purposes of the green belt need careful consideration, as development would break down the gap between Upton and Lytchett Minster, which could be harmful.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which</p>

	could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.
<b>Ideas of how to overcome barriers</b>	<p>A flood risk assessment should look at areas that fall outside of the flood zone but are prone to surface water drainage problems.</p> <p>Tree survey may be required to see which may be worth retaining.</p> <p>Impacts on the green belt need careful consideration. Noise attenuation measures will likely be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	Medium density. It would take around two years to complete.
<b>Approx. appropriate size</b>	3.69ha
<b>Potential homes</b>	110
<b>Overall suitability?</b>	Yes.

**Moreton**

<b>SHLAA ref</b>	6/17/1307
<b>Agricultural grade</b>	3
<b>Land use &amp; character of</b>	35.7ha minerals extraction site.

<b>surrounding area</b>	<p>To the north is a caravan site, which is being promoted alongside this site, but which the Council would not support for development. To the south is a mixture of a solar farm and residential properties.</p> <p>To the east is a railway line, beyond which is open countryside. There is a level crossing on the edge of the village.</p> <p>To the west is Crossways.</p>
<b>Natural features of significance / physical limitations</b>	<p>The site is still being worked and has an extant planning permission for extraction and an agreed restoration plan. Developers believe it will be available within 10 years.</p> <p>Levels vary across the site, making some areas more exposed than others. There are numerous ponds and areas of vegetation, including some notable trees, which give a positive contribution to the site and wider landscape. There are numerous areas of the site that are at risk of surface water flooding. However, this can be mitigated, in theory. An SNCI covers most of the site.</p> <p>It is not located within the AONB or green belt.</p> <p>Moreton Station has few facilities, but the large village of Crossways and its facilities are located to the south west.</p> <p>Moreton has a mainline train station very close to this site. This would provide a sustainable mode of transport.</p> <p>Natural England believes that a SANG could be deliverable here that could mitigate around 600 homes.</p>
<b>Other considerations</b>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>Access would likely be from Redbridge Road to the south. However, the site is being promoted alongside land to the north, which could offer alternative access points.</p> <p>The train station is in easy reach and would offer a sustainable mode of transport. DCC</p>

	<p>Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in close proximity to leisure, retail, school and employment facilities of Crossways. There is also a pub at Moreton Station.</p> <p>Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>The site is being promoted alongside other large sites in the vicinity. Such a size of development would lend itself to a mix of uses to increase its sustainability credentials.</p> <p>There are no landscape designations here.</p> <p>It is unlikely that there would be any material planning impact on neighbours from a mixed use development, providing uses are conducive with residential areas.</p> <p>Possible noise impact for residents from trains.</p> <p>The Council has no record of any protected species within the wooded areas, but confirmation via a site survey could rule out the possibility.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Minerals would need to be extracted before development could take place. The terms of the agreed restoration scheme will need to be varied.</p>



	<p>A landscaping scheme should look at the levels of the site and make sure that development would not be harmfully prominent.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required. It is unlikely that the Council would support the loss of any semi-wooded areas and this would reduce the developable area of the site.</p> <p>However, the Council will not reduce the size of the SHLAA map at this stage because the SANG would fall within the site.</p> <p>Masterplanning, possibly with neighbouring West Dorset, should look at the connectivity of the site to transport modes and Crossways.</p> <p>A suitable point of access should be determined. Highways impacts, particularly in regard to the level crossing, will need to be mitigated.</p> <p>Bunding may be required to mitigate noise impacts of trains.</p> <p>A site survey may be required to investigate the possible existence of any protected species in the wooded areas.</p> <p>A drainage assessment would likely be required.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Moreton Parish Council objects on the basis of the size of the sites; people would not use the train and would rely on private transport, thus increasing traffic; and lack of infrastructure and facilities, including a lack of secondary school.</p> <p>Affpuddle and Turnerspuddle Parish Council has concerns over highways impacts and lack of infrastructure.</p>

	Crossways Parish Council does not support development at this site. It has concerns over impacts on infrastructure; reliance on private transport; pollution; loss of habitats; and loss of employment from the caravan site.
<b>Estimated density &amp; build out rate</b>	The developer is promoting this site along with two other adjacent sites for 200 - 900 dwellings. It would need to be phased to take account of extant extraction works at Redbridge Pit. A development of this size would also likely need to be mixed use to improve its sustainability credentials. It would probably take around 8-10 years to complete.
<b>Approx. appropriate size</b>	35.7ha
<b>Potential homes</b>	600 homes, in conjunction with site 6/17/1308
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/17/1308
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	8.49ha greenfield site, which is mostly wooded on the western side and a section of an open field to the east, although there are some interspersed treed areas as well. To the north, west and east are open countryside, with Crossways to the south west. There is a level crossing on the edge of the village. Further to the south are two other sites being promoted in conjunction with this one.
<b>Natural features of significance / physical limitations</b>	<p>There is some dense woodland to the west of the site, which includes areas of ponding and a stream to the north. Nowhere in this site is covered by a TPO, although there is one on the site boundary.</p> <p>There is a small, fenced-off sewage treatment works structure off the Woodsford Lane path.</p> <p>The site is relatively flat.</p> <p>It is not located within the AONB or green belt.</p>

	<p>Moreton Station has few facilities, but the large village of Crossways and its facilities are located to the south west.</p> <p>Moreton has a mainline train station adjacent to this site. This would provide a sustainable mode of transport. The pub and stables to the south east of the site are listed.</p> <p>The north, as well as some small patches along the southern edge of the site, are at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England believes that a SANG could be deliverable here that could mitigate around 600 homes.</p>
<p><b>Other considerations</b></p>	<p>DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Access would likely be via Woodsford Lane or Queens Drive.</p> <p>The train station is in easy reach and would offer a sustainable mode of transport. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in close proximity to leisure, retail, school and employment facilities of Crossways. There is also a pub at Moreton Station.</p> <p>Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester sewage treatment works catchment.</p>
<p><b>Potential impacts</b></p>	<p>The site is being promoted alongside other large sites in the vicinity. Such a size of development</p>

<p><b>of development e.g. landscape, neighbour amenity</b></p>	<p>would lend itself to a mix of uses to increase its sustainability credentials.</p> <p>There are no landscape designations here. However, the areas containing dense trees and ponds would not be suitable for development. These areas give a positive contribution to the local landscape and, while not home to any qualifying species, will contain flora and fauna. Therefore, only the open field would be developable.</p> <p>It is unlikely that there would be any material planning impact on neighbours from a mixed use development, providing uses are conducive with residential areas.</p> <p>The Council has no record of any protected species within the wooded areas, but confirmation via a site survey could rule out the possibility.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>The site size will need to be reduced so that it does not include ponds and treed areas. This would help retain the landscape character and areas for flora and fauna. A site survey may be required to investigate the possible existence of any protected species in the wooded areas that might be affected by development of the field area.</p> <p>The setting of the adjacent listed buildings will need to be respected.</p> <p>Masterplanning, possibly with neighbouring West Dorset, should look at the connectivity of the site to transport modes and Crossways. Highways impacts, particularly in regard to the level crossing, will need to be mitigated.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>A drainage assessment would likely be required.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>

<b>T/PC opinion</b>	<p>Moreton Parish Council objects on the basis of the size of the sites; people would not use the train and would rely on private transport, thus increasing traffic; and lack of infrastructure and facilities, including a lack of secondary school.</p> <p>Affpuddle and Turnerspuddle Parish Council has concerns over highways impacts and lack of infrastructure.</p> <p>Crossways Parish Council does not support development at this site. It has concerns over impacts on infrastructure; reliance on private transport; pollution; loss of habitats; and loss of employment from the caravan site.</p>
<b>Estimated density &amp; build out rate</b>	The developer is promoting this site along with two other adjacent sites for 200 - 900 dwellings. It would need to be phased to take account of extant extraction works at Redbridge Pit. A development of this size would also likely need to be mixed use to improve its sustainability credentials. It would probably take around 8-10 years to complete.
<b>Approx. appropriate size</b>	3.01ha
<b>Potential homes</b>	600 homes in conjunction with site 6/17/1307
<b>Overall suitability?</b>	Yes.

### Swanage

<b>SHLAA ref</b>	6/20/0188
<b>Agricultural grade</b>	Urban
<b>Land use &amp; character of surrounding area</b>	0.93ha site. Includes the former Swanage Grammar School building (now disused). Site is bounded by Northbrook Road to the west, former playing fields to the north (with planning permission for housing). Area to the south forms public open space and area to the east forms open ground within the flood plain. It is due for allocation in the Swanage Local Plan in an extended form, with land to the immediate north.
<b>Natural features of significance /</b>	Level site located on the edge of the existing settlement area.



<b>physical limitations</b>	<p>Within the AONB.</p> <p>There are some mature trees and hedges, particularly along the southern boundary of the site.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>Sport England would object to development without adequate replacement of playing fields.</p>
<b>Other considerations</b>	<p>The majority of the site is brownfield land.</p>
<b>Location of infrastructure / utilities</b>	<p>Access from the west. Site is already serviced (although this may need to be reconnected due to the long period of disuse).</p> <p>Wessex Water says that existing water capacity is available. Existing sewerage capacity is available. The site is in the Swanage sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>Development at this location would be unlikely to have a negative impact on neighbouring uses or the landscape.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey may be required to see which may be worth retaining.</p> <p>Landowners will have to work together to identify a SANG.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>This site is due to be allocated through the Swanage Local Plan.</p>
<b>Estimated density &amp; build out rate</b>	<p>A medium density is likely to be appropriate. The site is small, so would unlikely require phasing.</p>
<b>Approx.</b>	<p>0.93ha</p>

<b>appropriate size</b>	
<b>Potential homes</b>	90 in combination with land to the north. Note it will no longer be appropriate to count these homes in the SHLAA once the land has been allocated.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/20/0192
<b>Agricultural grade</b>	4
<b>Land use &amp; character of surrounding area</b>	0.61ha site north of Swanage at Prospect Farm. The site is bound by Victoria Avenue to the south, open countryside to the north, the existing settlement to the east and Prospect Business Park to the west.
<b>Natural features of significance / physical limitations</b>	<p>Site lies on a south-facing slope, the upper part (northern area) is quite prominent. It is within the AONB and the Dorset AONB Team has advised that some development could be accommodated without adverse harm.</p> <p>Historic England says that development may provide the opportunity to renovate the adjacent barns as part of a positive strategy for the conservation of the historic environment (NPPF paragraph 126).</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Access from the south. Utilities are already provided to the southern area of the site.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Foul water capacity is available. Surface water goes to land drainage systems. The site is in the Swanage sewage treatment works catchment.</p>

<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	Development at this location would be unlikely to have a negative impact on neighbouring uses. Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
<b>Ideas of how to overcome barriers</b>	Development should not extend into the northern part of the promoted area, but should instead align with the northern extent of dwellings located immediately to the east. The northern area of the new development should be to a lower density in order to help reduce and adverse impact on the AONB.  Landowners will have to work together to identify appropriate heathland mitigation.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	This site is due to be allocated through the Swanage Local Plan.
<b>Estimated density &amp; build out rate</b>	A medium is most appropriate for the central and southern area, but a lower density will be required along the northern edge (in order to help reduce any adverse impact on the AONB). The site is small, so would unlikely require phasing.
<b>Approx. appropriate size</b>	0.49ha
<b>Potential homes</b>	20, although note it will no longer be appropriate to count these homes in the SHLAA once the land has been allocated.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/20/0557
<b>Agricultural grade</b>	3, 4 and urban
<b>Land use &amp; character of surrounding area</b>	0.87ha site west of Swanage. The site forms agricultural land. It is bounded by the settlement to the east, a caravan park to the south and open countryside elsewhere.

<p><b>Natural features of significance / physical limitations</b></p>	<p>The Swanage Local Plan is proposing to group this site with sites 6/20/0558 and 6/20/1109.</p> <p>Level site. Within the AONB.</p> <p>There are some mature trees and hedges, particularly along field boundaries.</p> <p>There is a small strip to the south of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<p><b>Other considerations</b></p>	<p>None.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Access from the east. Utilities would need to link with existing provision to the east.</p> <p>Wessex Water says that water capacity is available from existing local mains. Existing foul water and surface water sewers cross the site. Foul water capacity is available. There is limited capacity available in the surface water system. The site is within the Swanage sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>The Dorset AONB Team has advised the Council that due to the site being overlooked by higher ground, there is some potential for an adverse landscape (AONB) impact from housing development at this location. However, there is scope to mitigate the impacts of limited development through lower density around edges and appropriate screening.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Development at this location should be built with lower density levels around the western edge.</p> <p>Tree survey may be required to see which may be worth retaining.</p> <p>A drainage assessment would likely be required.</p>

	Landowners will have to work together to identify a SANG.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	This site is due to be allocated through the Swanage Local Plan.
<b>Estimated density &amp; build out rate</b>	A medium density may be appropriate for the central area, but a lower density would be required along the western edge (in order to help reduce any adverse impact on the AONB). The site is small, so would unlikely require phasing.
<b>Approx. appropriate size</b>	0.87ha
<b>Potential homes</b>	90 in combination with 6/20/0558 and 6/20/1109. Note it will no longer be appropriate to count these homes in the SHLAA once the land has been allocated.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/20/0558
<b>Agricultural grade</b>	3 and urban
<b>Land use &amp; character of surrounding area</b>	0.87ha site west of Northbrook Road. The site, forms agricultural land. It is bounded by Northbrook Road to the east, the settlement to the south and open countryside elsewhere. The Swanage Local Plan is proposing to group this site with sites 6/20/0557 and 6/20/1109.
<b>Natural features of significance / physical limitations</b>	Level site. Within the AONB.  There are some mature trees and hedges, particularly along field boundaries.  Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.
<b>Other considerations</b>	None.
<b>Location of</b>	Access from the east. Utilities would need to link with existing provision to the south. Wessex



<b>infrastructure / utilities</b>	Water says that water capacity is available from existing local mains. There is limited capacity available in local foul water and surface water systems. Off-site connections would be required. The site is within the Swanage sewage treatment works.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	The Dorset AONB Team has advised the Council that due to the site being overlooked by higher ground, there is some potential for an adverse landscape (AONB) impact from housing development at this location. However, there is scope to mitigate the impacts of limited development through lower density around edges and appropriate screening. Development here could create a more satisfactory interface between the town and the countryside than there is at the moment. Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
<b>Ideas of how to overcome barriers</b>	Development at this location should be built with lower density levels around the northern edge.  Tree survey may be required to see which may be worth retaining.  Landowners will have to work together to identify a SANG.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	This site is due to be allocated through the Swanage Local Plan.
<b>Estimated density &amp; build out rate</b>	A medium density may be appropriate for the central area, but a lower density will be required along the northern edge (in order to help reduce any adverse impact on the AONB). The site is small, so would unlikely require phasing.
<b>Approx. appropriate size</b>	0.87ha
<b>Potential homes</b>	90 in combination with 6/20/0557 and 6/20/1109. Note it will no longer be appropriate to count these homes in the SHLAA once the land has been allocated.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/20/1109
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>3.88ha site north-west of Swanage (at Hatchets Mead). The site is currently used as agricultural land. Bounded by Washpond Lane to the north, and other agricultural land elsewhere. Strips along the northern and eastern edges of this site are already committed as a SANG for an extant planning permission for housing to the south-east at the former grammar school playing fields.</p> <p>The Swanage Local Plan is proposing to group this site with sites 6/20/0557 and 6/20/0558.</p>
<b>Natural features of significance / physical limitations</b>	<p>Level site. Within the AONB. Overlooked by higher ground to the north.</p> <p>There are some mature trees and hedges, particularly along field boundaries.</p> <p>There is a small strip to the west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Access from the north. Utilities would need to be provided from existing development to the south-east.</p> <p>Wessex Water says that water capacity is available from existing local mains. There is an existing foul water sewer at the western boundary. A capacity appraisal would be required for foul water connections serving this site. The site is within the Swanage sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	The Dorset AONB Team has advised the Council that due to the site being overlooked by higher ground, there is some potential for an adverse landscape (AONB) impact from housing development at this location. However, there may be potential to accommodate some development with appropriate screening.

	Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
<b>Ideas of how to overcome barriers</b>	<p>Development at this location could be built with lower density levels along the northern and western edges. It would need to be connected to development at adjacent sites, as this site would appear an awkward adjunct to the settlement if developed in isolation. The site size should be reduced in order to overcome landscape impacts.</p> <p>Tree survey may be required to see which may be worth retaining.</p> <p>A drainage assessment would likely be required.</p> <p>Landowners will have to work together to identify a SANG.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	This site is due to be allocated through the Swanage Local Plan.
<b>Estimated density &amp; build out rate</b>	A medium density is most appropriate for the central area, but a lower density will be required along the northern edge (in order to help reduce any adverse impact on the AONB). The reduction in site size would mean the site would unlikely be large enough to require phasing.
<b>Approx. appropriate size</b>	0.95ha
<b>Potential homes</b>	90 in combination with 6/20/0557 and 6/20/0558. Note it will no longer be appropriate to count these homes in the SHLAA once the land has been allocated.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/20/1325
<b>Agricultural grade</b>	4 and urban
<b>Land use &amp;</b>	6.88ha site situated north of western Swanage (the southern part of Herston Fields). The site is

<b>character of surrounding area</b>	bounded by settlement to the south and east, Swanage School to the west and farmland to the north.
<b>Natural features of significance / physical limitations</b>	<p>Gently sloping south-facing land. Within the AONB. This site includes the lower part of the ridge. Overlooked by higher ground to the south. A small part of the site (south-eastern area) lies in Flood Zones 2 and 3. There are strips across the southern half of the site that are at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>The site abuts the Herston conservation area.</p> <p>There are some mature trees and hedges, particularly along field boundaries. Historic England notes the Herston Fields CA Appraisal recognises the positive contribution of the site to its setting and the sense of arrival into the town. However, the Council argues that the CA appraisal notes the positive contribution of the grass verge along the southern boundary, rather than the whole of the field.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<b>Other considerations</b>	<p>Defra’s strategic noise map notes there is potential for noise disturbance to the south of the site. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p> <p>The site is currently the subject of an as yet undetermined application for a village green.</p>
<b>Location of infrastructure / utilities</b>	<p>Access directly from Washpond Lane to the west. Utilities would need to be provided from existing development to the south or south-east.</p> <p>Wessex Water says that there is a distribution water mains at the south of the site boundary. Network modelling would be required to confirm local capacity requirements. A capacity appraisal would be required to confirm point of connection and any necessary improvements to sewerage. Surface water flows to the land drainage system. The site is within the Swanage sewage treatment works catchment.</p>
<b>Potential impacts of development</b>	The Dorset AONB Team has advised the Council that the northern part of the site could have potential for an adverse landscape (AONB) impact. The Council believes that there could be

<p><b>e.g. landscape, neighbour amenity</b></p>	<p>potential for development in the southern half, but towards the north of it, leaving an area to the south open. This would provide a buffer (the verge area is prone to drainage problems) to reduce the impacts on the setting of the CA and listed buildings. Development here could improve the entrance to Swanage, improve Washpond Lane and maybe utilise the Herston halt railway.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>The site area should be reduced to the northern 2/3 of the southern half of the site to reduce landscape impacts and avoid the area prone to drainage problems. This will also help maintain a gap between the properties opposite and respect the setting of the conservation area. A tree survey may be required to see which may be worth retaining.</p> <p>A drainage / flood risk assessment would likely be required.</p> <p>Landowners will have to work together to identify a SANG. Noise attenuation measures may be required.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>N/A</p>
<p><b>Estimated density &amp; build out rate</b></p>	<p>Medium density to reflect local character. In view of the reduced site size, it would not likely require phasing.</p>
<p><b>Approx. appropriate size</b></p>	<p>3.61ha</p>
<p><b>Potential homes</b></p>	<p>100</p>
<p><b>Overall suitability?</b></p>	<p>Yes, subject to the results of the village green application.</p>



**Wareham Town**

<b>SHLAA ref</b>	6/23/0166
<b>Agricultural grade</b>	4
<b>Land use &amp; character of surrounding area</b>	<p>5.44ha greenfield site, currently used for a mixture of agriculture and allotments. To the north is a golf course. To the east and west are fields. To the south is Northmoor.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that the western half of the site is high quality landscape adjacent to the town and it is on a minor scarp, with an abrupt edge.</p> <p>The site is being promoted in conjunction with site 6/23/1314.</p>
<b>Natural features of significance / physical limitations</b>	<p>Relatively flat land, although it does rise gradually towards the north. There is an area to the north east of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Some mature trees and hedges, particularly along field boundaries. There are TPOs along the south eastern boundary.</p> <p>The site is close to heath and would require a SANG to mitigate its impacts. Natural England believes a SANG could be deliverable in this location, though is not able to confirm if the area next to Tantinoby Farm could be mitigated.</p> <p>The site is within the green belt. The Council’s green belt review concluded that development here could be acceptable in green belt terms.</p>
<b>Other considerations</b>	In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Bere Road, or through one of the existing closes at Northmoor. DCC</p>

	<p>Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of employment at Westminster Road, the train station and some small shops, though at a slightly further distance from Wareham town centre and the Purbeck School. Wessex Water says that water capacity is available from existing local mains. A foul water capacity assessment would be required. There is limited capacity available in the local foul water system. There are no local surface water sewers.</p> <p>Discharge to land drainage system would be required. The site is within the Wareham sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here, subject to agreement from DCC Highways that the creation of access(es) through Northmoor would not cause unacceptable harm for existing residents.</p> <p>Although the Council’s adopted Townscape Character Appraisal SPD notes that the western half of the site is high quality landscape adjacent to the town and it is on a minor scarp, with an abrupt edge, the Council will need to balance the landscape value against the possible benefits, such as improving the abrupt edge to the town.</p> <p>There is a strong degree of containment from the boundary of the golf course, which would reduce landscape impacts.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey should identify which trees and hedges should be retained. A drainage assessment would likely be required.</p> <p>Suitable replacement allotments would need to be provided.</p> <p>A transport assessment will need to look at likely impacts on the A351.</p> <p>The Council will need to be convinced that a SANG can mitigate the impacts of this site. The site size should be reduced to take into account of the 400m heathland buffer.</p>
<p><b>Market</b></p>	<p>This location would likely be attractive to the market.</p>

attractiveness for development	
T/PC opinion	N/A
Estimated density & build out rate	Medium density to reflect neighbouring properties. The combined size of site along with neighbouring promotions would lead to a large development, which would likely require phasing.
Approx. appropriate size	4.59ha
Potential homes	120
Overall suitability?	Yes.

SHLAA ref	6/23/1314
Agricultural grade	Info not available.
Land use & character of surrounding area	<p>4.58ha greenfield site, currently in agricultural use. To the north east, east and south east is a mixture of residential and employment.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the northern edge of the site is an abrupt edge to the site and on a minor scarp.</p> <p>The site is being promoted in conjunction with site 6/23/0166.</p>
Natural features of significance / physical limitations	<p>Undulating site. There is an area to the south of the site that is at risk of surface water flooding. However, this can be mitigated, in theory. Some mature trees and hedges, particularly along boundaries. There are group and individual TPOs on parts of the site.</p> <p>The site is close to heath and would require a SANG to mitigate its impacts. Natural England believes a SANG could be deliverable in this location, though is not able to confirm if the area next to Tantinoby Farm could be mitigated. It is within the green belt. The Council's green belt review concludes that development towards the southern half of this site could potentially sit</p>

	<p>quite comfortably within field boundaries without causing demonstrable countryside encroachment. To the north east, an existing belt of trees provides a strong town edge and development that breached it would appear encroaching.</p> <p>Provided development was located towards the south and did not breach the western boundary of Woodbine Cottage, the sprawling and encroaching effects would be reduced.</p>
<b>Other considerations</b>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Westminster Road, Bere Road or Carey Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of employment at Sandford Lane, the train station and some small shops, though at a slightly further distance from Wareham town centre and the Purbeck School.</p> <p>Wessex Water says that water capacity is available from existing local mains. A foul water capacity assessment would be required. There is limited capacity available in the local foul water system.</p> <p>Discharge to land drainage system would be required. The site is within the Wareham sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>The majority of the Westminster Road industrial estate is light industrial / offices, so development would unlikely lead to any harm to neighbours through noise. However, the presence of the household recycling centre to the north east of the site could potentially cause disturbance for new residents. Well designed development behind the industrial estate could lead to a better transition between the abrupt industrial and residential edge of the town and the countryside.</p>
<b>Ideas of how to overcome barriers</b>	<p>The site size should be reduced in order to prevent harm to the purposes of the green belt.</p> <p>Tree survey should identify which trees and hedges should be retained. A drainage assessment</p>

	<p>would likely be required.</p> <p>A transport assessment will need to look at likely impacts on the A351.</p> <p>The Council will need to be convinced that a SANG can mitigate the impacts of this site.</p> <p>The likely impacts on potential residents from disturbances emanating from the recycling centre should be investigated.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	Medium density to reflect neighbouring properties. The combined size of site along with neighbouring promotions would lead to a large development, which would likely require phasing.
<b>Approx. appropriate size</b>	2.88ha
<b>Potential homes</b>	85
<b>Overall suitability?</b>	Yes.

**Winfrith Newburgh**

<b>SHLAA ref</b>	6/26/0310
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>0.43ha greenfield site.</p> <p>Agricultural buildings to the south. Residential to the north and west. Open to the east.</p>
<b>Natural features</b>	Land slopes upwards to the south east, making it a prominent site.



<p><b>of significance / physical limitations</b></p>	<p>Mature trees and hedges particularly bound Winfrith Drove.</p> <p>The site is in the AONB and the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.</p>
<p><b>Other considerations</b></p>	<p>In statutory installation consultation zone &amp; Source Protection Zones 2 &amp; 3.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>There is an existing access to the farm from Winfrith Drove.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of some small-scale shops, leisure facilities and a school. However, some distance from the nearest employment and significant retail / leisure.</p> <p>Wessex Water says that capacity is available in local water mains. There is capacity available for foul flows. There are no public surface water systems recorded at this location. The site is within the Wool sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>However, the elevated nature of the site gives rise to the potential for an adverse landscape impact.</p> <p>Development would need to respect the AONB and the setting of the conservation area.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land. The potential for landscape impact would require further investigation. Design would need to respect the character and appearance of the conservation area and listed buildings.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>

<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	Low density to reflect surrounding properties. It would be too small to require phasing.
<b>Approx. appropriate size</b>	0.43ha
<b>Potential homes</b>	10
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/26/0312
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	0.3ha greenfield site. Rec to the north. Agricultural to the east. Residential to the west and south.
<b>Natural features of significance / physical limitations</b>	Flat site, bounded by mature hedging.  Stream runs along the western side, which means this edge of the site is in the flood zone. This is also where the site access is, which would mean that the development's means for escape would be within the flood zone. The eastern flank and a large area around the centre of the site are at risk of surface water flooding. However, this can be mitigated, in theory.  The site is in the AONB bounds the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.
<b>Other considerations</b>	In statutory installation consultation zone.
<b>Location of infrastructure / utilities</b>	There is an existing gated access to the west. However, access to the site would involve crossing a public right of way (PROW).

	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located well in terms of employment, but is not within walking distance of shops, leisure facilities, schools, or Wool train station.</p> <p>Wessex Water says that capacity is available in local water mains. There is capacity available for foul flows. There are no public surface water systems recorded at this location. The site is within the Wool sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is a flat and well screened site. It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Development would need to respect the AONB and the setting of the conservation area.</p>
<b>Ideas of how to overcome barriers</b>	<p>Survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the proximity of the stream. The landowner would need to ensure access is possible over the PROW. Design would need to respect the setting of the conservation area and listed buildings.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>N/A</p>
<b>Estimated density &amp; build out rate</b>	<p>Low density to reflect surrounding properties. It would be too small to require phasing.</p>
<b>Approx. appropriate size</b>	<p>0.3ha</p>
<b>Potential homes</b>	<p>9</p>
<b>Overall suitability?</b>	<p>Potential, if flooding implication could be resolved.</p>

**Wool**

<b>SHLAA ref</b>	6/27/0241
<b>Agricultural grade</b>	3, 2 & 3a
<b>Land use &amp; character of surrounding area</b>	<p>32.54ha greenfield site.</p> <p>Residential to the north and east. Agricultural to the south and west.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes the visually exposed ridge to the south and that there is an abrupt settlement edge to the east.</p> <p>The site is being promoted alongside sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<b>Natural features of significance / physical limitations</b>	<p>Upwards slope to the south.</p> <p>Mature hedging and trees around the perimeter and on the field boundary through the centre of the site. There are some very small patches, mostly to the north of the site, that are at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Scheduled ancient monument (SAM) to the south of the site. Historic England says that the wider landscape impact will be an important consideration. A full understanding of the Scheduled Roman archaeology must inform the principle, location and design response. The AONB boundary clips the southern edge of the site.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<b>Other considerations</b>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra’s strategic noise map notes there is potential for noise disturbance at this location.</p>
<b>Location of infrastructure / utilities</b>	<p>Existing gated accesses to the north (onto A352) and south. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm the point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>Owing to the upward slope of the land, it could be worth investigating the landscape impact of developing the whole site. It may be more appropriate to develop the northern 2/3 and align development to the southern edge of Burton Wood to the east. This would also coincide with the location of the SAM.</p> <p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p> <p>The road to the west represents a natural edge, beyond which development would appear to intrude too far into the open countryside.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and areas at risk of surface water flooding.</p> <p>Further investigation may be required re. landscape impact of developing the whole site and</p>



	<p>reducing the site size to the northern 2/3.</p> <p>Survey work would be required to ascertain any potential impacts on the SAM. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Wool Parish Council has general concerns over infrastructure. It would only support a limited number of houses here, restricted to the north east of the site.
<b>Estimated density &amp; build out rate</b>	<p>To reflect the edge of countryside location, development would need to be lower density towards the south, but could be higher density to the north and east, and possibly the west as well if land to the west is also developed. Development on this scale would likely be mixed use.</p> <p>As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.</p>
<b>Approx. appropriate size</b>	19.51ha
<b>Potential homes</b>	1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/27/0242
<b>Agricultural grade</b>	2 & 3b
<b>Land use &amp; character of surrounding area</b>	<p>1.64ha greenfield site.</p> <p>Open land (predominantly being promoted for development) to the north and west. Residential abuts the site to the east.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p>

	<p>The site is being promoted alongside sites 6/27/0241, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<p><b>Natural features of significance / physical limitations</b></p>	<p>Flat site.</p> <p>Public rights of way to the north and west.</p> <p>Drainage ditch to the north. There is an area to the north west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Some mature trees and hedges. There is also a gap to the north west.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<p><b>Other considerations</b></p>	<p>In statutory installation consultation zone.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Access would be via Dorchester Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Telephone lines through the middle.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that an existing 300mm diameter water main crosses the site. A point of connection from the local distribution mains would need to be agreed. There is limited capacity available in the local foul water system. Separate systems of drainage would be required. There are no recorded public surface water systems. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p><b>Potential impacts</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing</p>

<b>of development e.g. landscape, neighbour amenity</b>	<p>development here.</p> <p>The Council raises no objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which trees and hedges would need retaining. The development should be planned to ensure it links well to the Purbeck Gate development. A drainage assessment would likely be required.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Wool Parish Council has general concerns over infrastructure. It might support development here.</p>
<b>Estimated density &amp; build out rate</b>	<p>Medium density to reflect the Purbeck Gate development adjacent. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.</p>
<b>Approx. appropriate size</b>	<p>1.64ha</p>
<b>Potential homes</b>	<p>1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<b>Overall suitability?</b>	<p>Yes.</p>

<b>SHLAA ref</b>	6/27/0246
<b>Agricultural grade</b>	3b
<b>Land use &amp; character of surrounding area</b>	<p>1.81ha greenfield site, which appears to be in equestrian use.</p> <p>Residential to the north, east and west. Agricultural to the south.</p>

	The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Natural features of significance / physical limitations</b>	Flat site. Mature trees and hedging bound most of the site.  A railway bounds the southern edge of the site.
<b>Other considerations</b>	In statutory installation consultation zone.
<b>Location of infrastructure / utilities</b>	There is a gated access to the north. An alternative point of access could be through Sandhills Crescent. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures. Utilities would need to connect to existing facilities at neighbouring properties.  Located relatively close to employment, but the train station, village centre and school are more distant.  Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	It is unlikely that there would be any material planning impact on neighbours from housing development here. The Council would not raise any objections in landscape terms. Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
<b>Ideas of how to overcome barriers</b>	Tree survey would be required to see which trees and hedges would need retaining.
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Wool Parish Council has general concerns over infrastructure. It might support development here.

<b>Estimated density &amp; build out rate</b>	Density would need to reflect local character. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.
<b>Approx. appropriate size</b>	1.81ha
<b>Potential homes</b>	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/27/0248
<b>Agricultural grade</b>	2 & 3b
<b>Land use &amp; character of surrounding area</b>	<p>7.55ha greenfield site.</p> <p>Residential to the north, west and east. Open to the south.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<b>Natural features of significance / physical limitations</b>	<p>Flat site.</p> <p>Some mature trees and hedges.</p> <p>Small area of the north west corner in the flood zone.</p> <p>Public right of way to the south.</p> <p>Drainage ditch to the south. There are strips running north to south and east to west, plus an</p>



	<p>area to the north east, that are at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<b>Other considerations</b>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<b>Location of infrastructure / utilities</b>	<p>No access to the site other than a very narrow lane on the western side. Therefore, access would likely depend on neighbouring sites coming forward and developing comprehensively. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is flat and would be relatively well contained by the railway and by existing development. The Council raises no objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the</p>

	Council be minded to allocate land here for development.
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the area of flooding and areas at risk of surface water flooding.</p> <p>The site would need to come forward alongside neighbouring sites in order to achieve an access.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	Wool Parish Council has general concerns over infrastructure. It believes that, should development take place around it, this should be green space or a sports field.
<b>Estimated density &amp; build out rate</b>	Low to medium density. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.
<b>Approx. appropriate size</b>	7.55ha
<b>Potential homes</b>	1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/27/0249
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>18.61ha greenfield site.</p> <p>Open to the north and south. Residential to the east and employment to the west. The edge of East Burton here is quite suburban in character, with an influence from the Dorset Green buildings.</p>

	<p>The Council’s adopted Townscape Character Appraisal SPD notes that there is a positive village entrance to the east of the site at East Burton.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<p><b>Natural features of significance / physical limitations</b></p>	<p>Gentle upward slope to the west.</p> <p>Telephone lines.</p> <p>Mature hedges and trees along the perimeter.</p> <p>Area of flood risk to the north. There is an area towards the north west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Historic England says that a considered approach to the setting of the grade II listed buildings fronting Burton Road will be necessary.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<p><b>Other considerations</b></p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>Gated access to the site. Employment land to the immediate west. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties and businesses. Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities. Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>

<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could potentially be a landscape impact, given the slope of the land. There could also be an impact from joining Dorset Green with East Burton. This would require further investigation.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and the area of flood risk to the north and area at risk of surface water flooding.</p> <p>Further investigation may be required re. landscape and townscape impacts, as well as impacts on the listed buildings fronting Burton Road.</p> <p>The site size should be reduced to take into account constraints.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Wool Parish Council has general concerns over infrastructure. It might support a limited number of new houses here.</p>
<p><b>Estimated density &amp; build out rate</b></p>	<p>To reflect the edge of countryside location, development would need to be lower density towards the north, but could be higher density to the south, east and west. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.</p>
<p><b>Approx. appropriate size</b></p>	<p>10.23ha</p>
<p><b>Potential homes</b></p>	<p>1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<p><b>Overall suitability?</b></p>	<p>Yes.</p>

<b>SHLAA ref</b>	6/27/0254
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>11.37ha greenfield site.</p> <p>This large site only partially abuts the settlement. It is surrounded by agriculture. Allotments are to the east.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge to the south.</p> <p>An area to the east is at risk of surface water flooding.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0258, and 6/27/0546.</p>
<b>Natural features of significance / physical limitations</b>	<p>Upward slope to the west.</p> <p>Thick and mature trees and hedging on boundaries.</p> <p>The site extends far beyond the existing southern limit of the village.</p> <p>The north eastern part of the site is in the flood zone.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Blocked off access track to the east. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>



	<p>Located within walking distance of the village centre, train station and a school, though employment at Dorset Green is more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Development of the whole of the site could be harmful in landscape terms, particularly to the south, where it would be highly visible from a public footpath. However, if it were to be developed jointly with site 6/27/0258 and development were to be focussed towards the north of the site, in line with the southern edge of Burton Wood, this could be a sensible way to extend Wool without having the feeling of extending into the countryside.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land.</p> <p>The site size should be reduced to the north east corner, following a southern line from the rear gardens at New Road in Wool, thereby keeping the settlement edge uniform, and the eastern boundary of site 6/27/0258.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Wool Parish Council has general concerns over infrastructure.</p>
<b>Estimated density &amp; build out rate</b>	<p>Low density to reflect the edge of settlement location. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period. This site should only come forward after site 6/27/0258.</p>
<b>Approx.</b>	<p>4.56ha</p>

<b>appropriate size</b>	
<b>Potential homes</b>	1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/27/0258
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>2.77ha greenfield site.</p> <p>Residential to the west.</p> <p>Strip of open land (not being promoted for development) to the north.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0546.</p>
<b>Natural features of significance / physical limitations</b>	<p>The land is elevated and slopes upwards to the north east.</p> <p>Strong tree boundary, though no TPOs.</p> <p>Telephone lines run through the middle of the site.</p> <p>It is unlikely where an access would be, as the only places it abuts the settlement are not in the site's ownership.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<b>Other</b>	None.

<b>considerations</b>	
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>It is unclear where an access could be. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of the village centre, train station and a school, though employment at Dorset Green is more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The townscape character appraisal notes this as a high quality landscape and the Council believes that development here would be harmful towards the north of the site. Therefore, development should be focussed towards the southern half, where it abuts site 6/27/0254.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land.</p> <p>Development would have to be high quality, paying particular regard to the interface between the village and the countryside on the eastern side. The site size should be reduced, in order to overcome landscape impacts.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Wool Parish Council has general concerns over infrastructure.</p>

<b>Estimated density &amp; build out rate</b>	Low density to reflect the edge of settlement location. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period. This site should come forward before 6/27/0254.
<b>Approx. appropriate size</b>	1.43ha
<b>Potential homes</b>	1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
<b>Overall suitability?</b>	Yes.

<b>SHLAA ref</b>	6/27/0546
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	<p>21.32ha greenfield site.</p> <p>Predominantly surrounded by agricultural. Small groups of residential properties to the north east and west.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0258.</p>
<b>Natural features of significance / physical limitations</b>	<p>Gentle upward slope to the south. There is a small patch to the north of the site that is at risk of surface water flooding. However, this can be mitigated, in theory. Mature hedging along the perimeter of the site and through the middle.</p> <p>The AONB adjoins the site to the south.</p> <p>Historic England says that a full understanding of the Scheduled Roman archaeology must inform the principle, location and design response.</p> <p>Natural England believes a SANG could be deliverable here.</p>

<p><b>Other considerations</b></p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra’s strategic noise map notes there is potential for noise disturbance to the north of this site.</p>
<p><b>Location of infrastructure / utilities</b></p>	<p>A352 to the north. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Telephone lines through the middle of the site.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to employment, but the train station, village centre and school are more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>Development could only come forward if the site were allocated along with land to the east and/or north, otherwise this would not be a logical expansion of the village. The character here is much more rural, so development here would have a feeling of sprawl. Developing this far to the south west of the village will be detrimental to the setting of the village. However, there could be potential for some development towards the northern half of the site, provided it came after land to the east is developed.</p> <p>Owing to the upward slope of the land, it could be worth investigating the landscape impact of developing the whole site.</p>



	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and area at risk of surface water flooding.</p> <p>Further investigation may be required re. landscape impact of developing the whole site and the setting of the AONB. This would require a reduction in the site size.</p> <p>Survey work would be required to ascertain any potential impacts on the SAM to the east. Noise attenuation measures may be required.</p>
<b>Market attractiveness for development</b>	<p>This location would likely be attractive to the market.</p>
<b>T/PC opinion</b>	<p>Wool Parish Council has general concerns over infrastructure. It believes that this site is not being promoted by the landowner for development.</p>
<b>Estimated density &amp; build out rate</b>	<p>To reflect the edge of countryside location, development would need to be lower density towards the south, but could be higher density to the north and east, if this adjacent land is also developed. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period, making sure it only comes forward after land to the north and east have been developed.</p>
<b>Approx. appropriate size</b>	<p>10.37ha</p>
<b>Potential homes</b>	<p>1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<b>Overall</b>	<p>Yes.</p>

suitability?	
<b>SHLAA ref</b>	6/27/1309
<b>Agricultural grade</b>	Other 2 & 3b
<b>Land use &amp; character of surrounding area</b>	<p>3.25ha site. Predominantly greenfield, with a residential dwelling. Residential to the north and agricultural to the east and west. The Burton Cross roundabout and A352 is to the south.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p>
<b>Natural features of significance / physical limitations</b>	<p>Public rights of way to the north and east.</p> <p>Drainage ditch to the north. There is an area towards the centre and north of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>The site includes a residential dwelling.</p> <p>Some mature trees and hedges.</p> <p>The A352 is to the south and Burton Road to the west.</p> <p>Historic England says that there is potential for this site to impact on a listed building (East Burton Church).</p>
<b>Other considerations</b>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra's strategic noise map notes there is potential for noise disturbance at this location.</p>
<b>Location of infrastructure / utilities</b>	<p>Gated access to the south. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Telephone lines through the middle.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p><b>Potential impacts of development e.g. landscape, neighbour amenity</b></p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is relatively well contained by roads and existing properties. The Council raises no objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p><b>Ideas of how to overcome barriers</b></p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Any layout / design will have to take into account impacts on the listed East Burton church.</p> <p>A drainage assessment would likely be required. Noise attenuation measures may be required.</p>
<p><b>Market attractiveness for development</b></p>	<p>This location would likely be attractive to the market.</p>
<p><b>T/PC opinion</b></p>	<p>Wool Parish Council has general concerns over infrastructure. It might favour this as a possible site for a new school.</p>

<b>Estimated density &amp; build out rate</b>	Low to medium density to reflect the edge of settlement location. Given the number of neighbouring sites that are being promoted, the site may require phasing, so that it comes forward in a logical manner.
<b>Approx. appropriate size</b>	3.25ha
<b>Potential homes</b>	100
<b>Overall suitability?</b>	Yes.

**Worth Matravers**

<b>SHLAA ref</b>	6/28/1368
<b>Agricultural grade</b>	3
<b>Land use &amp; character of surrounding area</b>	1.68ha greenfield site. To the east, west and south is residential. To the north is open countryside.
<b>Natural features of significance / physical limitations</b>	<p>There is much mature planting around the boundaries of the site. No tree is subject to a TPO, although there is a group of TPOs at the end of Springbrook Close to the north east. The site slopes gently downwards to the north.</p> <p>It is within the AONB. Initial comments from the Dorset AONB Team raise no significant issues. There is a small area to the north that is at risk of surface water flooding. However, this can be mitigated, in theory. The site is situated on a corner on the A351. Initial comments from DCC Highways are that a suitable point of access could be achieved here.</p>
<b>Other considerations</b>	None.
<b>Location of infrastructure / utilities</b>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>A new point of access would be required onto the A351.</p>

	Located within walking distance of some small scale facilities. However, the nearest significant retail, leisure and employment facilities are in Swanage, Wareham or beyond.
<b>Potential impacts of development e.g. landscape, neighbour amenity</b>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Initial comments from the Dorset AONB Team mean that landscape impacts could be mitigated satisfactorily.</p>
<b>Ideas of how to overcome barriers</b>	<p>Tree survey would be required to see which trees would need retaining and that development would not cause adverse impacts to particular specimens.</p> <p>Further detail on achieving a safe and suitable access should be carried out.</p> <p>A drainage assessment may be required.</p>
<b>Market attractiveness for development</b>	This location would likely be attractive to the market.
<b>T/PC opinion</b>	N/A
<b>Estimated density &amp; build out rate</b>	A low to medium density would reflect neighbouring properties.
<b>Approx. appropriate size</b>	1.68ha
<b>Potential homes</b>	20
<b>Overall suitability?</b>	Yes.



## Appendix 7: schedule of excluded sites (constraints and / or not confirmed available) by parish

SHLAA ref	Reason for exclusion
<b>Affpuddle and Turnerspuddle</b>	
6/01/0286	Unrelated to settlement boundary and not confirmed as available.
6/01/0287	Unrelated to settlement boundary and not confirmed as available.
6/01/0288	Unrelated to settlement boundary and not confirmed as available.
6/01/0289	Unrelated to settlement boundary and not confirmed as available.
<b>Arne, Ridge, Stoborough</b>	
6/02/0220	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI; not confirmed as available; and unrelated to settlement boundary.
6/02/0221	Environment Agency confirmed it would object to development here, owing to the low ground levels of the site
6/02/0223	Not confirmed as available.
6/02/0224	Unrelated to settlement boundary and not confirmed as available. Southern part in 400m buffer. Northern part in flood zones 2 & 3.
6/02/0225	Not confirmed as available
6/02/0226	Unrelated to settlement boundary and not confirmed as available. Southern part in 400m buffer. Northern part in flood zones 2 & 3.
6/02/0227	Whole site in 400m buffer and not confirmed as available.
6/02/1311	Sunnyside Road creates a strong existing boundary to the eastern edge of the village and breaching this could have a significant landscape impact. Furthermore, the area TPO is a significant physical constraint that would be extremely difficult to overcome.
6/02/1331	There could be unacceptably harmful impacts in terms of the purposes of the green belt; landscape and townscape, owing to the separation of the site by the railway. There are also concerns about the setting of the AONB. It would be difficult to read development here as an extension to Wareham, as the bypass and railway are such strong boundaries.
6/02/1347	Owing to the significant detachment from Wareham, the proximity to the heath, and the impacts in AONB terms, this is not a logical development site.
6/02/1349	Owing to the significant detachment from Wareham, the proximity to the heath, and the impacts in AONB terms, this is not a logical development site.
<b>Bere Regis</b>	
6/03/0194	Owing to previous objections from DCC Highways, this site is too constrained to take forward.

SHLAA ref	Reason for exclusion
6/03/0229	The site is required for employment use in order to promote the sustainability of Bere Regis. Without it, the Highways Agency would not allow the housing allocated through the Purbeck Local Plan Part 1. Therefore, it would not be appropriate to include in the SHLAA.
6/03/0231	SAM over majority of site. Southern boundary and area of eastern part of site within flood zones 2 & 3. Not confirmed as available.
6/03/0233	Whole site in 400m buffer. Not confirmed as available.
6/03/0235	Not confirmed as available.
6/03/0236	Whole site in 400m buffer. Not confirmed as available.
6/03/0238	Not confirmed as available.
6/03/0367	Majority of site within flood zones 2 & 3. Not confirmed as available.
6/03/0492	Majority of site in 400m buffer. Not confirmed as available.
<b>Bloxworth</b>	
6/04/0360	Unrelated to settlement boundary.
6/04/0363	Unrelated to settlement boundary.
6/04/0364	Unrelated to settlement boundary.
6/04/0365	Unrelated to settlement boundary.
6/04/0561	Unrelated to settlement boundary and not confirmed as available.
<b>Chaldon Herring</b>	
6/05/0313	Not confirmed as available.
6/05/0314	Majority of site in flood zones 2 & 3.
6/05/0315	A significant constraint that would be very difficult to overcome would be the effect of the loss of this open space on the character of the conservation area and the setting of adjacent listed buildings.
6/05/0316	Unrelated to settlement boundary and not confirmed as available.
6/05/0318	The site size should be reduced in order to reduce the impacts on the AONB and conservation area, but in doing so, it would become too small to consider under the SHLAA (guidance says sites should be included that could deliver 5 or more units).
6/05/0319	The Dorset AONB Team does not believe that this site could be developed sympathetically.
6/05/0320	Creating a hole in the wall for access would likely have a significant and adverse impact on the conservation area and the setting of the listed building to which it is attached. This significant constraint could unlikely be overcome.

SHLAA ref	Reason for exclusion
6/05/0321	The Dorset AONB Team does not believe that this site could be developed sympathetically.
6/05/0322	Unrelated to settlement boundary.
6/05/1354	Unrelated to settlement boundary. The site would be highly visible from the AONB and Natural England has concerns about its setting. As a satisfactory SANG could not work here, the site is not deliverable.
<b>Church Knowle</b>	
6/06/0219	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI; not confirmed as available; and unrelated to settlement boundary.
<b>Coombe Keynes</b>	
6/07/0343	Unrelated to settlement boundary.
<b>Corfe Castle</b>	
6/08/0551	Unrelated to settlement boundary and not confirmed as available.
6/08/1339	Whole site in 400m buffer and unrelated to settlement boundary.
<b>East Lulworth</b>	
6/10/0237	Unrelated to settlement boundary and not confirmed as available.
6/10/0239	There is potential for harm in historic conservation terms, as stated by Historic England and the Council's conservation area appraisal. As there is no scope to mitigate such impacts, this site should not be taken forward.
6/10/0330	Unrelated to settlement boundary and not confirmed as available.
6/10/0331	Not confirmed as available.
6/10/0333	Unrelated to settlement boundary and not confirmed as available.
6/10/0334	Unrelated to settlement boundary.
<b>East Stoke</b>	
6/11/0290	Unrelated to settlement boundary and not confirmed as available.
6/11/1310	Unrelated to settlement boundary.
6/11/1337	Unrelated to settlement boundary.
6/11/1358	Unrelated to settlement boundary.
6/11/1359	Unrelated to settlement boundary.
<b>Kimmeridge</b>	
6/12/0344	The site size should be reduced in order to reduce the impacts on the AONB and conservation area, but in doing so, it would become too small to consider under the SHLAA (guidance says sites should be included that could deliver 5 or more units).

SHLAA ref	Reason for exclusion
<b>Langton Matravers</b>	
6/13/0335	Feedback from the AONB Team and Natural England to the Council's Partial Review of the Purbeck Local Plan Part 1 Issues & Options consultation (2015) is that development here would be a significant incursion in the countryside and harmful to the AONB. Both bodies recommend this site should not be taken forward. Furthermore, a SANG would be necessary and no details were forthcoming.
6/13/0351	The site is in the AONB and conservation area and is recorded in the Council's conservation area appraisal as a notable open green space. The potential conservation harm would be too significant to consider this site realistic for development.
6/13/1361	Owing to the open landscape character and rural nature of the site, it is difficult to see how it could be developed sympathetically without appearing an awkward adjunct to the village. It is also difficult to see how any landscape impacts could be mitigated satisfactorily.
<b>Lytchett Matravers</b>	
6/14/0277	Not confirmed as available. Potential for green belt harm.
6/14/0278	Unrelated to settlement boundary and not confirmed as available.
6/14/0279	Not confirmed as available.
6/14/0280	Not confirmed as available. Potential for green belt and landscape harm.
6/14/0281	Unrelated to settlement boundary and not confirmed as available.
6/14/0282	If the site were to be reduced in size to overcome green belt harm, the shape of the site would likely lead to an incongruous form of development and not a logical expansion to the village.
6/14/0283	Unrelated to settlement boundary and not confirmed as available.
6/14/0284	Unrelated to settlement boundary and not confirmed as available.
6/14/0285	Unrelated to settlement boundary and not confirmed as available.
6/14/0368	The Council's green belt review concludes that this part of Wareham Road is a strong edge to the village, so breaching it would cause harm in green belt terms.
6/14/0370	The Council's green belt review concluded that development would result in a highly visible and harmful encroachment into the countryside in a westerly direction. If its size were to be reduced to a point where there would be no green belt harm, it would be too small for the Council to consider, particularly given the protective area that would be required around the trees with TPOs. There are also questions over access to the site, as the landowner has a right of way, but does not own the access.
6/14/0397	Not confirmed as available. Potential for green belt harm.
6/14/0534	Not confirmed as available.

SHLAA ref	Reason for exclusion
6/14/0542	Not confirmed as available. Potential for green belt harm.
6/14/0552	Not confirmed as available.
6/14/1007	Not confirmed as available.
6/14/1356	Unrelated to settlement boundary.
6/14/1360	Unrelated to settlement boundary.
<b>Lytchett Minster and Upton</b>	
6/15/0001	Unrelated to settlement boundary and not confirmed as available.
6/15/0366	2/3 of site in flood zones 2 & 3; not confirmed as available; not related to settlement boundary
6/15/0545	Unrelated to settlement boundary and not confirmed as available.
6/15/0547	Unrelated to settlement boundary and not confirmed as available.
6/15/0553	Whole site in 400m buffer; not confirmed as available; unrelated to settlement boundary.
6/15/0554	Whole site in 400m buffer; not confirmed as available; unrelated to settlement boundary.
6/15/0555	Unrelated to settlement boundary.
6/15/1317	This is a particularly sensitive area in terms of it forming a historic area of parkland whose openness is key to its historic importance. It is impossible to see how its development would respect this openness and it would also risk harming the setting of the nearby listed buildings. This, as well as the sensitivity of the green belt here, means that the Council should not consider this site for development.
6/15/1319	This site is notably detached from the built form of the village and it is unlikely how any townscape harm could be mitigated. Its position abutting the conservation area, whose character is open in this location, could cause harm to its setting. This, as well as the sensitivity of the green belt here, means that the Council should not consider this site for development.
6/15/1338	Unrelated to settlement boundary.
6/15/1341	Unrelated to settlement boundary.
<b>Morden</b>	
6/16/0358	Unrelated to settlement boundary.
6/16/0376	Unrelated to settlement boundary.
6/16/0377	Unrelated to settlement boundary.
6/16/0379	Unrelated to settlement boundary.
6/16/0382	Unrelated to settlement boundary.

SHLAA ref	Reason for exclusion
6/16/0384	Unrelated to settlement boundary.
6/16/0385	Unrelated to settlement boundary.
6/16/0386	Unrelated to settlement boundary.
6/16/1304	Unrelated to settlement boundary.
6/16/1342	Unrelated to settlement boundary.
<b>Moreton</b>	
6/17/0346	Unrelated to settlement boundary and not confirmed as available.
6/17/0371	Unrelated to settlement boundary and not confirmed as available.
6/17/1306	The potential for loss of valuable trees and landscape impacts cannot be overcome. The Council also has concerns over the loss of holiday accommodation.
<b>Swanage</b>	
6/20/0189	Due to the prominent position, the Dorset AONB Team has advised the Council that there is some potential for an adverse landscape (AONB) impact from housing development at this location, which could not be satisfactorily mitigated.
6/20/0195	There is potential for some landscape harm if development were to occur towards the north east of the site. However, more fundamentally, the majority of the site is within the flood zone and is not developable. Those areas that are outside the zone would either be too small for inclusion in the SHLAA, or would not be a logical extension to the town.
6/20/0374	Unrelated to settlement boundary and not confirmed as available.
6/20/0588	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location. Plus the area of flood zone is not suitable for development.
6/20/1103	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1208	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1322	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1323	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which could not be mitigated satisfactorily. The Council would also wish to avoid the effect of expanding Swanage towards Langton Matravers.
6/20/1324	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse



SHLAA ref	Reason for exclusion
	landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1326	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1327	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. Natural England has advised the Council that there is potential for an adverse impact on Townsend Nature Reserve and the wider AONB, which could not be mitigated satisfactorily.
6/20/1328	Site covered by SAC & SSSI
6/20/1332	The Dorset AONB Team has advised the Council that due to the prominent position of most of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. However, the reception buildings could be acceptable for development.
6/20/1340	The Dorset AONB Team has advised the Council that due to the prominent position of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1353	The Dorset AONB Team has advised the Council that due to the prominent position of most of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. However, there could be scope for some development, if it were to come forward alongside promoted sites to the east. If developed in isolation, it would appear an awkward and illogical extension to the town. The site would only come forward alongside the adjacent sites to the east. At the moment, there is an undetermined village green application for site 6/20/1325. If development were to happen at that site, it could unlock development at this site. However, until that point in time, this site should not be developed and should not be considered further.
<b>Wareham Town</b>	
6/23/0164	Not confirmed as available.
6/23/0167	The Council's adopted Townscape Character Appraisal SPD notes that most of the site is on a minor scarp and that the southern half is high quality landscape adjacent to the town. The site is notably hilly and exposed, with pylons crossing it. The Council's green belt review concluded that this area is dominated by small hills that contain the existing settlement. Any urban extension in this direction that would breach the containment provided by the hills would result in a highly visible encroachment into the countryside and would be extremely harmful. It would also lead to a westward sprawl of the settlement.
6/23/0169	Flood zones 2 & 3 over majority of site and not confirmed as available.
6/23/1305	Whole site in flood zones 2 & 3

SHLAA ref	Reason for exclusion
6/23/1312	This site is already small in size. Owing to the flood zone and TPO, the site size would need to reduce significantly further. The result would be a size too small for the Council to consider. Therefore, the site should not be taken further.
6/23/1315	Whole site in 400m buffer. Parts of site covered by flood zone 2.
6/23/1343	It is within the green belt and the Council's green belt review concluded that development here would extend Wareham in an easterly direction towards the conurbation. This would have a harmful sprawling effect and would be an incursion into the countryside, contrary to the purposes of the green belt. Around half of the site to the south and east is within the flood zone.
6/23/1348	Flood zones 2 & 3 cover site. Site adjoins SSSI.
<b>Wareham St Martin</b>	
6/24/0165	The Council's green belt review concluded that whilst an existing track and railway line offer a small amount of containment to the site, there is already a strong edge to Sandford provided by the rear of properties at St Martins Road and Tyneham Close, which development here would breach. The shape of the site would mean development could appear an awkward add-on that is not the next logical addition to the village. The result could be an incursion into the countryside. An SNCI adjoins the site, which is also close to heath, so would require a SANG to mitigate its impacts. Natural England cannot conclude that a SANG would mitigate harm on specially protected sites and therefore advises that this site should not be taken forward.
6/24/0293	Majority of site within 400m buffer; not confirmed as available; unrelated to the settlement boundary.
6/24/0347	Majority of site in 400m buffer.
6/24/0544	Unrelated to settlement boundary and not confirmed as available.
6/24/0550	Unrelated to settlement boundary.
6/24/1313	Whole site in 400m buffer.
<b>West Lulworth</b>	
6/25/0323	Not confirmed as available.
6/25/0325	There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape terms.
6/25/0328	Historic England says there is potential for this site to impact on a conservation area and listed buildings. The Council's conservation area appraisal notes the value of the open space here. Development has been dismissed at appeal twice here on grounds of the importance of the gap and views.
6/25/0329	The Council's conservation area appraisal states that this is notable green space and an attractive character. The value of the open space in terms of character of the conservation area is such that it would be inappropriate to development this

SHLAA ref	Reason for exclusion
	site. Furthermore, it is questionable whether it would be possible to relocate the allotments into an area that would have a modest landscape impact. Planning permission for residential development has been refused twice previously.
6/25/0336	There would likely be a significant landscape impact and harm to the AONB, given the exposed nature of the site and that it would sprawl the village towards the east and risk a merging effect with the MOD properties in this direction.
6/25/0337	There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape and conservation terms.
6/25/0340	This is quite an exposed site, which slopes steeply upwards towards the north and west in this AONB location on the edge of the conservation area. Initial comments from the Dorset AONB Team raise significant concerns, for example the likely required engineering works; and effect of extending this part of the village towards the church.
6/25/0341	The site is within the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
6/25/0342	There is an upward slope to the south east, making it an exposed site in the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
<b>Winfrith Newburgh</b>	
6/26/0297	Majority of site in flood zones 2 & 3 and unrelated to the settlement boundary
6/26/0298	The area of flood risk rules out a large area of this site. This means development would only abut the road and properties to the west of the village. This would make for an illogical and awkward extension to the village and could be harmful in townscape terms.
6/26/0299	Majority of site in flood zones 2 & 3
6/26/0300	Not confirmed as available.
6/26/0301	Unrelated to settlement boundary.
6/26/0302	Majority of site in flood zones 2 & 3; not confirmed as available; and unrelated to the settlement boundary
6/26/0303	The site is designated an enterprise zone and employment should form the focus. Majority of site in 400m buffer. SAC, Ramsar & SSSI within site boundary. Not related to settlement boundary.
6/26/0307	Development would need to be low density in order to reflect local character and this would mean a development of 3-4 dwellings. This would then be too small for the Council to include in the SHLAA, according to Planning Practice Guidance.
6/26/0308	Unrelated to settlement boundary.
6/26/0309	2/3 of site in 400m buffer (northern part). Northern half of site in flood zones 2 & 3. Not confirmed as available. Unrelated

SHLAA ref	Reason for exclusion
	to settlement boundary.
6/26/0435	The landowner has tested 120 homes on the playing fields site, but Natural England does not believe the SANG would be effective. Sport England would object as the replacement playing fields would not be of equal or better quality and would be around 1/3 of the original size.
6/26/1344	Unrelated to settlement boundary.
6/26/1345	Unrelated to settlement boundary.
6/26/1346	Unrelated to settlement boundary.
6/26/1362	Unrelated to settlement boundary.
<b>Wool</b>	
6/27/0240	The landowner has verbally confirmed to the Council that there is a restrictive covenant on the access to the site, which means that only 2-3 homes could be deliverable here. As a result, the site would fall below the PPG threshold of 5 units and it should be excluded on that basis.
6/27/0243	Not confirmed as available.
6/27/0244	Majority of site in flood zones 2 & 3. Not confirmed as available.
6/27/0247	Not confirmed as available.
6/27/0251	Unrelated to settlement boundary.
6/27/0252	Majority of site in flood zones 2 & 3. Not confirmed as available.
6/27/0256	Whole site in flood zones 2 & 3
6/27/0257	Unrelated to settlement boundary.
6/27/0359	Not confirmed as available.
6/27/0560	Within 400m buffer and not confirmed as available.
6/27/1335	Watercress beds at the centre of the site, which are in the flood zone. The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a positive village entrance to the east. The developable area of the site outside the flood zone is limited and this would be harmful in townscape terms, potentially affecting the identified positive village entrance and high quality landscape.
6/27/1357	Potential for landscape / townscape harm. The site is only connected to the settlement boundary by virtue of its abutment with site 6/27/1364. The north of site 6/27/1364 is not developable because of the flood zone and the area that is developable is inaccessible. This means site 6/27/1357 would then be detached from the settlement boundary. Developing it would appear an illogical extension to the village, even if it were to come alongside other neighbouring SHLAA sites in

SHLAA ref	Reason for exclusion
	the vicinity. This is because it does not directly abut any developable area any neighbouring site, so the result of development here would be a disconnected island, which would be harmful in townscape and landscape terms.
6/27/1364	Flood zones 2 & 3 covers majority of site. The area that is outside the zone is inaccessible.
<b>Worth Matravers</b>	
6/28/0207	Not confirmed as available.
6/28/0208	Not confirmed as available and unrelated to settlement boundary.
6/28/0209	Unrelated to settlement boundary.
6/28/0262	Not confirmed as available and unrelated to settlement boundary.
6/28/0263	Not confirmed as available and unrelated to settlement boundary.
6/28/0326	Not confirmed as available and unrelated to settlement boundary.
6/28/0355	Not confirmed as available and unrelated to settlement boundary.
6/28/1329	Unrelated to settlement boundary.
6/28/1363	It is situated in the AONB. The site slopes downwards to the south east and the Dorset AONB Team has raised concerns as to how visually exposed the site is. As a result, the team would not favour it for development.
6/28/1365	The site slopes downwards quite steeply to the south, making it exposed in this AONB location. Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.
6/28/1366	The site slopes downwards quite steeply to the south, making it exposed in this AONB location. Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.
6/28/1367	Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.

## Appendix 8: excluded sites (site size too small)

SHLAA ref	Location	Site size (ha)
6/03/1351	Land west of Snow Hill Lane, Bere Regis	0.16
6/03/1352	Land North of Butt Lane, Bere Regis	0.1
6/04/0362	Land adj The Green, Bloxworth	0.11
6/05/0317	Opposite Depot, East Chaldon	0.19
6/05/1334	r/o 4 - 6 East Chaldon	0.09
6/06/0548	Site near St Peter's Church, Church Knowle	0.01
6/08/0304	Estate Office, South Street, Kingston	0.09
6/08/0305	Adj. 14 South Street, Kingston	0.09
6/10/0332	Opposite Garage, East Lulworth	0.15
6/11/0291	Land at Holmebridge, East Stoke	0.16
6/11/0292	Land west of Rose Cottage, Holmebridge	0.06
6/13/0350	Coombe Farm, Langton Matravers	0.15
6/14/0587	Land at Peach Cottage, Foxhills Lane, Lytchett Matravers	0.15
6/14/1333	Land on Bartoms Lane, Lytchett Matravers	0.12
6/15/0357	New Road, Lytchett Minster	0.09
6/15/0532	Park Cottages, Lytchett Minster	0.12
6/15/0536	Land adjacent to Slepe Farm Cottages, Slepe	0.1
6/15/0537	Land at Slepe	0.11
6/16/0378	Land r/o the Old Chapel house, West Morden	0.18
6/16/0380	Land adj Bullick Cottage, East Morden	0.17
6/16/0381	Land adj Cock and Bottle PH, East Morden	0.19
6/16/0383	Land adj. Merraway, East Morden	0.15
6/16/1301	Paddock adj to Farmhouse, Whitefield	0.12
6/16/1302	Adj to Farm House, Morden	0.17
6/16/1303	Sellers Farm Buildings, Morden	0.19
6/23/1330	Fourfields Barn, North Bestwall Road, Wareham	0.11
6/25/0327	Land adj. Hillside House, School Lane, West Lulworth	0.19
6/26/0311	Opp Draytons Dairy, School Lane, Winfrith	0.13



6/26/0531	Garden of Longmead, High Street, Winfrith Newburgh	0.15
6/27/0250	Land adj Captains Stable, Water Meadow Lane, Wool	0.09
6/27/0253	Sunnyhill, Water Medaow Lane, East Burton	0.16
6/27/0259	2 Andover Green Cottages, Bovington	0.13
6/27/0260	1 Andover Green Cottages, Bovington	0.17
6/28/0324	Land adj St James Cottage, Worth Matravers	0.12
6/28/0352	Land to east of Purbeck View Farm, Worth Matravers	0.08
6/28/0353	Farm Buildings to east of Purbeck View Farm, Worth Matravers	0.18
6/28/0354	Land to west of Purbeck View Farm, Worth Matravers	0.18