



East Dorset Strategic Housing Land Availability Assessment Study

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1.0 INTRODUCTION

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a technical study of the *theoretical* potential of sites in the district for future housing development. All local planning authorities are required to produce one under national policy. It will be used to inform future local planning policy but does not in itself constitute planning policy.
- 1.2 The Council published its first SHLAA Report in March 2009 and this document is an update of that earlier, and subsequent, Reports. The role of the Strategic Housing Land Availability Assessment is to identify land physically capable of accommodating housing development, but not to make judgments about whether it should be allocated. Consultation will take place with the local community during the preparation of the Core Strategy and Site Specific Allocations documents as part of the emerging Local Development Framework, and anyone wishing to make representations about the suitability, or otherwise, of sites for development is encouraged to do so as part of that process.
- 1.3 **SHLAA is therefore a technical assessment that does not allocate land for development but merely undertakes an exercise to consider whether land is capable of development. The inclusion of a site within this Assessment, even where it has been considered 'suitable' for development, does not in any way guarantee that any planning permission will be granted on that land. It will simply be used to demonstrate an available 5 year housing land supply.**
- 1.4 This Report has been prepared in line with the National Planning Policy Framework April (NPPF) 2012 and the extant Strategic Housing Land Availability Assessments Practice Guidance (Communities and Local Government, 2007). The assessment of sites has considered all sources of housing potential and has included an exhaustive assessment of all sites which could theoretically yield new dwellings. No site size threshold was applied. It seeks to identify a rolling five year supply of **deliverable** land for housing and sufficient **physically developable** and available land for at least a 15 year period.
- 1.5 The Council are aware that Paragraph 48 of the NPPF, which makes reference to an allowance for windfall sites in the five year supply where there is evidence to support it, also states that this allowance should not include residential gardens. In East Dorset there is compelling evidence, set out in the Annual Monitoring Reports, that the majority of residential development in the District has taken place on small-scale infill sites and the re-development of existing residential properties, which would be classified as residential gardens in the NPPF. However, this form of development has not had a detrimental impact on the character of the area and if development were not to continue to be permitted in such a way, then significant areas of the Green Belt would be at risk of development to meet the acknowledged housing need in the area. The 2011 Census figures show that 60% of all dwellings in East Dorset are detached, which is almost three times the national

average. By contrast, only 9.5% of dwellings in the district are terraced, as opposed to 25% nationally. Many of the detached properties are on large, spacious plots which can be redeveloped at a higher density without harming the character of the local area, and which retain garden space for the additional dwellings. East Dorset urban areas have an average density of 13.48 dwellings per hectare (March 2013 based on a calculation using the number of dwellings in the Local Land and Property Gazetteer Council Tax assessed properties and the urban areas shown in the East Dorset Local Plan 2002) and in a number of settlements, such as Verwood and Ferndown, the majority of the residential development has taken place since the second half of the twentieth century. The existing Local Plan, and the emerging Core Strategy, contain policies which seek to ensure that development proposals should harmonise with the townscape and character of the areas in which they are set. These policies have been supported at appeal, including since the introduction of the NPPF. East Dorset has significant areas of European protected lowland heathland in close proximity to the main urban areas and due to guidance from Natural England regarding the implications of the Habitat Regulations, no additional residential development is permitted within 400m of these areas. This in effect means that additional residential development cannot take place in approximately 30% of the District's existing urban areas.

- 1.6 In East Dorset the condition of the existing housing stock is generally good, and is predominantly modern, reflecting substantial residential development in the later part of the twentieth century. Therefore there are not substantial areas of worn out housing ready for re-development, nor are there significant areas of brownfield land capable or suitable for residential development within the District.
- 1.7 The District has a record of its housing completions exceeding previous targets, for example during the last Structure Plan period, from 1994 to 2011, there were more than 680 dwellings built over and above the net target of 3,800 units. These were provided in a mix of allocated greenfield sites and generally small windfall developments within the existing urban areas. The density of these developments has not significantly altered the spacious nature of the District, for example the density of new dwellings completed in 2011-2012 was as follows: less than 30 dph – 57%, 30-50 dph – 14%, and more than 50 dph – 29%. Most of these developments have been on small (94% of completions were on sites of up to 5 units in 2011/12) residential re-development sites. During the period 2011-2012, the densities being achieved showed an increase in lower density development compared with the previous year, where densities were more evenly distributed. This reflects the construction of more traditional detached houses at lower densities, particularly detached bungalows.
- 1.8 A significant proportion of new housing in the District represent the re-development of existing residential properties with additional residential development which still have gardens attached. The Council's existing and proposed development management policies seek to ensure that developments should harmonise with the townscape and character of the area in

which they are set, which will ensure that the character of the area is not adversely affected. Therefore the Council consider that the inclusion of garden land in the SHLAA, due to the particular circumstances in East Dorset, is justified.

- 1.9 This report needs to be read in conjunction with the Christchurch Borough Council SHLAA 2012. Housing land potential has been assessed for the plan area as a whole in line with the housing projection set out in Policy KS3 of the Submitted Core Strategy
- 1.10 Primarily, this Assessment has been undertaken as part of the comprehensive evidence base to support the Council's Core Strategy, which will set out the Council's vision, strategic objectives and core policies for the period 2013 to 2028. Consultation on the Core Strategy Pre-Submission Document was carried out between April and June 2012, with a further round of consultation on the Schedule of Proposed Changes to the Pre-Submission Document in November to December 2012, with Submission in March 2013. It is anticipated that the Examination in Public will take place in the summer of 2013, with the Adoption of the Core Strategy by the Council later that year.
- 1.11 The Practice Guidance recommends that Assessments be undertaken within sub-regional Housing Market Areas following agreed methodologies. East Dorset forms part of the South East Dorset Housing Market Area, along with Christchurch, Bournemouth, Poole, North Dorset and Purbeck. A methodology has been developed for this area, and was updated in March 2010, and this is set out within Appendix A.

2.0 Aims and Limitations

- 2.1 This study has two main aims:
 - ❖ The provision of evidence of a robust, continually-maintained, deliverable 5 year supply of housing land.
 - ❖ A demonstration of a potential housing land supply for 15 years and beyond.
- 2.2 As a minimum, the Practice Guidance details the core outputs of the assessment as:
 - ❖ A list of sites, cross-referenced to maps showing locations and boundaries of specific sites and showing broad locations, where necessary;
 - ❖ Assessment of the deliverability/developability of each identified site to determine when an identified site is realistically expected to be developed;
 - ❖ The potential quantity of housing that could be developed on each site or within each identified broad location;
 - ❖ Constraints on the delivery of identified sites; and

- ❖ Recommendations on how these constraints could be overcome and by when.

Managing Delivery

- 2.3 This Assessment informs housing planning policy within the District. It will be used primarily to monitor and manage the supply of land for housing and the delivery of such housing. It will form the basis of the Council's housing trajectory, illustrating the Council's delivery of housing compared to the strategic housing requirement as set out in the Council's emerging Core Strategy.
- 2.4 While this Assessment provides evidence that will be used in the production of the Core Strategy and future Site Allocations Development Plan Document, it does not itself recommend the allocation of any specific land within the District. It will however, be used as part of the evidence to inform the allocation of such land.
- 2.5 The Assessment will also be used to support the determination of planning applications within the District by providing the information required to manage delivery of housing through the demonstration of a five-year supply of land for housing development, as required by the NPPF. However, the number and type of dwellings identified through the Strategic Housing Land Availability Assessment are not material considerations in the determination of planning applications. The determination of individual planning applications as detailed matters will require more information than available for this Assessment e.g. full tree surveys. Consequently, all planning applications, whether on land identified in this Assessment or not, will be subject to detailed planning consideration that may result in levels of housing provision above or below that reported in this Assessment.

Status of Sites Identified in the Assessment

- 2.6 This Assessment provides a robust indication of the land that is deliverable and physically developable within the District. However, not all of the sites submitted to the Council in the production of this Assessment were found to be suitable sites for development. It should also be noted that even those sites considered suitable for development need not be allocated for development within the Local Development Framework. This is because the immediate planning of the area will not require all of the potential sites to be developed in the relevant plan period to meet the strategic housing needs of the District.
- 2.7 Some sites adjacent or related to the defined development boundaries of towns or villages, as defined by the current East Dorset Local Plan, may be included within this study. This does not, however, imply that these sites will come forward as a result of any change in policy. This study has made an assessment of the theoretical potential of these sites on the basis that policies that currently protect them, such as Green Belt, are ignored for the purposes of the study. The Assessment does not

override the Green Belt, it just identifies land with housing potential if it were to be required. It is for the policy planning process to determine whether such sites should be developed through changes in policy. The decision-making process for such changes of policy will rely upon the evidence base that informs the policies contained within the Core Strategy and Site Specific Allocations Development Plan Documents. The emerging Core Strategy identifies a housing need that cannot be provided within the existing urban area and proposes that some areas of land should be taken out of the Green Belt for development at named locations: north, west and east of Wimborne Minster (including Colehill), north of the main built up area at Corfe Mullen, south of Ferndown (which includes West Parley) and north of Verwood.

- 2.8 As this assessment is part of the evidence base for the production of Local Development Framework documents, the results of the assessment will be consulted on as part of their wider consultation process. This document should not be used as evidence that any particular site might be developed for housing in the future, as it does not make the decisions about release of land. These decisions will be made through the formal planning process and will be subject to public consultation.

Rural Affordable Housing Sites

- 2.9 As part of the Strategic Housing Land Availability Assessment, sites were put forward for 100% affordable rural housing outside areas with Defined Development Boundaries. Other sites submitted as part of the SHLAA, but where the landowner made no specific reference as to whether the site should be considered as a Rural Exceptions Site have also been assessed on this basis. Such sites can be allowed under the existing local plan policy and the emerging Core Strategy for 'rural exceptions' affordable housing. These cannot be included in the housing land supply figures, but have been assessed for suitability, achievability and availability in order to give some indication of land with potential for 100% rural affordable housing. It will again be an issue for the Local Development Framework whether these Defined Development Boundaries will be retained.

3.0 Methodology

- 3.1 The methodology follows closely that of the National Practice Guidance and has been used across the Housing Market Area. The methodology is set out in Appendix A, and is available using the following link <http://www.dorsetforyou.com/index.jsp?articleid=388121>.
- 3.2 The Practice Guidance states that where a Local Planning Authority follows the prescribed standard methodology, such as is the case with this Study, it will not be necessary to justify the methodology, including at independent examination.

Partnership Approach and Consultation

- 3.3 The Practice Guidance strongly recommends that Assessments are not prepared in isolation from key stakeholders. As such, a number of these, including house builders, social landlords, property agents and community groups, were invited to form a Panel, in an advisory role, to help guide the Assessment within the sub-region. The Panel included the following organisations giving a representative selection of interested groups:
- | | |
|---|---|
| ❖ The Home Builders Federation Ltd | Volume house builders represented by May Palmer |
| ❖ Penny Farthing Developments | Small house builder |
| ❖ Harry J Palmer | Small house builder |
| ❖ Goadsby | Estate agent |
| ❖ Terence O'Rourke | Planning consultant |
| ❖ Spectrum Housing Group | Registered social landlord |
| ❖ Environment Agency | Environmental body |
| ❖ Natural England | Environmental body |
| ❖ Dorset Assoc. of Town & Parish Councils | Community body |
| ❖ Campaign to Protect Rural England | Environmental lobby group |
- 3.4 Prior to the production of previous Assessments, seven Stakeholder Panel meetings were held, which were used to seek the Panel's views before producing the Assessments. The Panel's protocol and minutes of meetings are attached to this Report in Appendix B.
- 3.5 The role of this Panel was to aid in the shaping of the method to be used across the Housing Market Area through their expertise and views. This methodology was endorsed by the panel members and local authority representatives and put out for wider consultation in December 2007. Comments received on the joint methodology were considered and the final methodology for the Bournemouth and Poole Housing Market Area was produced in February 2008. A minor amendment to the methodology was presented to the Panel meeting on 23rd March 2010.
- 3.6 Parallel to this consultation on the methodology, landowners, agents and other stakeholders were requested to send in land for consideration as part of the assessment. In addition, the methodology and guidelines as to how to submit sites were

available from the Council's web site and at the Council Offices. The assessment, the methodology and the request for land were also advertised in the local press including the Blackmore Vale Magazine, the Dorset Echo and the Bournemouth Echo. This request resulted in 278 sites being put forward for consideration in 2008, a further 12 sites in 2009 and 5 more in 2010. No further 'call for sites' was undertaken in 2012 as it was felt that the list of sites under consideration was likely to represent all those with any potential, and due to the advanced stage of the Core Strategy production, the Council are aware of landowners intentions for the majority of the land around the urban areas within the District.

- 3.7 Sites identified as part of the assessment were considered for their suitability for housing by planning officers from the Policy Planning and Development Control Sections of the Council. In addition, a representative sample of sites from across the Housing Market Area was passed through the Panel for their input on the availability, achievability and suitability of each. The input from the Panel was then used to aid in assessing the remainder of the sites that were identified as part of the assessment.

Geographic Extent

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

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

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

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

4.0 Site Assessment

4.1 In total 795 sites have been assessed within this Study. This includes 295 submitted through the consultation and 500 identified by Officers. A total of 391 sites have been excluded as part of the assessment. Sites with extant planning permission were not assessed individually, and the number of dwellings with planning permission as of 31st March 2011 was 589. The non-completion rate for dwellings with planning permission within the District is between 2 and 3%. For the purposes of this Report, a non-completion discount has been set at 3%. This gives a figure of dwellings with planning permission of 571.

Table 1 Breakdown of Sites Assessed, not including sites excluded

Category	Consultation Submission		Identified by Officers		Within Existing Urban Areas & Village Envelopes		Outside Green Belt and Not Existing Urban Areas or Village Envelopes		Within Green Belt		Within New Neighbourhood Areas	
	Sites	Theoretical Potential	Sites	Theoretical Potential	Sites	15 Year supply	Sites	15 Year Supply	Sites	15 Year Supply	Sites	15 Year Supply
Subdivision of existing housing, redevelopment of existing housing or intensification	9	44	256	1336	264	1,376	1	4	0	0	0	0
Flats over shops	0	0	0	0	0	0	0	0	0	0	0	0
Empty homes	0	0	45	45	0	0	0	0	0	0	0	0
Previously developed vacant / derelict land and buildings (non housing)	2	30	1	4	3	34	0	0	0	0	0	0
Redevelopment or Conversion of	3	24	23	529	26	553	0	0	0	0	2	0*

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Category	Consultation Submission		Identified by Officers		Within Existing Urban Areas & Village Envelopes		Outside Green Belt and Not Existing Urban Areas or Village Envelopes		Within Green Belt		Within New Neighbourhood Areas	
	Sites	Theoretical Potential	Sites	Theoretical Potential	Sites	15 Year supply	Sites	15 Year Supply	Sites	15 Year Supply	Sites	15 Year Supply
other uses												
Redevelopment of car parks	0	0	7	11	7	11	0	0	0	0	1	0*
Review of existing housing allocations in plans	1	25	2	72	3	97	0	0	0	0	0	0
Review of other allocations in plans	0	0	4	197	4	197	0	0	0	0	0	0
Vacant land not previously developed	3	37	0	0	3	37	0	0	0	0	18	0
Rural Exception Sites	57	n/a	24	n/a	0	n/a	18	n/a	62	n/a	0	n/a
Total	75	160	362	2,194	310	2,305	19	4	62	0	21	0*
* Figures for New Neighbourhoods are recorded in Appendix H												

Size of Site Assessed

4.2 Although the Methodology sets a minimum size threshold of 0.15 ha for the assessment of sites this has not been used in East Dorset. All identified opportunities have been surveyed and assessed, unless overriding constraints determine otherwise.

Empty Properties

4.3 The Council does not anticipate returning a large number of empty homes back to use, due to the low numbers of such properties in the District. It is anticipated that three dwellings per year are realistically going to be brought back to use. There are more dwellings than 3 listed on the Council Tax returns as empty properties, but the vast majority of these are empty for a relatively short time and are part of the ‘market churn’ of dwellings at various stages in the property market. The Council’s Private Sector Housing Section normally achieve on average three dwellings per year returned to use from a small number of long-term empty properties.

Sites not Assessed

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

Table 2 Overriding Constraints

Sites to be excluded from Assessment	Justification
Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments and sites within 400m of protected heathland	National Policy advises against development that would have an adverse impact on national and internationally important nature conservation interests.
Site is located wholly outside or is unrelated to the existing urban areas within the District (as set out in paragraphs 3.8 and 3.9 above).	Further policies, and where appropriate, settlement boundaries will be developed through the Local Development Framework process in due course. Outside these settlements Local Development Frameworks will not contain specific allocations for housing and therefore the Strategic Housing Land Availability Assessment process is not applicable.
Site is wholly within Flood Zone 2 or 3a	National Policy advises against development that would be adversely impacted by flood risk.

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

Timing of Development

- 4.6 The Practice Guidance uses the descriptions of “deliverable” and “developable” for sites considered to have housing development capacity within the Assessment. If a site is assessed as Suitable, Available and Achievable it is considered deliverable within 5 years. However where the site does not currently meet one of these three requirements, but it is considered that they could be met in the future, the site is assessed as being developable within the 6-15 year period. If the requirements cannot reasonably be met in the 6-15 year period, the site has been excluded. The current assessment took account of prevailing market conditions and determined that a number of sites within the existing urban areas were unlikely to come forward within the next five years, but with an improvement in the economic conditions over time, more sites would be available over the 6-15 year period. There still continues to be a supply of smaller sites coming forward for development at the current time, and therefore it is anticipated that this trend will continue over the next 5 years with smaller sites being developed to meet part of the housing supply need.

A Range of Opportunity

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

New Neighbourhoods

- 4.8 The emerging Core Strategy concludes that not all of the housing requirement identified in the Strategic Housing Market Assessment can be met within the existing built up area of the District without causing harm to the quality of the environment of the existing urban areas, which would alter the very character that makes the District such an attractive area to live in. The SHMA and other evidence gathered for the Core Strategy identifies that there is a significant need to provide affordable housing across the District, and to provide suitable housing to meet the needs of the local economy. The Council has therefore identified the need to develop a number of New Neighbourhoods adjacent to the main urban centres of Wimborne/Colehill, Ferndown/West Parley, Corfe Mullen and Verwood to provide for the housing needs of the District. Evidence gathered for the Christchurch and East Dorset Core Strategy indicates that development should take place to the north, east and west of Wimborne and Colehill, to the south of Ferndown and West Parley, to the north of Corfe Mullen and to the northwest of Verwood. These sites have been set out in Appendix H to the SHLAA. Master Planning work on the

possible New Neighbourhoods began in 2010 and informed the 2012 SHLAA review. An estimate of 2,500 units on these sites has been included, based on the Stage 2 Master Planning work undertaken by Broadway Malyan. It is estimated that development could start on some of the sites in 2013/2014, so there is some potential included in the first five year supply. An assessment of the potential of the SHLAA sites compared to the sites identified for development on the Master Plan report are set out in Appendix H to this Report.

5.0 Results of the Assessment

- 5.1 This Strategic Housing Land Availability Assessment has made the assumption that the Core Strategy will not be complete until 2013. The Site Allocations Development Plan Document (or as it will be called – Part 2 of the Local Plan) will not be complete until 2015. Until the Core Strategy is approved and provides a position on which to consider such matters, the Green Belt boundary around settlements will remain. A number of the submissions proposed development that would be contrary to existing and emerging policies, for example, outside settlement boundaries within open countryside, particularly in the Green Belt, and outside the areas of search in the emerging Core Strategy. These sites have been assessed as not being suitable for residential development. Where situated within the proposed New Neighbourhoods in the emerging Core Strategy, the sites have been included in the calculations as being available for development. While they will be considered through the Core Strategy and Site Allocations Development Plan Documents, their development would be dependent on changes to settlement boundaries and frequently also to the Green Belt. The emerging Core Strategy seeks to demonstrate the very special circumstances requiring amendments to Green Belt boundaries based on an assessment of housing need in the 2012 Strategic Housing Market Assessment.

Capacity on Deliverable Sites (5 year supply)

- 5.2 The five years supply of deliverable sites for the 2012 base year is summarised in Table 3. The fact that a site is not included in the five year supply does not preclude a site from gaining planning permission especially where it accords with other policies in the development plan. The Assessment identifies a total of 1,373 dwellings that are deliverable within the five year period from 2012 to 2017. Of these 683 (704 with actual consent minus 3% for non-completion, based on 2011 and 2012 RPG Monitoring returns figures) dwellings already have planning permission. The above figure does not take into account the potential development on the New Neighbourhoods.
- 5.3 As of the 1st April 2012 there was no established housing target and this will remain until the Core Strategy is adopted late in 2013. The Structure and Local Plan requirement covered the period to 2011 and has been built, with a significant element of over-provision. The Regional Spatial Strategy was never approved and the Secretary of State is taking forward legislation to abolish it. This means that for the period of April 2012 until the end of March 2013 there is no adopted target by which the five year housing supply can be measured.

- 5.4 The Pre-Submission Core Strategy (April 2nd 2012) identifies a 15 year target of 5,250 homes for the period 2013 to 2028 within East Dorset. The Schedule of Proposed Changes to the Core Strategy Pre-Submission (November 5th 2012) proposed as single housing target for the whole of the Plan Area of Christchurch Borough and East Dorset District of 8,200. This will comprise up to 4,800 homes within the existing urban areas and a further 3,400 provided as New Neighbourhoods within both local authority areas, based on evidence from the updated Strategic Housing Market Area Assessment. This figure has not been tested through public examination and is not adopted. However, if it were to be theoretically used in relation to the need to provide a five year supply it would mean there would be a proportional requirement for East Dorset of about 1,925 dwellings for the first five years, if a 5% buffer is included. From the above figures, it is clear that there isn't capacity within the existing urban area to meet that housing need. The Council has identified New Neighbourhoods for residential development in the emerging Core Strategy, which have capacity for approx. 2,400 dwellings, largely on greenfield sites which are currently in the Green Belt. If the New Neighbourhoods capacity is divided by 15 this gives a possible yearly development rate of 160 dwellings per year. Officers of the Council have had discussions with a number of prospective developers of these New Neighbourhood sites and understand that sites will be developed within the next 5 years to meet demand within the area. It is therefore reasonable to expect that some of these sites will come forward and that they can be counted towards the 5 year supply. More detail regarding these discussions and the anticipated number of dwellings being applied for are set out in Appendix H.
- 5.5 It can be argued that permission for these should not be given until the Core Strategy is adopted, with the first completions occurring in 2014/15. If so, it is estimated that 725 dwellings will be completed during the five year period 2012 to 2017. However, this argument is somewhat circular in nature as it can also be argued that there is no currently agreed target to meet for the period up to adoption of the Core Strategy. It is therefore considered appropriate to test the five year supply on the theoretical basis that the Core Strategy is adopted. Taking this view, the Council considers that it can meet a 5 year supply target, as well as the requirement for a 5% buffer as required by paragraph 47 of the National Planning Policy Framework. This target is made up as follows: 1,373 deliverable dwellings from the Strategic Housing Land Availability Assessment report, with 725 from the New Neighbourhoods = 2,098 which is in excess of the 1,925 needed to meet East Dorset's proportion of the overall Core Strategy requirement.

Capacity on Physically Developable Sites (6 to 15 year supply)

- 5.6 To meet the housing target over the Core Strategy plan period, at least enough land for 8,200 dwellings need to be identified across the whole Plan Area. Within East Dorset, to meet its proportion of the overall figure about 5,250 dwellings need to be identified, of which about 2,400 could be on sites identified as New Neighbourhoods in the emerging Core Strategy and about 2,800 within the existing built up area. The majority of the sites which constitute this former figure are currently within the Green Belt. The assessment therefore identifies sufficient land that could be developed to meet this target. The physically developable sites detailed in Appendix D and summarised in Table 3, have the potential to deliver approximately 1,664 dwellings in the longer term subject to removal of constraints to their deliverability. If 725 dwellings within the New

Neighbourhoods are built in the first five years, 1,675 remain to be built in years 6 - 15. For those sites within the existing urban areas the current main constraint to development is the uncertain financial situation and with the difficulty many developers are experiencing in obtaining finance to bring schemes forward. It is anticipated that this situation will improve during the Plan period. The physically developable sites within the existing urban area (1,664) and the remainder of the New Neighbourhood sites (1,675) total 3,339. This meets the figure of 3,325 needed for the 6-15 year period. When the 6 to 15 year figure is combined with the 1 to 5 year requirement it provides a total of 5,437 (1,373 + 2,400 + 1,664), which provides a greater number of dwellings than is required to meet East Dorset's proportion of the overall housing target for the Core Strategy.

- 5.7 As stated above, if sites are to come forward this will have to be undertaken through the Local Development Framework process, conforming with national policy, and demonstrate very special circumstances to justify revision to the Green Belt, where this applies.

Excluded Sites

- 5.8 Inevitably some of the sites identified as part of the study have been judged to be unsuitable for development and therefore have been excluded from the land supply. Appendix F and Table 3 detail these sites giving the main reasons as to why they have been excluded.

The Grange Estate, St Leonard's

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

Affordable Homes on Exceptions Sites

- 5.10 When landowners were invited to submit sites for consideration in the Assessment they were asked to also put forward opportunities for exceptions housing sites on the edge of villages which can provide affordable housing for local people. These sites are not acceptable for private housing, but can give the opportunity for small affordable housing schemes for local people. Officers also assessed whether sites on the edge of existing settlements, but not within New Neighbourhoods, would be acceptable as affordable housing exceptions sites. 81 sites were considered for affordable housing and 80 of these offer developable opportunities. These are set out in Appendix E.
- 5.11 The number of settlements where Exceptions Sites may be considered has increased in the emerging Core Strategy to include settlements within the Green Belt closer to the edge of the Bournemouth and Poole conurbation, and some of the larger settlements in the District which do not have a specific green field housing proposal in the Plan. This change has been instigated to increase the potential for affordable dwellings in locations which can meet a local need. The Schedule of Proposed Changes to the Pre-Submission Document amended Policy LN4 (Affordable Housing exception sites) to include

Colehill and Corfe Mullen in the list of settlements where this form of development would be acceptable. This has increased the potential for such sites from the SHLAA process and explains the increase in numbers of sites in this category from the previous SHLAA Report.

Table 3 Identified Supply of Dwellings

Category	Total		Deliverable 2012 – 2017 (Years 1 – 5)		Physically Developable 2017 - 2027 (Years 6 – 15)				Excluded	
	Sites	Dwellings	Sites	Dwellings	New Neighbourhoods		Non-Green Belt		Sites	Theoretical Dwellings
					Sites	Dwellings	Sites	Dwellings		
Subdivision of existing housing, redevelopment of existing housing or intensification	265	1,380	116	321	0	0	238	1059	107	8,144
Flats over shops	-	-	-	-	-	-	-	-	-	-
Empty homes	-	45	-	15	-	-	-	30	-	-
Previously developed vacant / derelict land and buildings (non housing)	3	34	2	28	0	-	1	6	4	186
Redevelopment or Conversion of other uses	26	553	9	71	2	-	23	482	27	2,968
Redevelopment of car parks	7	11	0	0	1	-	7	11	45	291
Review of existing housing allocations in plans	3	97	3	47	0	-	2	50	2	56
Review of other allocations in plans	4	197	1	186	0	-	3	11	10	226
Vacant land not previously developed	3	37	2	22	18	-	1	15	185	24,287
Existing Planning Permissions	-	683	-	683	-	-	-	-	-	-
Rural Exception Sites	81	-	-	-	-	-	-	-	-	-
Total	392	3037	133	1373	21	2400 *	275	1664	376	36,158
* Figures for New Neighbourhoods are recorded in Appendix H										

6.0 Strategic Housing Requirement

- 6.1 The strategic housing requirement for East Dorset is currently being formulated through the emerging Core Strategy. This is because the current government have resolved to abolish the Regional Spatial Strategy system and replace it with the Localism Act which requires Local Authorities to plan for the needs of their local area, rather than to accept the top-down imposition of housing targets from the Regional Spatial Strategy.
- 6.2 Evidence to support the strategic housing requirement for East Dorset is set out in the Strategic Housing Market Assessment which sets out that there is a need to provide for about 5,250 new homes in East Dorset over the period 2013 to 2028.
- 6.3 It will be a task of the Local Development Framework Core Strategy to decide whether a steady rate of development is feasible, or whether there are sound reasons to expect development to be phased. For example, there may be issues over the capacity of the Strategic Road Network, or the need to provide infrastructure in advance of major developments, which could lead to the conclusion that development in the early years of the Plan period will be low. This will impact on the calculations of the land supply. However, to date there is no indication of the need to propose the phasing of development as the work underpinning the emerging Core Strategy has not identified any necessary pre-requisites to development which would hold up the rate of supply of housing. If the New Neighbourhoods are included in the emerging Core Strategy they will not all be commenced or fully built within the first five years of the Assessment, due to the time required to develop such large sites, and the informal phasing amongst developers to ensure the number of dwellings available at any one time meets the market's needs.

7.0 Future Updating

- 7.1 The requirement in NPPF to maintain a five year supply of deliverable housing sites will be reported on in the East Dorset Annual Monitoring Report. This will contain a list of all sites that form part of the five year supply and will be updated each year. The update of the five year supply will take into account any changes to this list of sites. This may include;
- ❖ discounting for completions that have occurred over the previous year,
 - ❖ new planning permissions that have been granted,
 - ❖ new sites that have been identified as part of the planning process, and
 - ❖ sites that have been removed from the five year supply e.g. planning permission expiring
- 7.2 Any further sites submitted to the Council will be considered as part of the Strategic Housing Land Availability Assessment process and will be assessed as to their deliverability using the method detailed in the Bournemouth and Poole Housing Market Area Methodology. If the supply of identified deliverable sites is significantly reduced for whatever reason, it may be necessary to undertake a further full assessment to update the supply of housing land.

8.0 Conclusions

- 8.1 As identified in Sections 5 and 6 of this report the Assessment has identified sufficient land to provide a five year deliverable supply of housing and a slight shortfall in the 15 year supply of physically developable land based on all of the possible currently known housing requirements. However, the total capacity over the 15 year period, taking into account the over-provision of the 5-year supply, exceeds the housing target for the District, ie the target for East Dorset alone is 5,250 and the supply demonstrated in this document is 5437.

Proposed Methodology for Strategic Housing Land Availability Assessment

Bournemouth and Poole Housing Market Area

February 2008

1.0 Introduction

- 1.1 Planning Policy Statement 3: Housing (PPS3) sets out a new approach for planning for housing, in response to recommendations in the Barker Review of Housing Supply published in March 2004. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. These changes include the requirement for Local Planning Authorities (LPAs) to identify and maintain firstly a rolling five-year supply of deliverable land for housing, and secondly, to identify sufficient developable land for at least a 15 year period in their forthcoming Local Development Documents (LDDs).
- 1.2 In order to reinforce the 'plan, monitor, manage' approach to planning while being more responsive to land supply issues, PPS3 sets out that LPAs should be informed by a robust evidence base to aid in the formulation of local planning policies and the determination of planning applications. In particular, PPS3 states that LPAs should undertake a Strategic Housing Market Area (HMA) Assessment¹ to assess local housing need and demand, and a Strategic Housing Land Availability Assessment (SHLAA²) to identify and monitor current and future land availability for housing based on agreed HMA boundaries.

2.0 What is a HMA?

- 2.1 Strategic HMA Assessments will form a major part of the evidence base for the production of LDDs which concern housing issues, allowing LPAs to understand the dynamic and complex housing markets which operate in their area. The main outcome of undertaking this work at the sub-regional level is to provide a valuable insight into how housing markets operate both now and in the future, including an assessment of local housing need, demand and market conditions.
- 2.2 In Dorset, partnership working is being undertaken to inform housing policy formulation at the sub-regional and local levels. The HMA work has identified that there are two broad housing markets operating in Dorset, the Bournemouth & Poole HMA and the Dorchester & Weymouth HMA.
- 2.3 The Practice Guidance for undertaking SHLAA² (the 'Practice Guidance') recommends that the study area should be set at the HMA level. Therefore, two SHLAAs will be undertaken within the county and agreement to work in partnership has already been made between the councils in Dorset.
- 2.4 This methodology document relates to the SHLAA that will be undertaken by the Partnership of Councils in the Bournemouth and Poole HMA' (the Partnership).

3.0 What is a SHLAA?

- 3.1 The primary role of a SHLAA is to:
 - Identify sites with potential for housing
 - Assess their housing potential
 - Assess when they are likely to be developed

- 3.2 One of the key requirements of the SHLAA will therefore be to identify and assess the deliverability and developability of sites that have the potential for new housing development. The SHLAA will need to identify sufficient specific sites to meet the strategic housing requirement within a LPA area for at least the first 10 years of a plan, but preferably for at least 15 years.
- 3.3 The SHLAA will be a technical document only, but once completed and approved by each LPA within the Partnership, will form a key component of each Authority's evidence base, being used to inform judgements on the future pattern of development and the allocation of land for housing. Judgements concerning whether sites should be allocated in future LDDs will be made through the statutory plan process, which will further test the suitability of any sites identified in a SHLAA which may be proposed for housing development.
- 3.4 To remain a useful tool in planning for the delivery of housing, the SHLAA will need to be comprehensive in its identification and assessment of sites and updated on an annual basis. It will be reported through the Annual Monitoring Reports, which are produced each year by each respective LPA.
- 3.5 The timescales for undertaking and completing the SHLAA within the Councils that make up the Partnership differ. This is because each LPA is at a different stage in its Local Development Framework (LDF) plan-making process. The main purpose of the Partnership approach is to develop and agree a common methodology which can be used to undertake the Assessment for each LPA in the Bournemouth & Poole HMA. Each LPA will produce an interim SHLAA for their authority area, with consistency of approach confirmed through the Partnership and a common SHLAA Panel. On completion of the Assessments the results will be combined and a full HMA-wide Assessment produced.

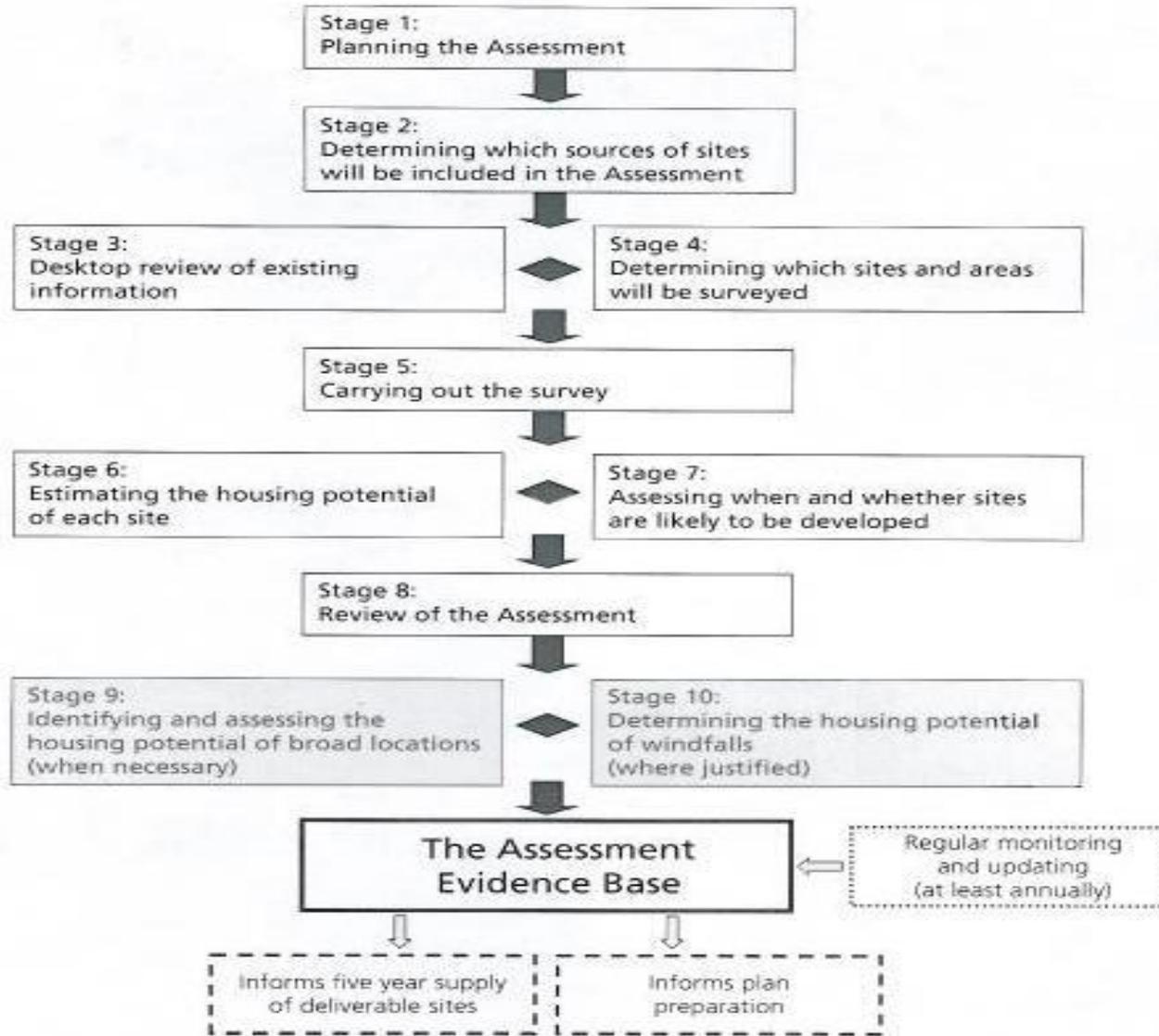
4.0 Core Requirements and Outputs of a SHLAA

- 4.1 In order that a SHLAA can be used as a robust and credible evidence base, the Practice Guidance sets out some minimum requirements. The SHLAA should:
- Set out a list of sites, cross referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
 - Assess the deliverability/developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
 - Identify the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
 - Set out constraints on the delivery of identified sites
 - Make recommendations on how these constraints could be overcome and when
- 4.2 Together with the general methodology, set out in the Practice Guidance, these core requirements have been used to develop the proposed methodology, as set out below.

5.0 The Methodology

- 5.1 The Government's Practice Guidance sets out eight stages for the preparation of a SHLAA, with two further stages that may be undertaken if it is not possible for a LPA to identify an adequate supply of specific deliverable or developable sites for housing. The stages of the SHLAA are set out in Figure 1.

Figure 1: Stages of a SHLAA



Stage 1: Planning the Assessment

- 5.2 There is agreement between all Planning Authorities within the Bournemouth & Poole HMA that the Assessment should be undertaken jointly in order to provide a robust and credible source of evidence for the production of future local planning policies.
- 5.3 In addition to the partnership of Planning Authorities, key stakeholders (listed in Appendix A) have been invited to join a SHLAA Panel which will inform the work undertaken and the final recommendations.
- 5.4 In terms of resources it is proposed that Planning Officers will undertake the majority of the work. The Partnership of LPAs has current experience of undertaking similar joint assessments, in terms of the outgoing ‘Urban Capacity Studies’, as well as continuing experience from evidence gathering for the production of a range of LDDs including Core Strategies and Site Specific LDDs. Therefore, the Partnership should be able to meet the requirements of the SHLAA.
- 5.5 It has been agreed that each Council will provide adequate resources to undertake the study. In addition to Planning Officers working on the preparation of planning policies, officers from Development Control, GIS, Tree and Landscape, Design, Land Management Conservation, etc. teams will also be involved in the production of the SHLAA.
- 5.6 It is anticipated that all members of the SHLAA Panel will contribute towards the initial identification of sites, as well as advising the Partnership on their ‘availability’ and ‘achievability’, as set out in Stage 7 of the methodology.
- 5.7 Each Planning Authority will be responsible for undertaking the Assessment for their administrative area, following the confirmed methodology. In terms of quality assurance, the assessment of sites will be presented to the SHLAA Panel in order to agree the findings, or to recommend changes. As a technical document produced as evidence for the production of each Council’s LDF, the SHLAA will be scrutinised by each Authority through its own Committee procedures or relevant steering groups.
- 5.8 While the SHLAA will be undertaken at different times in the Bournemouth and Poole HMA, due to the requirements of each Council, a broad timetable of key milestones is proposed (Appendix B).

Stage 2: Determining which sources of sites will be included in the Assessment

- 5.9 The Practice Guidance identifies examples of the sources of sites that have the potential for housing and which should be covered in the Assessment:

Table 1

Sites in the Planning Process
<ul style="list-style-type: none"> • Land allocated (or with permission) for employment or other land uses which are no longer required for those uses • Existing housing allocations and site development briefs • Unimplemented/outstanding planning permissions for housing • Planning permissions for housing that are under construction
Sites not currently in the planning process
<p>Examples:</p> <ul style="list-style-type: none"> • Vacant and derelict land and buildings • Surplus public sector land • Land in non-residential use which may be suitable for redevelopment for housing, such as commercial buildings or car parks, including as part of mixed-use development

- Additional housing opportunities in established residential areas, such as under-used garage blocks
- Large scale redevelopment and re-design of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions
- New free standing settlements

5.10 The Partnership proposes to update the source categories used in the Urban Capacity Studies (UCS) work to maintain continuity while accommodating the new requirements of the SHLAA processes. The new categories are set out in Appendix C.

5.11 The Practice Guidance states that “particular types of land or areas may be excluded from the Assessment. Where this is the case, the reasons for doing so will need to be justified and agreed by the members of the partnership.” It is proposed that if sites are identified which fall within the designations listed below, they will be assigned a nil housing potential, due to their inappropriateness as potential housing sites:

Table 2

Sites to be excluded from SHLAA	Justification
Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Ramsar site (wetlands of international importance), National Nature Reserve (NNR), Environmentally Sensitive Area (ESA), Special Protection Area (SPA) Scheduled Ancient Monuments and sites within 400m of protected heathland.	National Policy advises against development that would have an adverse impact on national and internationally important nature conservation interests.
Site is located wholly outside or is unrelated to the list of settlements defined in Appendix D. An exceptional case will be made for sites delivering 100% affordable housing to meet local need.	Development Policies A to C of the Draft Regional Spatial Strategy for the South West identify the categories of settlements where housing will be acceptable for the period 2006-2026. Appendix D sets out the list of settlements in Dorset falling within these categories. Further policies, and where appropriate, settlement boundaries will be developed through the LDF process in due course. Outside these settlements LDFs will not contain specific allocations for housing and therefore the SHLAA process is not applicable.

Stage 3: Desktop Review of Existing Information

5.12 An initial desk top review will be undertaken in order to identify sites with potential for housing. The Government’s Practice Guidance sets out some of the data sources that can be used to identify sites with potential for housing (Table 3). Information identified at this stage of the Assessment will be used to plan for the site survey stage.

Table 3: Sources of Information

Sites in the planning process	Purpose
Site allocations not yet the subject of planning permission	To identify sites
Planning permissions/sites under construction (particularly those being developed in phases)	To identify sites
Site specific development briefs	To identify sites and any constraints to delivery
Planning application refusals	To identify sites – particularly those applications rejected on grounds of prematurity, overdevelopment or poor design
Dwelling starts and completion records	To identify the current development progress on sites with planning permission
Other sources of information that may help to identify sites	
Local planning authority Urban Capacity Study	To identify buildings and land, and any constraints to delivery
Local planning authority Empty Property Register	To identify vacant buildings
English House Condition Survey	To identify buildings
National Land Use Database	To identify buildings and land, and any constraints to delivery
Register of Surplus Public Sector Land	To identify buildings and land
Local planning authority Employment Land Review	To identify surplus employment buildings and land
Valuation Office database	To identify vacant buildings
Local planning authority vacant property registers (industrial and commercial)	To identify vacant buildings
Commercial property databases e.g. estate agents and property agents	To identify vacant buildings and land
Ordnance Survey maps	To identify land
Aerial photography	To identify land

- 5.13 During this stage a pro forma will be sent out to all stakeholders within the Bournemouth and Poole HMA, and an advert will be placed in the local newspapers, requesting the formal proposal of potential sites. A copy of this 'new sites' pro forma is attached as E.
- 5.14 The owners or agents of sites which already have the benefit of an outstanding planning permission will be separately contacted to assess when or whether their site is likely to come forward for housing. Where required, a letter will be sent to the landowners/agents of land allocated for housing development to identify the likely preparation and implementation of a planning application. A copy of the agents' letter and pro forma is attached as Appendix F. Both of these forms are available to download on the relevant planning page of each LPA's website, additionally, if requested, forms will be sent out to those requesting them.

Stage 4: Determining which sites and areas will be surveyed

- 5.15 The Practice Guidance states that all sites identified by the desk-top review and from stakeholders should be visited. This will aid in the robustness of the Assessment, particularly where currently held information on the site held may be inconsistent or incomplete. Site surveys will also identify any possible constraints. Those sites which have been granted planning permission will not need to be surveyed, as the potential and constraints on these sites will have already been identified.
- 5.16 Although the need to survey each new site is likely to have huge resource implications, it will be a necessary part of the Assessment and will aid in providing adequate evidence that there is a reasonable chance of a site being developed for housing.
- 5.17 The Practice Guidance indicates that the following factors should be taken into consideration when determining how 'comprehensive' (in terms of geographic coverage) and 'intensive' (in terms of the minimum size of site surveyed) the survey element of a SHLAA should be:
- The nature of the housing challenge – assessments will need to be more comprehensive and intensive where existing or emerging housing provision targets in the study area are high and/or where housing market conditions signal worsening affordability, reflecting the need to identify more sites for housing;
 - The nature of the area – in areas dominated by smaller rural settlements, it may be necessary to identify all the sites with potential for housing, whereas this may not be necessary or feasible in more urbanised areas;
 - The nature of land supply – where a large proportion of housing is expected to be delivered on small sites this may mean that the survey needs to identify smaller sites than would be necessary in an area where larger sites are likely to make up the bulk of supply; and,
 - The resources available to the partnership – which can be brought together for best effect and, should reflect the scale of the task. The methodology provides different approaches for some stages to reflect any differences in resources.
- 5.18 In most cases, it is proposed that a minimum site size threshold of 0.15ha will be applied to sites comprising the Assessment, however LPAs may identify smaller sites than this threshold, if necessary.

Stage 5: Carrying out the survey

- 5.19 Following the desktop survey, all sites identified will be visited by officers of the relevant LPA in order to make an informed judgement as to the likelihood of residential development on each site. Stage 6: Estimating the housing potential of each site
- 5.20 The Practice Guidance recommends that the estimate of housing potential on each site surveyed should be guided by the existing or emerging development plan, particularly in terms of local policies towards housing densities.
- 5.21 It is proposed that density assumptions will be consistent throughout the Bournemouth and Poole HMA, based on national guidance and regional and local planning policies.
- 5.22 To produce an estimate of the number of dwellings that could be provided on each identified site, a three-stage process is proposed (See Appendix G). Additionally, the Practice Guidance recommends the use of design exercises to assist estimation of site potential. Resources permitting, comparison will be made with sample schemes from elsewhere in the study area which are deemed to represent a form of development appropriate to the site under consideration. In some cases it may be appropriate to sketch a scheme from scratch in order to visualise the site's potential.

Stage 7: Assessing when and whether sites are likely to be developed

- 5.23 PPS3 requires LPAs to identify sufficient and specific 'deliverable' sites to deliver housing within a five-year period and longer-term 'developable' sites. It also requires LPAs to identify those sites which are regarded as 'not currently developable', stating the current constraints affecting their developability.
- 5.24 To be considered 'deliverable', sites are required to be:
- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable communities
 - Available – the site is available now
 - Achievable – there is a reasonable prospect that housing will be delivered on the site within five years
- 5.25 This stage of the Assessment will individually assess identified sites against these 'tests' and it is proposed that this will be reported in the Assessment through an 'assessment matrix'. A draft 'assessment matrix' has been developed and is attached as Appendix H. Once this matrix is finalised it will be used to inform in a structured manner the assessment of sites. It is important to note that the use of a scoring system is simply a first-stage tool and that a degree of unwarranted precision should not be attributed to the scored assessment of a given site. The final assessment will rely heavily on a more qualitative consideration of all the available evidence. It is proposed that a final 'traffic light' system will be used to indicate the most deliverable sites.
- 5.26 The final part of Stage 7 requires an assessment to be made for those sites which are found to be 'not currently developable', as to what action would be needed to overcome those constraints. A separate statement will be produced on how constraints could be overcome on a site-by-site basis.

Stage 8: Review of the Assessment

- 5.27 The initial survey of sites and the assessment of their deliverability/developability will enable the housing potential in each Planning Authority to be made, this will allow a housing trajectory for each LPA to be produced. Once all of the surveys and assessments in the Partnership are complete, the total housing potential for the Bournemouth and Poole HMA will be collected to produce an indicative housing trajectory, setting out how much housing can be provided, and at what point in the future.
- 5.28 The Practice Guidance recommends that a risk assessment should be made at the review stage in order to assess the risk of sites not coming forward as anticipated. If insufficient sites are identified in order to meet the strategic housing targets for a Planning Authority, it will be necessary to investigate how this shortfall should best be planned for.
- 5.29 Where there is an identified shortfall in deliverable/developable sites for housing within a LPA area, it is proposed that one or both of the options set out in Stages 9 and 10 will need to be undertaken.

Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

- 5.30 This is an optional stage that may be undertaken by one or more of the LPAs in the partnership, where an adequate supply of sites with housing potential cannot be identified.
- 5.31 Broad locations, where further housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified, may be identified in a SHLAA, in order to provide a level of certainty to communities and developers concerning future patterns of development. Examples of broad locations include land:

- Within and adjoining settlements – where housing development could be encouraged or small extensions to existing settlements
 - Outside settlements – for example, within the Bournemouth and Poole HMA this could comprise major urban extensions as proposed in the draft South West RSS
- 5.32 It is proposed that if a Planning Authority is required to identify broad locations, consultation with the SHLAA Panel will be made in order to establish the criteria to assess these locations both within and outside existing built up areas and subsequently the housing potential within those locations.

Stage 10: Determining the housing potential of windfall (where justified)

- 5.33 While PPS3 sets a clear expectation that the supply of land for housing should be based on specific sites, and where necessary, broad locations, it also recognises that in some circumstances a windfall allowance may be justified.
- 5.34 Where it is decided that a LPA is required to undertake an assessment of windfall, in order to meet its strategic housing requirements, this will need to be based on recent historic completion rates for each source of housing potential – as identified in Stage 2. This assessment will need to consider whether the annual rate of supply is likely to increase or decrease, whether the pattern of redevelopment is likely to remain the same or change, and whether current market conditions are likely to stay the same, worsen, or improve in the future.
- 5.35 It is proposed that where a LPA cannot identify enough specific potential housing sites to meet their strategic housing requirement they will determine housing potential from recent historic windfall levels, excluding any sites already counted in their Assessment. It is proposed that where this requirement is necessary the method for determining a historic windfall rate will be discussed with the SHLAA Panel.

Appendix A List of key stakeholders invited to join the SHLAA Panel

Appendix B Timetable and key milestones

Appendix C Site classifications and definitions

Appendix D Settlements where sites will be surveyed

Appendix E 'new sites' pro forma

Appendix F 'existing sites' pro forma

Appendix G Estimating housing potential

Appendix H Assessment matrix

Appendix A List of key stakeholders invited to join the SHLAA Panel

Volume housebuilder	Home Builders Federation Ltd
Small housebuilder	Penny Farthing Developments
Small housebuilder	Teversham Construction Ltd
Estate Agent	Goadsby
Architect	Traves James Architects
Planning consultant	Terence O'Rourke
Registered Social Landlord	Spectrum Housing Group
Environmental Body	Environment Agency
Environmental Body	Natural England
Community Body	Dorset Community Action (DCA)
Environmental Lobby Group	Campaign to Protect of Rural England

Appendix B Timetable and key milestones

6 th December 2007	First Panel meeting
12 th December – 31 st January	Invitation for stakeholders and public to submit potential sites
Late December 2007	Submission of Annual Monitoring Reports
January – March 2008	Officer survey and assessment
Spring 2008	Interim Borough/District reports
Spring/Summer 2008	HMA-wide report

Appendix C Site classifications and definitions

SHLAA Category	Definition	Possible data sources / methods	Estimate of theoretical capacity
Subdivision of existing housing, Redevelopment of existing housing or Intensification (SRI)	Large dwellings or large plots where the existing dwelling could either be subdivided or redeveloped or additional dwellings could be built on the plot	Aerial photographs, GIS based exercise and site surveys. All could be given a 10m buffer using GIS. This will identify the potential developable areas between properties, where there would not be an overriding objection based on the proximity of new to existing dwellings.	Based on site area and density assumptions in Appendix G
Flats over shops (FOS)	Reuse of the upper floors of buildings where the lower floors are used for retail purposes	Survey	Count
Empty homes (EHS)	Based on the Empty Homes Strategy	Empty Homes Strategy	Constrained yield taken from Empty Homes Strategy.
Previously developed vacant / derelict land and buildings (non housing) (PDL)	Previously-developed land, often called brownfield land, is land that was developed but is now vacant or derelict. This category includes NLUD categories (a) previously developed land now vacant, and (c) derelict land and buildings.	Aerial photographs, GIS based exercise and site surveys.	Based on site area and density assumptions in Appendix G
Redevelopment or Conversion of other uses	Category includes all non-residential uses not assessed	Aerial photographs, GIS based exercise and	Based on site area and density assumptions in

SHLAA Category	Definition	Possible data sources / methods	Estimate of theoretical capacity
(RXO)	as part of Flats Over Shops. Public open space is also not included in this category.	site surveys.	Appendix G
Redevelopment of car parks (RCP)	Public and private car parks	Aerial photographs, GIS based exercise and site surveys.	Based on site area and density assumptions in Appendix G
Review of existing housing allocations in plans (RHA)	Sites allocated for housing within the adopted Local Plan not benefiting from a planning permission	Aerial photographs, GIS based exercise and site surveys.	Based on site area and density assumptions in Appendix G
Review of other allocations in plans (ROA)	All allocations within suitable areas that are not benefiting from planning permission.	Aerial photographs, GIS based exercise and site surveys.	Based on site area and density assumptions in Appendix G
Vacant land not previously developed (GRE)	Land which has not previously been developed or which has returned to Greenfield status over time, includes agricultural and forestry buildings.	Aerial photographs and GIS based exercise.	Based on site area and density assumptions in Appendix G
Existing Planning Permissions (EPP)	Remaining uncompleted units on sites with planning permission	As held for annual monitoring purposes. All sites currently mapped. The progress on each site is known as at 1 st April 2007. Next survey will be 1 st April 2008. Applicant response to SHLAA 1 form.	Remaining uncompleted units on sites with planning permission.
Rural Exception Sites (REX)	Sites in rural areas that would not be considered except to supply 100% affordable housing to meet need	Identified through SHLAA 2 form returns Aerial photographs, GIS based exercise and site surveys.	Based on site area and density assumptions in Appendix G

Appendix D Settlements where sites will be surveyed

Bournemouth Borough Council – Settlement Suitable for Market and Affordable Housing			
Urban area of Bournemouth			
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: www.bournemouth.gov.uk by clicking on 'Local Plan' link in the A-Z of Services under 'L'. Click on link to the online version of the Local Plan.			
Christchurch Borough Council - Settlements Suitable for Market and Affordable Housing			
Burton	Urban area of Christchurch		
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: www.dorsetforyou.com by following links 'living' > 'building/planning' > 'planning' > 'local plans' > 'Local Plan for Christchurch – Adopted Version' (left column) > 'Christchurch LOCAL PLAN LOCATOR' (right column)			
East Dorset District Council - Settlements Suitable for Market and Affordable Housing			
Aldersholt	Colehill	Corfe Mullen	Cranborne
Ferndown & West Parley	St Leonard's & St Ives	Sixpenny Handley	Sturminster Marshall
Three Legged Cross	Verwood	West Moors	Wimborne
Settlements Suitable for 100% Affordable Housing (Exception Sites) Only			
Furzehill	Gaunts Common	Gussage all Saints	Gussage St. Michael
Hinton Martell	Holt	Horton	Longham
Shapwick	Woodlands		
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: www.dorsetforyou.com by following links 'living' > 'building/planning' > 'planning' > 'local plans' > 'Local Plan for East Dorset' (left column) > 'East Dorset Local Plan maps online' (right column)			
North Dorset District Council – Settlements Suitable for Market and Affordable Housing			
Bourton	Blandford (Forum and St. Mary)	Charlton Marshall	Child Okeford
East Stour	Fontmell Magna	Gillingham	Hazelbury Bryan
Iwerne Minster	Marnhull	Milborne St. Andrew	Motcombe
Okeford Fitzpaine	Pimperne	Shaftesbury	Shillingstone
Spetisbury	Stalbridge	Stourpaine	Sturminster Newton
Winterborne Kingston	Winterborne Stickland	Winterborne Whitechurch	
Access to Online Mapping of Local Plan Proposals Maps – Maps available at: www.north-dorset.gov.uk by following the link on the Homepage to 'NordMap Online Maps' (right column)			

Borough of Poole – Settlement Suitable for Market and Affordable Housing
Urban area of Poole
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: www.boroughofpoole.com by clicking on 'Local Plan' link in the A-Z of Services under 'L'. Click on link 'Local Plan First Alteration - Adopted March 2004'. Click on 'Proposals Maps'

Purbeck District Council – Settlements Suitable for Market and Affordable Housing			
Bere Regis	Bovington	Corfe Castle	Harman's Cross
Holton Heath	Langton Matravers	Lytchett Matravers	Sandford
Stoborough (inc. Stoborough Green and Ridge)	Studland	Swanage	Upton
Wareham	West Lulworth	Winfrith Newburgh	Wool
Settlements Suitable for 100% Affordable Housing (Exception Sites) Only			
Acton	Affpuddle	Arne	Bloxworth
Briantspuddle	Church Knowle	Coombe Keynes	East Chaldon
East Knighton	East Lulworth	East Morden	East Stoke
Kimmeridge	Kingston	Lytchett Minster	Morden
Moreton	Moreton Station	Turnerspuddle	Worth Matravers
Access to Online Mapping of Local Plan Proposals Maps – Maps available at: www.purbeck.gov.uk by clicking on 'Local Plan' under 'Planning' banner > 'Interactive Proposals Map' (left column)			

Appendix E 'new sites' pro forma (Form SHLAA 2)

Bournemouth and Poole Housing Market Area Strategic Housing Land Availability Assessment

POTENTIAL NEW HOUSING SITE

Guidance Notes – December 2007

Local planning authorities are required to undertaking a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes. This exercise in Dorset is being undertaken jointly by the following district or unitary authorities – Bournemouth, Christchurch, East Dorset, North Dorset, Poole, and Purbeck – with assistance from Dorset County Council.

The first stage is to identify as many sites as possible with potential for housing.

If you wish to suggest a potential site and feel that it may make a contribution to the overall housing land supply, please use the following form and return it to the local council within which the site is situated (see attached contact details)

Please ensure your form is returned before 31 January 2008

Before completing your form, please read the following guidance notes:

- Use a separate form for each site. Additional forms may be obtained from your local authority and via their website (see attached contact details). Or you may prefer simply to photocopy this blank form. Only information supplied on a form can be considered
- Attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site. You may obtain a base-map from your local authority.
- Include only sites greater than 0.15 hectares (about 0.40 acres)
- Submit only sites within or adjoining a settlement listed on the enclosed sheet
- Do not submit sites using this form that already have planning permission for residential use, unless different proposals are identified. It is not necessary to draw to our attention sites which are already allocated for housing in a local plan.
- Please ensure that your site is located within Dorset, including the unitary authorities of Bournemouth and Poole

Please note that although all proposals will be considered, suggesting a site at this first stage does not guarantee that the land will be included for housing development in the final analysis.

For official use only:

Reference _____

Received _____

Acknowledged _____

**Bournemouth and Poole Housing Market Area
Strategic Housing Land Availability Assessment
Potential New Housing Site**

- Please complete the form clearly and legibly.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site
- This form should be returned before 31 January 2008
-

DATA PROTECTION AND FREEDOM OF INFORMATION

The information collected in this response form will be used by your local planning authority to inform the Strategic Housing Land Availability Assessment and subsequent components of the Local Development Framework.

By responding you are accepting that your response and the information within it will be in the public domain, and that it may be disclosed if requested under the Freedom of Information Act. However, any published information will not contain personal details of individuals.

Your details	
Name	
Company / agent	
Representing	
Is your business housing development ?	Yes No
Your address	
Telephone Number	
email	

For official use only: Reference _____

Site details	
Site address	
Site postcode	
OS grid reference	
Please attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site. If you are able to provide this information in GIS format we would be grateful.	

Ownership of Site	
Are you the landowner of the site ?	Yes No
If 'yes', are you ?	Sole owner Part owner Please list other owners:
If you're not the owner, who is ? (please list if more than one)	

CURRENT AND POTENTIAL USE

What is the site currently used for?

In your view, what type and number of dwellings would you envisage for the site?	
Number of houses (or bungalows)	
Number of flats	
Would the site be solely for affordable housing? If 'yes' please tick:	

POSSIBLE CONSTRAINTS

To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details:	
Access difficulties	
Infrastructural requirements	
Topography or ground conditions	
Hazardous risks	
Contamination / pollution	
Flood risk	
Legal issues	
Other considerations	

Do you believe constraints on the site could be overcome? If so, please explain.	

AVAILABILITY

Over what broad timeframe would you anticipate the site could first become available for development? Please tick one box	
Within the next 5 years i.e. by the end of March 2012	
Within a period 5-10 years hence i.e. between 2012 and 2017	
Within a period 10-15 years hence i.e. between 2018-2022	
After 15 years hence i.e. after 2022	

If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year for commencement? Please tick one box

Before the end of March 2008	<input type="checkbox"/>
Between April 2008 and March 2009	<input type="checkbox"/>
Between April 2009 and March 2010	<input type="checkbox"/>
Between April 2010 and March 2011	<input type="checkbox"/>
Between April 2011 and March 2012	<input type="checkbox"/>

Once commenced, how many years do you think it would take to develop the site?

Number of years	
-----------------	--

If the site is likely to require phasing of development, could you please explain the likely timing of the phases and number of dwellings to be delivered at each phase

--

SURVEY ISSUES

In identifying such a site you are giving permission for an officer of the council to access the site in order to ascertain site suitability. In this context would there be any access issues to the site?

--

If yes, please provide contact details of the person who should be contacted to arrange a site visit.

--

Do you know of any other issues that we should be aware of (including any issues not covered above which might delay the site coming forward for development)?

Please return this form together with a map which clearly identifies the boundary of the site **before 31 January 2008** to the local council in which the site is situated.

Thank you for your assistance

Appendix F 'existing sites' pro forma (Form SHLAA 1)

Dorset Strategic Housing Land Availability Assessment

Guidance Notes – December 2007

Local planning authorities are required to undertake a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes. This exercise in Dorset is being undertaken jointly by the district and unitary authorities and the County Council.

The first stage is to identify as many sites as possible with potential for housing. Our records show that you hold a current planning permission(s) to develop land for housing. This land will therefore be included in the availability assessment but it would be most helpful if you could spend a moment to answer the following questions about the site and your intentions.

If you have permission to develop more than one site, please respond on a separate form for each site. Additional forms may be downloaded from your local council office or website, or you may prefer to simply photocopy this form.

Please return the form by 31 January 2008.

<u>For official use only:</u>	
Reference	_____
Received	_____
Acknowledged	_____

Dorset Strategic Housing Land Availability Assessment

Site with Existing Planning Permission

Please confirm your details	
Name	
Company / agent	
Representing	
Is your business housing development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Your address	
Telephone Number	
email	

Please confirm site details	
Site address	
Planning permission number(s)	

Ownership of Site	
Are you the landowner of the site?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If 'yes', are you?	<input type="checkbox"/> Sole owner <input type="checkbox"/> Part owner Please list other owners:
If you're not the owner, who is ? (please list if more than one)	

When do you intend that housing development will be commenced?:	
Before the end of March 2008	<input type="checkbox"/>
Between April 2008 and March 2009	<input type="checkbox"/>
Between April 2009 and March 2010	<input type="checkbox"/>
Between April 2010 and March 2011	<input type="checkbox"/>
Between April 2011 and March 2012	<input type="checkbox"/>

If none of the above, do you think the site is likely to become available for housing in the longer term?:	
Within a period 5-10 years hence i.e. between 2012 and 2017	<input type="checkbox"/>
Within a period 10-15 years hence i.e. between 2018-2022	<input type="checkbox"/>
After 15 years hence i.e. after 2022	<input type="checkbox"/>

Once commenced, how many years do you think it will take to develop the site?	
Number of years	

If the site requires phasing of development, could you please explain/ confirm the likely timing of the phases and number of dwellings to be delivered at each phase

Do you feel the site has potential for an alternative housing proposal (alternative to the existing permission) in terms of the number or type of housing ? Please specify:

Do you know of any other issues that we should be aware of (including any issues not covered above which might delay the site coming forward for development) ?

Please return this form to the local council where planning permission was granted before **31 January 2008:**

Thank you for your help

Appendix G Estimating housing potential**Stage A** – Calculating the theoretical site potential

Analysis of the density of new developments since 2001 has shown that in the majority of areas development has been above 30dph and in some areas over 100dph. These densities will be applied to give a theoretical capacity for each site. This will not take into account any reductions due to policy constraints, access, slope etc.

Density Zone	Theoretical Density (dwellings per hectare)	Definition
Town Centre	At least 100 dph	The centre of a town as defined in Local Plans plus a zone up to 400m from the edge of this town centre area.
Suburban	At least 50 dph	The remainder of the built up urban area
Village/Rural	At least 30 dph	All other areas outside of the main urban areas

Stage B – Onsite Estimate of Potential

The guidance states that *as a minimum all sites identified in the desk-top review should be visited*. At the time of the site survey, an estimate of the number of units that could be accommodated on a site should be made to aid in the final assessment of the site potential. This should be based on the character of the surrounding area, make allowances for access roads and other physical constraints observed on site and have regard to existing or emerging local planning policies.

For example, if a site is within an area of predominantly flatted development then it may be fair to assume that the site will also be developed for flats and therefore an assessment should make allowance for this. Conversely a site in a suburban area of a town with many detached/semi detached dwellings is less likely to be developed for flats.

If there are any existing dwellings on the site this should be documented to enable the net number of dwellings to be recorded.

Stage C – Final Assessment of Potential

This stage will pull together all the desktop and constraints information gathered on a site to make an assessment of the number of dwellings that could be provided on a site. Sample schemes that have been developed previously will be used to give an idea of the type of development that is viable and therefore inform the assessment of potential.

The final assessment should be undertaken using all of the constraint / site character information to arrive at a total. This constraint information should be used along side the initial theoretical assessment and the on site assessment produced in Stages 1 and 2 respectively. In addition, the sites identified by developers and land owners should contain their estimate of how many dwellings they want to provide on the site which should be considered when arriving at the final estimate of the site potential.

Appendix H Assessment matrix

SUITABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
Land or Areas to be Excluded from the Assessment as Unsuitable					
Exclude from the assessment	Site located within any one of the following designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM; sites within 400m of protected heathlands.	Exclude		√	
	Site is located wholly outside or is unrelated to the following defined list of settlements (see Appendix D of Methodology) except for rural exception sites	Exclude		√	
Locational suitability / creation of sustainable, mixed communities					
Re-use of land	Site is 100% pdl		√	√	
	Site is mixed greenfield / pdl with > 50% pdl		√	√	
	Site is mixed greenfield / pdl with < 50% pdl		√	√	
	Site is 100% greenfield		√	√	
Category of settlement	SSTC settlement		√	√	
	RSS Category B settlement		√	√	
	RSS Category C settlement		√	√	
Located within a settlement	Entirely in built-up area (infill)		√	√	
	On edge of settlement but not projecting in countryside (rounding off)		√	√	
	On edge of settlement and projecting in countryside (extension)		√	√	
Accessibility by foot to local	Site is within 800m of all of the following: a convenience store, a primary school and a GP surgery			√	

SUITABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
services (measured from centre of site by walking distance)	Site is within 800m of two of the following: a convenience store, a primary school and a GP surgery.			√	
	Site is within 800m of only one of the following: convenience store, a primary school and a GP surgery			√	
	Site is more than 800m from all of the following: a convenience store, a primary school and a GP surgery			√	
Accessibility to public transport services	Site is within 400m of an existing bus stop or 800m of a railway station, with hourly or more frequent services			√	
	Site is within 400m of an existing bus stop or 800m of a railway station, with less than hourly services			√	
	Site is more than 400m of an existing bus stop <u>and</u> 800m of a railway station			√	
Accessibility to higher level services by public transport	Site is located within 30 minutes public transport time of all of the following: hospital, secondary school, areas of employment and a major retail centre			√	
	Site is located within 30 minutes public transport time of two of the following: hospital, secondary school, areas of employment and a major retail centre			√	
	Site is located further than 30 minutes public transport time of all of the following: hospital, secondary school, areas of employment and a major retail centre			√	
Designations	Site is unaffected by designations			√	
	<i>Scope here for a further, lower tier of designations/restrictions at the discretion of each LPA. To be confirmed.</i>			√	
	Site located within or likely to affect any one of the following designations: Heritage Coast; SNCI; historic woodland; RIG: mineral consultation area; trees or woodland subject to preservation order; SLINC			√	
	Site located likely to affect either of the following designations: AONB (not within settlement boundaries of towns) (major developments only); Green Belt			√	

SUITABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
Access	Access to site already existing		√	√	
	Site is not accessible at present but has potential for access		√	√	
	Site is affected by severe access limitations		√	√	
Infrastructure	Site is unaffected by infrastructural limitations		√	√	
	Site is affected by infrastructural limitations		√		
Ground conditions	Site is unaffected by ground condition limitations		√	√	
	Site is affected by ground conditions but not to a significant extent		√	√	
	Site is severely affected by ground condition limitations, including steep slopes or ground instability		√	√	
Flood risk	Site is entirely in flood zone 1 (i.e. outside EA zones 2 or 3, or SFRA zones 3a or 3b)			√	
	Site is only within current EA flood zone 2			√	
	Site is within SFRA zone 3a			√	
	Site is within current EA zone 3 or SFRA zone 3b			√	
Groundwater source protection	Site is unaffected by groundwater source protection issues			√	
	Site is within Groundwater Source Protection Zone Cat 3			√	
	Site is within Groundwater Source Protection Zone Cat 2			√	
	Site is within Groundwater Source Protection Zone Cat 1			√	
Hazardous risk	Site is not affected by a hazardous risk or contamination/pollution issue		√	√	
	Site is affected to hazardous risk or contamination/pollution issue to a lesser extent		√	√	
	Site is affected by a hazardous risk or contamination/pollution issue		√	√	
Potential impacts					
Townscape/landscape character	Development at this site may have a significant <u>positive</u> impact on the key townscape or landscape characteristics on the area		√	√	
	Development at this site may have a neutral impact on the key townscape or landscape characteristics on the area		√	√	

SUITABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
	Development at this site may have a neutral impact on the key townscape or landscape characteristics on the area (within or affecting a Conservation Area)		√	√	
	Development at this site may have a significant <u>negative</u> impact on the key townscape or landscape characteristics of the area		√	√	
	Development at this site may have a significant <u>negative</u> impact on the key townscape or landscape characteristics of the area (within or affecting a Conservation Area)		√	√	
Environmental conditions					
Effect on prospective residents	Site is not affected by road noise, un-neighbourly uses, power lines		√	√	
	Site is affected by road noise, un-neighbourly uses, power lines to a lesser extent		√	√	
	Site is affected by road noise, un-neighbourly uses, power lines		√	√	

AVAILABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
Insurmountable constraint	A significant constraint or constraints on the availability of the site is judged to be insurmountable	Exclude		√	√
Control of site	Site is controlled by a housing developer			√	√
	Site is controlled by a public authority			√	
	Site is controlled by an identified private land owner			√	√
	Control of site is unknown			√	√
Intention to develop	Controller of site has expressed intention to make site available within next 5 years (by March 2012)				√

AVAILABILITY					
Criteria	Measure		Source		
			Survey	Desk top	Other e.g. stakeholders
	Controller of site has expressed intention to make site available between 5 and 10 years hence (between 2012 and 2017)				√
	Controller of site has expressed intention to make site available between 10 and 15 years (between 2018 and 2022)				√
	Controller of site has expressed intention to make site available after 15 years hence (after 2022)				√
	Controller of site has not made intention known				√
	Controller of site has made clear that they do not intend to make site available				√
Ownership	There is only one owner of the site or, though in multiple ownership, is subject to a co-ordinated purchase/approach by a single developer			√	√
	The site is in multiple ownership, with 2 or 3 owners			√	√
	The site is in multiple ownership, with 4 or 5 owners			√	√
	The site is in multiple ownership, with 6 or more owners			√	√
	Access to the site is controlled by an ownership issue i.e. ransom strip			√	√
Legal issues (covenants; tenancies etc)	Availability of the site is unconstrained by a legal matter			√	√
	It is unknown whether or not there are any legal constraints			√	√
	Availability of the site is constrained by a legal matter			√	√
Planning status	There is an outstanding planning permission for housing			√	
	Site does not have outstanding permission but has previous planning history for housing (e.g. lapsed consent; withdrawn application or a refusal, but where principle of development was acceptable)			√	
	Site has been subject of a pre-application enquiry or a submission to an LDF consultation			√	
	Site has previously been identified as a local plan or RSS objection site			√	
	The site does not have planning permission for housing			√	

ACHIEVABILITY						
Criteria	Measure		Source			
			Field survey	Desk top	Stakeholder survey form	Expert panel
MARKET FACTORS						
Adjacent uses	Uses adjacent to the site are likely to have a marked positive affect on the marketability of the site		√			√
	Uses adjacent to the site are likely to have a neutral affect on the marketability of the site		√			√
	Uses adjacent to the site are likely to have a detrimental affect on the marketability of the site		√			√
Economic viability of existing use of site	The economic viability of the existing use of the site makes developing the site for housing a desirable option					√
	No clear judgement can be made regarding the economic viability of the existing use of the site compared to reuse for housing					√
	The economic viability of the existing use of the site makes developing the site for housing undesirable					√
Economic viability of alternative uses to housing	The economic viability of possible alternative uses of the site makes developing the site for housing the most desirable option					√
	No clear judgement can be made regarding the economic viability of alternative use of the site compared to reuse for housing					√
	The economic viability of alternative uses of the site makes developing the site for housing an undesirable option					√
Attractiveness of location	The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing		√			√
	The attractiveness of the site location has a neutral effect on developing and marketing the site for housing		√			√
	The attractiveness of the site location has a negative effect on developing and marketing the site for housing		√			√
Level of market demand and	Market demand is strong in this location for the proposed type of housing development					√
	Market demand is average in this location for the proposed type of housing development					√

ACHIEVABILITY						
Criteria	Measure		Source			
			Field survey	Desk top	Stakeholder survey form	Expert panel
projected rate of sales	Market demand is weak in this location for the proposed type of housing development					√
Site preparation costs relating to physical constraints e.g. ground conditions; redevelopment or conversion etc	Site preparation costs are judged to be low		√			√
	Site preparation costs are judged to be average / expected		√			√
	Site preparation costs are judged to be high		√			√
Relevant planning design standards e.g. within conservation area	There are no exceptional planning design standards relating to development of this site			√		√
	Relevant planning design standards apply which will impose an additional cost on development			√		√
Prospects of funding or investment to address identified constraints or assist development	Funding or investment is available to address an identified constraint to development e.g. flood mitigation			√	√	
DELIVERY FACTORS						
Phasing of development	The developer anticipates delivery of the site is likely to comprise a single uninterrupted phase of development				√	√
	No information is available on the phasing of development				√	√

ACHIEVABILITY						
Criteria	Measure		Source			
			Field survey	Desk top	Stakeholder survey form	Expert panel
	The developer anticipates delivery of the site is likely to comprise more than one phase of development				√	√
Single/ several developers	Development is unlikely to be constrained or delayed by the number of developers on site				√	√
	Development may be constrained or delayed by an insufficient number of developers on site				√	√
Size / capacity of developers (past history of delivery)	Development of the site is unlikely to be constrained by the capacity of developer			√		√
	No judgement can be made concerning the capacity of the developer			√		√
	Development of the site may be constrained by the capacity of developer			√		√
Necessary Infrastructure	Necessary infrastructure will be in place to permit development of the site		√	√	√	√
	Necessary infrastructure is unlikely to be in place to permit development of the site		√	√	√	√

Protocol for Bournemouth and Poole Housing Market Area Strategic Housing Land Availability Study

Terms of reference

The aim of the panel is to assist the Partnership in its assessment of potential sites for new housing identified by the 2007-2008 Strategic Housing Land Availability Assessment (SHLAA) for the Bournemouth and Poole Housing Market Area.

The purpose of the panel will initially be to advise the partnership on the final wording of the methodology to be used in the Assessment, and secondly to assist in the assessment of site suitability, availability and achievability.

Membership of the Panel will be limited to those representatives listed in Appendix A of the SHLAA Methodology. The Partnership is agreed that the Panel is representative, being balanced and equitable in its composition and workings.

Membership of the panel is on an entirely voluntary basis. Meetings of the panel will take place between December 2007 and Spring 2008. It is anticipated that approximately 4-6 Panel meetings will be held during this period; additionally meetings may be held if deemed necessary by the Panel.

The partnership will consider the advice and opinions of all Panel members when making its assessment of identified sites. It is for the Partnership to attach the appropriate weight to such advice and opinions, relative to other evidence and considerations. Final assessment of sites within each local authority's SHLAA will be the responsibility of each respective local authority.

Expressions of Interest

Given the nature of the SHLAA, it is likely that some Panel members will have invested interests in identified sites. While this does not in itself present an issue with probity (the Panel will not vote on sites) members are requested to state if they have an interest in a site under consideration, which might influence the advice and opinions expressed. Members need not state the details of their interest.

Promotion of Sites

Panel members will be provided with an opportunity to suggest sites for consideration by the respective local authority, outside of Panel meetings. However, members are requested not to engage in the promotion of sites during Panel meetings.

General Conduct

A successful relationship between members of the Panel must be based upon mutual respect for the roles, responsibilities and positions of each other. Each Panel member will bring different skills and competences and it is important that the contribution of each member is equally recognised, respected, valued and considered. General principles of professional conduct will be upheld and members are asked to respect the views of other representatives on the Panel.

Bournemouth and Poole Housing Market Area Strategic Housing Land Availability Assessment

6th December 2007, 10:30

Council Chamber, East Dorset District Council

Attendees

Panel

David Ralph	(DR)	Borough of Poole – Chair of Panel
Andrew Nicholson	(AnN)	Natural England
Matthew Dukes	(MD)	Pennyfarthing Developments
May Palmer	(MP)	Harry J Palmer (Broadstone) Limited
Stephen Dunhill	(SDu)	Spectrum Housing Group
Jane Healy	(JH)	Campaign to Protect Rural England
Chris Clarke	(CC)	Terence O'Rourke
Mark Axford	(MA)	Goadsby Town Planning
Katherine Burt	(KB)	Environment Agency
Vicky Parsons	(VP)	Environment Agency

Apologies

Peter Traves	Traves James Architects
John Teversham	Teversham Construction Ltd
Steve Place	Dorset Community Action
Paul Bedford	Persimmon Homes South Coast

Officers

Richard Henshaw	(RH)	East Dorset District Council
James Smith	(JS)	East Dorset District Council
Raeph Cumming	(RC)	Christchurch Borough Council
Jenny Carter-White	(JCW)	Bournemouth Borough Council
Adam Neil	(AdN)	Borough of Poole
Steve Dring	(SDr)	Purbeck District Council
Malcolm Lewis	(ML)	Dorset County Council
Steve Garrett	(SG)	Bournemouth borough Council
Claire Walker	(CW)	North Dorset District Council

Principal Points Discussed

1) Protocol

MA Asked whether it is acceptable for future panel meetings to be attended by different members of an organisation, if the main contact is unavailable.

DR Answered that this would be acceptable.

ML Suggested that continuity is important and that it is preferable that Panel should be comprised of same people, if possible.

Action: Amend protocol to state that it is acceptable that different members of an organisation can attend Panel meetings, while stressing importance of continuity.

2) Stage 1: Planning the Assessment

DR Raised point from Mr Traves' written response, which broadly supported proposed management arrangements, but raised concern over whether councils had enough capacity to adequately undertake Assessment.

CC Questioned whether there is adequate political commitment to undertaking of Assessments.

RH East Dorset had taken issue to Council Committee – where members accepted need to undertake Assessment.

DR Details of work has been raised at Overview Group meeting – members were on board.

SG Councils have accepted that this work needs to be done and that resources have been made available.

3) Stage 2: Determining which sources of sites will be included in the Assessment

RH Table 2 of methodology sets out those areas that will be excluded from the Assessment.

KB Areas within Flood zones not excluded from the Assessment, however, important to tie work in to emerging Strategic Flood Risk Assessments, identifying this early on in the process in order to knock out clearly unsuitable sites.

CC Questioned inclusion of 400m Heathland exclusion zone, particularly as issue is ongoing in South East. Whether sites within 400m should be excluded or not should reflect outcome of Panel recommendation concerning South East Regional Spatial Strategy (RSS).

AnN Outcome and recommendations of Panel concerning the South West RSS is not yet known. The 400m question was never questioned by the Panel in response to the South East RSS, so it would be fair to interpret that this policy is unlikely to be changed.

DR Questioned whether it was actually an absolute constraint. For example on-site mitigation is potentially possible, if a site is large enough.

AnN Reiterated that at this stage, the 400m exclusion zone should be considered as an absolute constraint.

MA Agreed with CC's point, concerned how SHLAA will dovetail with Heathland DPD, which seeks to protect heathland while permitting development, where suitable.

DR Work on Heathland DPD has produced interim policy. However, outcome of Heathland work may change exercise in the future. Recommends that exclusion of land within 400m of protected heath remains, although future Assessments may be different.

ML Assessment is a rolling process using the best information at the time; methodology may change in the future.

DR Raised query about inclusion of Environmentally Sensitive Areas (ESAs) following outcome of Weymouth & Portland and West Dorset SHLAA Panel, where it was recommended that these should be taken out of excluded designations.

AnN Agree that ESAs should be removed from of areas to be excluded from Assessment

Action: Remove ESAs from list of areas to be excluded from Assessment

- JH Queried why Areas of Outstanding Natural Beauty (AONB) not listed in areas to be excluded
- DR AONBs are included later on in the Assessment, although AONB designation is not an absolute constraint to development
- AnN County Sites of Nature Conservation Interest (SNCI) should be listed in areas to be excluded from Assessment
- Action:** SNCIs to be included in list of areas to be excluded from Assessment
- MA Asked whether settlements in Appendix D of methodology are listed in draft South West RSS
- RH The draft RSS does not name specific settlements, allowing local authorities, based on sound evidence, to define settlements where market and/or affordable housing will be suitable. Core Strategies have not been adopted, so can't take list from here – proposed method is best way to concentrate resources in undertaking Assessment. Annual Monitoring Reviews undertake work on community facilities, which has been used to inform list of settlements to be assessed.
- CC Questioned whether there will therefore be any assessment of smaller settlements that are not listed in Appendix D
- RH Raised practicality issues of surveying every potential site in Bournemouth & Poole HMA. Likely that resources will be ineffectively used if land in any location can be submitted for assessment.
- SDu Questioned whether settlements acceptable for rural exception sites covered all parishes in an area
- RH Not known exactly whether some parishes do not have a settlement listed. Rural exception sites can still come forward even if settlement is not listed in SHLAA, it just means that these sites won't be specifically assessed. Unlikely that there would realistically be a large supply of housing from this type of development
- CC No real issue with this process, following national planning policy set out in Planning Policy Statements
- ML Guidance for undertaking SHLAAs does introduce idea of restricting sites in response to existing local planning policies
- JH Queried threshold being set at 0.15ha
- RH 0.15ha threshold is a guide only
- CW North Dorset undertook study to determine which sites were found to be suitable for market/affordable housing development in preparation of Core Strategy Issues and Options consultation
- SDr Purbeck sites taken from existing Local Plan. Rather than a threshold of 0.15h, looking at all sites regardless of size
- ANi Questioned different approach of Purbeck, would be better to be same threshold through Assessment area
- SDr Inclusion of more settlements would be likely to reduce pressure on releasing greenfield sites. An evolving process – may change in the future as a result of consultation, can't predict outcome of this, so better to include all settlements listed in Local Plan at this stage.
- CC Inconsistency in site size and approach may lead to a soundness issue, questions whether is issue has been satisfactorily answered
- Action:** Officer group to give more thought to this issue and report back prior to next Panel meeting in January 2008
- 4) Stage 3: Desktop review of exiting information**
- SDu Public sector partners will be key in delivery of housing. Experience suggests that register of surplus public sector land is not often completed by public bodies. Recommends source should not just rely on the register to identify public sector land
- Action:** Delete "Register of" in order to emphasise identification of all surplus public sector land.
- MA Concerning Pro Formas – Salisbury District Council in undertaking their SHLAA required people to complete how far site is from services and facilities
- ML Looked at this as a possible approach. Group decided that this would make pro formas too lengthy/complex which may put people off completing. All sites will be placed on GIS and the access programme 'Accession' will be used to identify walking distances to services and facilities as well as access via public transport.

- CC Questioned paragraph 5.14 of methodology – is there a need to send to landowners of land allocated in Local Plans
 ML Agreed that letters will not now go out to landowners of sites allocated in local plans specifically, although contact will be made, where required, to identify when planning applications are likely to be forthcoming.

Action: Amend paragraph 5.14 to make the above point more explicit

- KB Flood Risk should be added to Form SHLAA 2 (Appendix E, page 25 of methodology)

Action: Extra category to be added to Form SHLAA 2 concerning flood risk

5) Stage 4: Determining which sites and areas will be surveyed

- MA There will be areas in Bournemouth and Poole that will be smaller than the 0.15ha site threshold

- DR Possible that within urban area due to historic supply of land for housing, it may be required to have an allowance for windfall in the 15-year supply.

- CC Questioned whether PPS3 allows inclusion of windfall

- Anne First five years of deliverable sites have to be specific – no allowance of windfall. Developable sites over longer 6-15 year period can include a windfall allowance, where justified. Completion of comprehensive Assessment may justify inclusion of windfall allowance

6) Stage 5: Carrying out the survey

- JH Is 800m to services/facilities in Appendix H as the crow flies or walking routes? Issue of dangerous roads with no pavements in certain rural settlements.

- SG Walking routes used rather than as the crow flies

- JH Assessment of bus routes and employment site. Hourly bus service not a particularly useful guide

- SG Accepted, however still acts as a useful criteria in assessing accessibility in many rural areas where more regular bus services are unlikely

Action: Confirm in methodology that distances are calculated as walking routes, as opposed to straight-line distances.

- MD Questioned the worth of surveying a site if no contact is made with landowner to identify their intentions to develop. Particularly relevant when landowner has not submitted sites, particularly if officer has identified sites.

- ANe Guidance states that there needs to be a reasonable prospect that site is available

Action: Officer group to reconsider this issue and report back to Panel at next meeting

- ANi Need a better description of brown field land than 'previously developed land'. It would be more useful to indicate that it is a garden, redundant industrial use, etc.

- ML Space has been provided on survey sheets to specifically describe type of site

- CC Scoring of sites could quickly become political, particularly in changing the character of residential areas

- DR Cumulative impact of infilling and intensification needs to be taken into consideration when undertaking Assessment and outcome of this.

- RH Agree – future LDF policies may restrict development as identified in SHLAA work. If this is the case, these sites will be assessed differently in future Assessments.

7) Stage 6: Estimating the housing potential of each site

- MA Questions whether densities in the future will be as high as they are now, considering decreasing demand for flats in region

- RH Stage B of the three-stage process allows more accurate assessment of likely density, as opposed to initial theoretical density

8) Stage 7: Assessing when and whether sites are likely to be developed

DR Changes were proposed to Weymouth & Portland and West Dorset SHLAA methodology concerning scoring of sites

ML Concerns were largely due to increased risk of challenge if scores are part of Assessment and the fact that if a site is concluded to be Deliverable or Developable it will form part of the housing supply, regardless of its comparative ranking with other sites.

Action: Remove scoring from SHLAA work and final reports, although scoring will be useful in allocations work in the future and therefore will still be completed by officers – but will not be published in SHLAA report.

9) Stage 8: Review of the Assessment

No comments

10) Stage 9: Identifying and assessing the housing potential of broad locations (where necessary)

DR Fuller debate may be necessary after the Panel report is received, particularly whether urban extensions will be part of the supply in the sub-region

11) Stage 10: Determining the housing potential of windfall (where justified)

RH Have to complete Assessment before any decision can be made on whether including a proportion of windfall is justifiable.

SG Guidance is not particularly prescriptive/informative. PPS3 clearly states that windfall should not be considered within first 5 years rolling supply.

DR Will be a decision to make at a later date, following assessment of sites.

SG Next meetings to be arranged when study is under way. First meeting to be arranged in January 2008, following meetings in March and late Spring 2008.

Action: Date of next meeting will be circulated in December

AOB

KB Request that Environment Agency have sites as early as possible to enable them to adequately comment

Next Meeting

Date: Monday 28th January 2008, 2pm

Venue: Council Chamber, Purbeck District Council, Wareham

**Bournemouth and Poole Housing Market Area
Strategic Housing Land Availability Assessment**

28th January 2008, 2pm

Council Chamber, Purbeck District Council

Attendees

David Ralph	(DR)	Borough of Poole – Chair of Panel
Richard Henshaw	(RH)	East Dorset District Council
Jenny Carter-White	(JCW)	Bournemouth Borough Council
Adam Neil	(AdN)	Borough of Poole

Cari Wooldridge	(CW)	Purbeck District Council
Andrew Nicholson	(AnN)	Natural England
Matthew Dukes	(MD)	Pennyfarthing Developments
May Palmer	(MP)	Harry J Palmer (Broadstone) Limited
Malcolm Lewis	(ML)	Dorset County Council
Steve Garrett	(SG)	Bournemouth borough Council
Stephen Dunhill	(SD)	Spectrum Housing Group
Jane Healy	(JH)	Campaign to Protect Rural England
Chris Clarke	(CC)	Terence O'Rourke
Mark Axford	(MA)	Goadsby Town Planning
Katherine Burt	(KB)	Environment Agency
Claire Walker	(CW)	North Dorset District Council
Peter Traves	(PT)	Traves James Architects
Tim Watton	(TW)	HBF

Apologies

Raeph Cumming	Christchurch Borough Council
John Teversham	Teversham Construction Ltd
Steve Place	Dorset Community Action
Paul Bedford	Persimmon Homes South Coast

1. Introductions, apologies, etc

Please see above

2. Minutes of the meeting, 6 December 2007

Minutes agreed and all action points have been resolved, with 2 exceptions (please see below)

3. Matters arising

- Site size issue and clarification re Purbeck and North Dorset
- Greenspace issue – not recorded in the minutes (AnN)

Action: ???

4. Methodology

SG 4 sets of comments have been received so far. Any further feedback/comments need to be made as soon as possible so that the methodology may be amended if necessary.

KB Queried scoring system and of its use in assessments

TW Site issues need to be flagged up, especially re accessibility, but we should not get too detailed

JH The issue of accessibility is key in order to reduce personal (car) journeys

CC Better to include all sites as a starting point

DR If we are too strict we can't meet RSS targets and will fall short. This may mean that if we can't demonstrate that we can meet the targets then planning appeals could be more easily allowed by Inspectors.

Action: Agreed to stick with methodology in this respect

5. SHLAA1 and SHLAA2 forms returned to date

SG passed the returns to Panel members:

SHLAA form returns (as at 25 January 2008)

LPA	SHLAA1 sent out	SHLAA1 returns	SHLAA1 return %	SHLAA2 returns
Bournemouth	380	17	4.5	0
Christchurch	n/a	n/a	n/a	n/a
East Dorset	n/a	27		74
North Dorset	105	16	15.2	31
Poole	196	42	21.4	6
Purbeck	143	7	4.9	10
Total	824	109	13.2	121

General feedback as follows:

RH More responses have arrived in addition to figures given above. A mix of sites has been suggested, but mainly Greenfield.

MA There is a lot of work involved in responding to SHLAA1 forms, especially if the agent is no longer dealing with the site in question

TW Responses to SHLAA have varied across the region. However, the approach by LAs is the same

MP Been approached by people re SHLAA2/adverts, but they are reluctant to come forward as they do not wish to upset their neighbours

AdN A SHLAA advert will be placed shortly in 'Poole News' (free Borough of Poole Council publication to all local residents)

MA Site ownership issue is key to the SHLAA process and of its deliverability

CC We may get a second influx of sites after the first round is publicised

6. Poole sites – pilot and training exercises

AdN introduced a series of Poole sites that were to be considered as part of the SHLAA. The sites had been identified in previous Urban Capacity Studies. AdN asked for the Panel's comments regarding the sites identified and the assessment made.

Site ref 05/06/001

DR This site is an old tip. It has been identified for future development for a number of years (since the 1970s. There is currently an application on the site.

AdN Re 'market factors' section and use of "buoyant housing market" – this implies that the SW region, especially Poole, will continue to see development taking place due to continuing demand/need. Re 'ownership constraints', "none" means that the owner is willing to sell/develop the land

AnN Need to factor in environmental issues/species (biodiversity)

DR Agreed

Action: Add into site assessment form that biodiversity work has been undertaken (under 'environmental conditions' section)

AnN The assessment of character and effect on residents is quite subjective

JH Character is important and should be assessed

- TW Concerned about use of word “limitations” re infrastructure
- CC Is there any scope to be more objective, for example by scoring, rather than so subjective?
- TW HBF opposed to any kind of weighting/scoring
- KB Raised concerns re flood zones and scoring
- DR Rather than scoring, would we consider a standardised response?
- AnN We also need to address the issue/need for public access and open space
- Action:** Officers to consider standardising responses and issue of green space (TW also made the comment that if we standardise responses then we also need to have a comments box for additional information)
- CC Queried legal issue and constraints in this respect
- RH Ransom strips, etc, are legal constraints that some people just aren’t aware of. If we do know of an issue it is right to include it
- DR The marketability of the site will be high as it is one of the few in the borough that will generate housing rather than flats. Is there anything else that is missing from the SHLAA report format?
- AnN The form needs to clearly state at the end whether or not the site is developable/deliverable and when (likely timescales)
- Action:** Was this an action point???!?
- PT Is the density figure for the whole site?
- AdN Yes.
- General agreement that it should be the density over the developable area only, as to use the whole site would be misleading
- PT How is the issue of contamination costs judged?
- AdN We hope that we will be told this on submission of site info
- AnN On larger sites we would hope that a proportion of the site may be saved for open greenspace
- KB Does infrastructure include foul drainage?
- AdN Yes. There is a need to identify general constraints on site – this can be quite detailed
- ML The RSS Panel Report discusses maximising the potential of a site. This needs to be reflected in the SHLAA process.
- Site ref: 05/06/0002
- AdN This was originally identified as an intensification site in earlier Urban Capacity studies. It highlights an inefficient use of land, most particularly with regards to the parking/garaging
- CC As only the northern ‘triangle’ section is being assessed it would be useful to highlight this area on the plan and in all further cases
- MA Seen examples that show the site boundary in red with the ‘SHLAA area’ highlighted separately
- Action:** SHLAA sites to be clearly highlighted if ‘within’ wider boundary
- CC Queried existing open space on site and application of Poole’s pen space standards. Should they therefore be retained as open space? This could also be applicable to other examples. In addition, the number of garages/owners could mean that the site isn’t worth pursuing
- AnN This is a good, sustainable location though
- SG We may therefore have to schedule this site towards the end of the SHLAA period
- SD The site was previously looked into by a developer but was rejected due to ownership constraints
- Site ref: 05/06/0004
- TW This site could be a lot larger than that identified on the plan – the footpath and site adjacent to it could also be developed

AnN Removing open spaces causes issues re pressure on Canford Heath – there is a need for appropriate assessment. We should be retaining open spaces

TW Questioned PPG17 study and identification of such open spaces

DR Open spaces such as these are very poor and not well designed. We need to speak to colleagues and take a political steer on this also

SD The designation is 'brownfield'. When does it become something else?

AnN In the process of finding out

SG In Bournemouth this would be Greenfield

ML This could be PDL (Previously Developed Land) as part of the landscaping of the original development. We need to look into this further

Action: Assess and agree upon designation of land in this circumstance

Site ref: 05/08/0001

AnN This is a classic example of a redevelopment site – 2 owners

CC Will there be a net figure stated?

AnN Yes

SD When do the SHLAA documents become public?

SG When the assessments are finished and reports are written.

SD We should contact owners of sites to inform them of the SHLAA process and of their site's inclusion in the SHLAA

General agreement from the Panel that owners should be warned in advance of the SHLAA process and that we should approach them directly. There is a need to make the public aware that there is a new approach to site identification – this was an area of concern

DR We need to write to owners of sites that **we** have identified to inform them – although this could cause us and each LA a lot of controversy

Action: Draft letter to send to SHLAA2 site owners to explain what is happening and why, and to also acknowledge that they may have been approached by developers/agents in the past (it is then up to the site owners to state what their intentions are, if any).
Circulate letter to Panel for prior approval

Site ref: 05/11/0001

AdN Similar site to previous.

RH Could this also be extended further?

General comments made re RSS Panel Report re character

Site ref: 05/11/0003

DR If writing to the owners we need to ask them their views

SD Why not include amenity land to the rear?

AdN This is formally allocated in the Local Plan

RH Perhaps we should only write if we genuinely feel that the site has potential in our view

MA There are other sites in Poole and other areas that are low density that could be developed e.g. Canford Cliffs and Sandbanks

AdN Some sites in these areas have gone in the previous Urban Capacity studies

PT Are we making maps/assessment forms publicly available?

DR The information could not be made public at this stage under Freedom of Information, but it could be later on

RH Have other LAs published all of their SHLAA forms/maps?

TW Yes

SD An approach could be to write to owners asking them if they want to include their land, but if no response is received then leave the site out of this year's SHLAA

Site ref: 05/11/0005

MA Queried use of 'greenfield' in this context – in PPS3 terms it would be brownfield

There was a general discussion between members and conclusion that it was Greenfield but in an urban setting

Action: Add in a further category to state 'greenfield within an urban setting'

Site ref: 05/12/0001

AdN Site is a non-conforming use as in a residential area, although you could argue that the use is appropriate as it's on a main road

SG This has the potential to form part of the later supply e.g. 10 – 15 years

Site ref: 05/13/0001

MA This site isn't worth the bother as it will be hard work in the short term with little return

CC Is it worth putting it in the 15 year allocation or just writing to owners and seeking their views?

KB This site is in Zone 3 re flood risk

7. Timetable

Bournemouth BC:

Purbeck DC: Sites have been plotted. Site visits will take place in February and will be writing to owners.

North Dorset: Not out on site yet. Will be out in February to visit SHLAA2 sites and undertake desk-top exercise.

East Dorset DC: Similar position to North Dorset. Have got lots of sites to survey over the next couple of months.

Borough of Poole: Currently site surveying – hope to be completed by the end of February. 100 (approx.) so far have been completed.

Christchurch: Similar position to East and North Dorset. Not started site surveys as yet (Raeph designed and 'built' the SHLAA database – v.time consuming!)

A.O.B.

TW How will we manage this process – there are potentially 900+ sites.

DR The intention is to provide a sample and give good/bad examples plus general concerns to the Panel

Next Meeting

Date: Wednesday 12th March, 10am

Venue: Council Chamber, North Dorset District Council, Blandford Forum

The meeting closed at 4:45pm

Bournemouth and Poole Housing Market Area

Strategic Housing Land Availability Assessment

Panel Meeting, 12th March 2008, 10am

Council Chamber, North Dorset District Council

Attendees

David Ralph (DR) Borough of Poole – Chair of Panel

Richard Henshaw	(RH)	East Dorset District Council
Jenny Carter-White	(JCW)	Bournemouth Borough Council
Adam Neil	(AdN)	Borough of Poole
Cari Wooldridge	(CWo)	Purbeck District Council
Raeph Cumming	(RC)	Christchurch Borough Council
Claire Walker	(CWA)	North Dorset District Council
Trevor Warrwick	(TW)	North Dorset District Council
Malcolm Lewis	(ML)	Dorset County Council
Steve Garrett	(SG)	Bournemouth Borough Council
Andrew Nicholson	(AnN)	Natural England
Matthew Dukes	(MD)	Pennyfarthing Developments
May Palmer	(MP)	Harry J Palmer (Broadstone) Limited
Stephen Dunhill	(SD)	Spectrum Housing Group
Jane Healy	(JH)	Campaign to Protect Rural England
Chris Clarke	(CC)	Terence O'Rourke
Katherine Burt	(KB)	Environment Agency
Peter Traves	(PT)	Traves James Architects
Paul Bedford	(PB)	Persimmon Homes South Coast

1. Introductions, apologies, etc

Apologies

Mark Axford Goadsby Town Planning
 Tim Watton HBF

2. Minutes of the meeting, 28th January 2008

Minutes agreed.

3. Matters arising

None.

4. Local Authority update

- Bournemouth Borough Council: 20 SHLAA1 forms returned; 20 SHLAA2 forms returned (most in North Bournemouth). 3,500 sites have been identified in the borough that are over 0.15ha.
- North Dorset District Council: Almost 200 SHLAA2 forms returned. Currently putting this information onto database and G.I.S. Site visits will commence in the next few weeks.
- Borough of Poole: Site surveys have now been completed – 700 in total. The draft report is currently being worked up and will be brought to the next Panel meeting. The SHLAA will be submitted as part of the Core Strategy. 30 SHLAA2 forms returned.
- Christchurch Borough Council: 6 SHLAA2 forms returned. An extensive list has been drawn up of identified sites comprising back gardens/small plots, all at less than 0.15ha. It is unlikely that unexpected sources will be found in addition to that already identified.
- Purbeck District Council: **X?** SHLAA1 forms returned; 97 SHLAA2 forms returned. Sites are currently being imputed into the database. The 0.15ha threshold is an issue for Purbeck

5. Broad Locations

In general, the response to SHLAA2 requests has been poor. There are still concerns with regards to writing to landowners who have not 'volunteered' their sites (e.g. sites that have been identified by Officers).

Planning Advisory Service (PAS) has issued guidance on SHLAAs (January 2008¹). Particular reference is made to windfall sites (page 14) in that windfall sites are not simply sites that are not allocated in plans. If sites are identified then they are not windfall, neither are sites within broad locations. A good example of a windfall site is Barclay House in Poole town centre – Borough of Poole was not expecting it to come forward as a potential site (it does not feature in any allocations/plans).

When the final SHLAA reports are published we will not have to list all sites individually, as first thought, but instead identify 'broad locations'. The SW Government Officer is happy with this approach.

CC Does the urban area have to be broken down into different types?

DR Yes. The general consensus is that although this makes it easier we will still have to do the assessment.

RC Different urban areas will have different locations.

DR 5 year supply isn't windfall so this can be included in the SHLAA.

AN Requirement is that 5 year supply should be specific, deliverable sites. If we can't find these, then broad locations should be identified.

SD Can someone ask under Freedom of Information to see detailed information re identified sites?

RH Could you please clarify if we are writing to landowners or not?

DR We will not be writing to landowners.

JH If we can't use windfall sites what are the implications for SHLAA? I have concerns over this.

ML At the West Dorset & Weymouth Panel meeting members didn't see this issue as such a big problem. However, Councillors were concerned about the proposed letter to landowners and it was decided that they too were not going to send them out. HBF were not represented at this meeting and so it would be interesting to know what they thought about this issue.

Action: Contact HBF to ascertain their views on letter to landowners

6. Potential residential sites

Bournemouth

Knyveton Road (7/04/0575)

JCW Site visit not yet conducted. Mixed use site, 3 plots, currently occupied by a rest home, language school and block of flats. The site is very sustainable in terms of location and proximity to services, amenities and public transport. Given the prevailing character of the area, this site would be suitable for flat development. However, there are TPO trees on site and the site is within a Conservation Area. Consideration of these issues may result in only a partial redevelopment/conversion of the site/buildings (site visit and consultation with Conservation Officers will determine this).

Bear Cross PH (7/06/0577)

JCW Site visit not yet conducted. Site is currently occupied by a large, detached Public House, with car parking to the west. There are no TPO trees on or near to the site, whilst the area is characterised by detached houses. Given the prevailing character of the area, this site would be suitable for large, housing development. However, the site fronts onto a main highway and busy roundabout, which raises concerns over noise and general amenity.

¹ <http://www.pas.gov.uk/pas/aio/54316>

CC Consideration needs to be given to its use/designation as a community facility.

Christchurch

RC The sites for consideration are representative of a large number of potential sites in Christchurch. 2 examples are of typical backland developments (long rear gardens), particularly found in Jumpers and St. Mary's (Highcliffe). We are considering adopting policies to retain low density housing. However, without adopted policies such sites may have to be identified for now. I would prefer to go for broad locations on site such as these rather than draw a line around individual/grouped plots.

CWa We (North Dorset) have a vast number of sites just like these. Density issue on character also needs to be taken into account.

RH It is a question though of 'what are we trying to protect'? Are we protecting these sites for protections sake?

PT I have conducted an appraisal of this area – character of site needs to be carefully considered. What are the valuable elements that we want to retain?

AN This work will help to inform Councils' future policies and plans.

RC A useful tool for this work is Character Appraisals.

DR This has been a useful conversation today as all of this info will steer the SHLAA work, and final reports will have consideration of this.

Burton 8/01/0039

RC There is no significant development anticipated in Burton – this is one of the largest sites put forward.

CC This will be tough to develop - we would need to delve deeper to find out further information.

Barrack Road 8/07/0029

RC This is a very sustainable site. It has changed hands in the last 2 – 3 years. It is a good site to bring forward and very likely that it will be included in the SHLAA and developed at a later date.

SD Would this be considered as an employment site?

RH It is too small.

Former petrol station 8/08/0018

KB There will be contamination issues to consider.

DR Parking is a key consideration here also.

RC We need to strike a balance between flats and houses.

RH There is an increasing demand for family housing.

Land in front of Christchurch Police Station, Barrack Road 8/10/0047

RC The whole site was subject to a detailed development brief in 2002, which relied on the Police Station moving premises. However, re SHLAA, this site is not to be included as the Police are not planning to move premises.

CC It is a very prominent site, but 'spare' land to the front does not serve any purpose.

RC The site could be split – the west side in particular is good. We do have to make a judgement in general here about how many sites to pursue in detail.

CC Maybe we should just dig a bit deeper regarding public land and leave private land alone, for 2 reasons: 1) Private land may not have come forward for a good reason; and 2) It could be contentious anyway.

MD We need to make sure there is a final 'reality check' at the end of each study on site.

Purbeck

9 Bon Accord Road, Swanage 06/20/0020

CWo The site and general location is designated as housing and large gardens. There are no immediate constraints that would prevent development. It is a good example of a broad location. Issue of access needs to be carefully considered. There was a previous refusal on site, which may have been the result of a Character Appraisal (CW to check).

56 – 66 Dorchester Road, Upton 06/15/0029

CW A planning application has been received for the whole site, but it is not as yet determined (believe it is for 14 units).

PT Issue of comprehensive redevelopment needs to be considered on this and other sites. Do you follow existing development pattern? It may not be the best approach in this particular case.

SD Issue of density and affordable housing also needs to be addressed – if you look at the houses to the east of the site it implies that the site in question will give rise to more than 14 units. The density here (planning application) is too low.

CWo I will look into this with my colleagues in Development Control.

1 Dorchester Road, Upton 06/15/0030

CWo This is a similar example to Bear Cross PH (Bournemouth) but in a different context. It is near a local centre. The site has also been submitted as a SHLAA2. Purbeck are keen to see mixed use sites where possible and this may be a good example. However, the location (adjacent to double roundabout) could be an issue.

Conniger Lane Car Park, Wareham 06/23/0001

CWo This site was originally identified in previous Urban Capacity Studies. It is a pay and display car park, with permit parking for adjacent housing. This site is going to be taken to Councillors for a 'steer' on assessment/inclusion in SHLAA. It is within a Conservation Area and there is therefore potential to improve the area in this respect.

Former Gas Depot, North Street, Wareham 06/23/0002

CWo This is a 'gateway' site (brownfield) near the edge of the town. It is allocated in the local plan for car parking. We have received enquiries about developing the site for residential and retail (Lidl). Some residential on the site may be acceptable (mixed use preferred).

Trinity Lane workshop, Wareham 06/23/0028

CWo Site is just outside town centre boundary. There is no site history. An initial assessment yielded 5 units.

North Dorset

Shaftesbury

CWa SHLAA2 site. Example of a Greenfield site outside of settlement boundary.

KB Site survey will need to be undertaken re drainage.

CC What is the topography like? I believe that it may be very steep in some places.

JH This is a good site as it is contained – not spreading out into the countryside.

TW There will be an issue over the impact sloping of the site will have on character – a landscape assessment will be needed. Can these sorts of sites be developed in a manner that is acceptable?

Marston Road, Sturminster

CW Site is 100% Greenfield.

CC Will this site, as it outside the settlement boundary, form part of the LDF work?

TW A character assessment is being undertaken – the key question is to how prominent these sites will be in the landscape.

Gillingham

CW This site is in Flood Zone 1, within a settlement boundary. It is Greenfield.

DR I would say that it will be difficult in some respects to complete a SHLAA until you know what your strategy is regarding the future development of the area.

CW The main issue here is a lack of infrastructure and community facilities.

Former poultry farm/processing plant, Okeford Fitzpaine

CW This is an anonymous SHLAA2! It is a brownfield site, 0.75ha. It is within a Conservation Area and comprises 100% PDL. There may be contamination issues to consider and consideration of the access points.

KB Development should be OK, but you would need to be aware of groundwater source protection issues.

TW This is an employment site and so if we need to retain it then it could be an issue for SHLAA purposes. The cost of demolition and rebuild also needs to be calculated. If we retain as an employment site then we could put some residential on there (mixed use).

CC Are these types of sites sustainable? For example, if you lose an employment site, the village could become more unsustainable, therefore no further residential should be accepted.

TW There will be an assessment carried out to identify areas that are sustainable and those that are not in villages/towns in N.Dorset.

7. A.O.B.

RC Were the presentations and level of detail/information OK?

General agreement from the Panel.

8. Date Next Meeting

Date: Tuesday 20th May, 10am

Venue: Terence O'Rourke Ltd, Castle Lane East, Bournemouth.

Borough of Poole to present the final SHLAA report.

The meeting closed at 1pm.

Bournemouth and Poole Housing Market Area Strategic Housing Land Availability Assessment

Panel Meeting, 12th March 2008, 10am

Terence O'Rourke Ltd, Castle Lane East, Bournemouth

Attendees

David Ralph	(DR)	Borough of Poole – Chair of Panel
Richard Henshaw	(RH)	East Dorset District Council
Jenny Carter-White	(JCW)	Bournemouth Borough Council
Adam Neil	(AN)	Borough of Poole
Keith Childs	(CH)	Purbeck District Council
Claire Walker (CW)		North Dorset District Council
Malcolm Lewis	(ML)	Dorset County Council
Steve Garrett	(SG)	Bournemouth Borough Council
Nick Squirrel	(NS)	Natural England

Matthew Dukes	(MD)	Pennyfarthing Developments
May Palmer	(MP)	Harry J Palmer (Broadstone) Limited
Stephen Dunhill	(SD)	Spectrum Housing Group
Janet Healy	(JH)	Campaign to Protect Rural England
Chris Clarke	(CC)	Terence O'Rourke
Katherine Burt (KB)		Environment Agency
Peter Traves	(PT)	Traves James Architects
Mark Axford	(MA)	Goadsby Town Planning

1. Introductions, apologies, etc

Apologies

Paul Bedford	Persimmon Homes South Coast
Tim Watton	HBF
Raeph Cumming	Christchurch Borough Council

2. Minutes of the meeting, 12th March 2008

Minutes agreed.

3. Matters arising

Broad locations issue – discussed at Section 5 & 6 of the minutes.

4. Local Authority update

- Bournemouth Borough Council: 20 SHLAA1 forms returned; 21 SHLAA2 forms returned (most in North Bournemouth), with 3 more to follow (as result of enquiries from landowners). Site surveys to commence shortly.
- Dorset County Council: No further Panel meetings have taken place. West Dorset DC have completed the survey work and are well progressed in the process.
- East Dorset District Council: 300 SHLAA2 forms received. Just started survey work. Many additional sites have also been identified within the urban areas.
- North Dorset District Council: 200 SHLAA2 forms, plus 140 additional sites identified (previous Urban Capacity Study sites). Hoping to finish the site survey work end of May/June, with the final report due July.
- Purbeck District Council: Site surveys commenced.
- Christchurch Borough Council: Site survey work underway.
- Borough of Poole: Report finalised and ready for publication. However, the HBF/broad locations issue has presented a problem, as the SHLAA is the evidence base for the forthcoming Core Strategy submission. It was hoped that the Core Strategy would be submitted on Thursday (22nd May), but this will be deferred until the matter has been resolved.

5 & 6. Broad Locations & Poole draft SHLAA report

AN The SHLAA is a key element of the Core Strategy (evidence base). As such, it is important that the SHLAA is completed prior to the submission of the Core Strategy. It also helps to support the Employment Land Review. Amendments will be made to the SHLAA to state that the Core Strategy supports the intensification of existing employment sites, especially sparse individual sites, but seeks to protect strategic employment sites.

- Section 3 explains the strategic housing requirements i.e. RSS. It is based on the Panel's Report, but could be subject to change (500 dwellings per annum: 5 years = 2,500; 10 years = 5,000).
- Para.5.4 details specific sites and broad locations, plus an explanation of suitability, etc, plus PPS3 information.
- Para.5.5 is the main body of the report. There were 29 submitted sites. There are more of the '0' potential sites than those sites which have potential! There are 7 sites with potential and 22 without, mainly due to issues such as Heathlands, Green Belt (GB), community facilities, etc.
- Page 14 details the specific, deliverable sites – this provides the largest percentage of the supply. A housing trajectory is included.
- DR The housing trajectory figure will have to come down as it is based on the 2007 figure.
- AN The monitoring data is now available for 2007/08. However, issues over the power station and good yard site have implications for the figure.
- Section 8, para.8.2. We can identify sites for the first 10 years of the plan period, possibly 11. However, this may change. Broad locations are discussed in this section. The work undertaken here is similar to the previous Urban Capacity Studies; the previous patterns of developments show trends that can be used to predict development patterns and unit numbers. Refined and careful assessments have been undertaken with the BoP Design Team to establish Character Areas (used for broad locations); there are 15 in total.
- Section 9 is the conclusion. The comment from Tim Watton (para.9.6) may have to be deleted.
- CC If submitted sites are in the GB and they are 'discounted' through the SHLAA sieving process, is this creating an 'open goal' for the HBF to question the process, particularly in the light of forthcoming RSS review of GBs?
- DR Agreed. However, this is a 'loop' that we need to go through.
- RH In East Dorset this is a very significant issue. The PPG2 stance stipulates that only exceptional circumstances can justify the loss of the GB. This could be one of those circumstances e.g. not enough identified supply. If there is an adequate supply, then it's OK. I would agree that this needs to be made clear in the report.
- KB Flood zone issue also needs to be drawn out in the report.
- RH What takes priority – flood zone or GB?
- KB Difficult decision!
- DR The Multi Area Agreement is in the process of being signed off. We have asked to have the freedom not to have to do the sequential test for every new housing application.
- KB We're in an interim period. The SFRA is complete and we have PPS25, but no policies. This needs to be explained in the report.
- DR With regards to the letter from the HBF, the first point states that the SHLAA is to inform the plan-making process and also the 5-10 year supply. Are we content that we've done that? I think perhaps not – this needs to be incorporated. The base date is also April 2007; we could roll it forward to April 2008. Tim Watton makes the point that the implementation date of the SHLAA should be at the time of adoption of the Core Strategy i.e. 2009. With regards to the conversations we have been having with Simone (GOSW), it is clear that the SHLAA needs to be endorsed by **all** Panel members. My aim is to minimise the areas where we are in conflict. With regards to a further point in HBF letter, the housing trajectory has been done.
- Page 2 of the letter recommends that the SHLAA acknowledges the implications of the Code for Sustainable Homes and the forthcoming target to reach Level 5. Does the Panel have a view on this? Is this true?
- SD Yes.

- CC This is the tip of a bigger iceberg. Build costs are key, but the bigger impact will be S106/Community Infrastructure Levy (CIL). Volume builders know they are going to have to reassess strategy/costs.
- DR If this does affect viability, then it has implications for contributions. A balance is needed between viability and contributions.
- NS The critical issue is that developers will have until 2009 – this gives them a year to consider this.
- CC The Code for Sustainable Homes Level is currently 3, which is dealt with through building regulations. Level 5 represents a sea-change in the way in which builders are going to have to design, build and operate. I am concerned that this is just a point of view – can we challenge this?
- RH Did the viability study by Three Dragons² take into account changes in contributions and sustainable homes?
- AN Three Dragons looked at CIL issue. The general conclusion was that sites will still be viable (if the CIL is £10,000 max).
- DR This shouldn't affect the SHLAA. The biggest factor is the market.
- DR *Discussion of broad locations issue. Circulated note of meeting and view of GOSW*
There is still the issue of identifying sites that haven't been submitted by the landowner (i.e. identified by Council Officers). But, implications of Freedom of Information (Fol) suggest that we would have to make this information available. The people who ask for this information under Fol would be developers. A 'half-way house' would be to look at the sites that have given us (BoP) 3,000 units and publish this information.
- CC Are we sure Fol can be used? This information is about *other* people and *their* assets.
- AN We would be within our rights to withhold the information submitted to us as it is sensitive, but sites identified by us is regarded as 'council information' (therefore could be published/revealed under Fol).
- NS The guidance says that we should be transparent. Can't we publish the information as there will be many, many sites – therefore possibly too much information!
- DR We need to do a trawl of sites and see where it is appropriate to contact the owners. A good example is the Barclays sites (to be vacated in 2010).
- ML We should ensure that this is a whole HMA approach – everyone should be signed up.
- RH The main problem is the large number of redevelopment sites, which comprises the main supply of future stock. A large number of sites will be less than 10 units, but still with a huge number of different owners. I am struggling to find an easy solution!
- DR We need legal advice on the Fol issue.
- SG I am expecting a view from GOSW. But, this may take time as it will need to be 'approved' by CLG.
- RH We may have to set a site threshold e.g. 10 units. It will be impossible to second guess the suitability of each site.
- DR How have you applied the sieve?
- RH Existing urban area = 5 dwellings. The rest are in the GB.
- ML With regards to the HMA, shall we follow Borough of Poole's lead for now? Hopefully in a couple of months we will have a clearer view...! The problem with SHLAA is that it is a national scheme, but when applied to local circumstances it creates problems 'on the ground'.
- DR *Lead on discussion on HBF letter*
Page 3 = I am content that this is OK; Page 4 = I am content that this is OK. Page 5 discusses broad locations.

² Bournemouth and Poole Affordable Housing and Section 106 Viability Analysis, Three Dragons, 2008 (still currently in draft form at the time of writing)

- MA Is it emerging policy that is a priority or existing Local Plan policy? The Employment Land Review is also an issue that needs to be considered.
- AN Re stage 7a of the guidance. The policy restrictions issue is pertinent. It does say we do factor in existing policy restrictions, so this can be factored in if it unlikely to change.
- DR Is the 'lapse and renewal rate' to be factored in?
- SG National Indicator 159 is an emerging issue.
- DR We had hoped to get the Panels' endorsement before submitting the Core Strategy, but will now need to review this. We will circulate the revised report by e-mail rather than reconvene. Is this OK?
- ALL Agreement from all that this would be OK.
7. **A.O.B.**
DR thanked Chris Clarke for the use of the meeting room and hospitality at Terence O'Rourke.

8. Date of Next Meeting

- DR *September suggested - to be confirmed at a later date (hoping that RSS modifications will be out by then).*
- CW I am hoping to e-mail the draft report (North Dorset) for comments – would this be OK?
- ALL Agreement from all that this would be OK.
- The meeting closed at 12pm.**

Strategic Housing Land Availability Assessment (SHLAA) Panel meeting

3rd November 2008, 10am

North Dorset District Council, Council Chamber

Minutes

1. Introduction, apologies etc

Present:

- Peter Traves (PT) Traves James Architects
Raeph Cumming (RC) Christchurch Borough Council
Janet Healey (JH) Dorset CPRE
Matt Dukes (MD) Pennyfarthing Homes
May Palmer (MP) Harry J. Palmer
Steve Dring (SD) Purbeck District Council

Terry Sneller (TS) North Dorset District Council
Claire Walker (CW) North Dorset District Council
Trevor Warwick (TW) North Dorset District Council
Malcolm Lewis (ML) Dorset County Council
Steve Garrett (SG) Bournemouth Borough Council
Gavin Stonham (GS) Bournemouth Borough Council
Vicky Woodcock (VW) Environment Agency
Katherine Burt (KB) Environment Agency
John Stobart (JS) Natural England
Richard Henshaw (RH) East Dorset District Council
Peter Atfield (PA) Goadsby

Apologies:

Stephen Dunhill Spectrum Housing Group
Adam Neil Borough of Poole
David Ralph Borough of Poole

2. Minutes of the last meeting on 22nd September 2008

The letter MP had received from James Stevens, Strategic Planner for the HBF, was discussed. The panel were saddened by recent redundancies at the HBF. HBF still have concerns over the use of windfall and the letter reiterated that there should be no windfall within the first 10 year supply. HBF consider there will be a potential contribution to housing numbers if the urban extension into the greenbelt goes ahead. The potential will become clearer when the RSS is adopted around Christmas.

3. Matters arising

No matters were arising and the minutes were agreed.

4. North Dorset SHLAA

The main item on the agenda was North Dorset District Council's draft SHLAA report, circulated prior to the meeting. The chair apologised for the late arrival of the report to panel members. The introduction covers the government guidance, PPS3 and settlements in North Dorset. The methodology accords closely with the SHLAA guidance and locally derived methodology. There is a monitoring section stating which sites will be updated (via the Annual Monitoring Report).

The assessment identifies a total of 542 sites. The different sources of sites and numbers are included. Circulated at the meeting was a list of extra assumptions detailing the following:

- ❖ Unless landowners state the date of a site's availability then it has been assumed that it is available within 5 years.
- ❖ Sites outside settlement boundaries will not be developed within 5 years
- ❖ Sites with existing planning permission are taken to be available now (i.e. within five years).

Not all parts of sites may be developed due to constraints, e.g. flood risk. Where the whole site is not developable we will show what areas are suitable for development, on a map of the site. The assessed potential will reflect this.

A series of questions were asked of the North Dorset representatives.

SG Does the housing requirement section include the RSS proposed changes?

TS Yes it does.

RC They have assumed that sites where planning permission has been granted and those which are up for sale are available.

PA Are all sites with permissions to be developed? 8 or 9% so far haven't been.

CW/TS Most sites in North Dorset are eventually developed.

PA Urban and rural areas tend to have different rates

SG Some of proposals get superseded by subsequent consents.

TS We will look at this in more detail. Discussed the 5-year land supply:

MD Will the shortfall in housing figures be made up in following years?

TS Yes we will have to have a continuous 5 year supply, taking into account the past performance.

SG You will also have to balance out the over- and under-supply over the 20 year period.

The discussion moved on to North Dorset's 6-15 year land supply:

3,500 houses are needed in the 10 year period (between 5 and 10 years). North Dorset has a possible supply of 12,000 dwellings on the SHLAA sites. The district therefore has sufficient land available as potential development sites to meet the RSS requirement, so decisions can be made as to which sites can go into the future site allocations. There are only two allocated sites left undeveloped from the Local Plan. The densities of these sites have been increased a little bit when included in the SHLAA. The majority of greenfield sites on the edge of settlements have initially been assessed at 30dph.

PA Raised concern that 30d.p.h. was too low and could be criticised at inspection.

TS Consider whether to increase this later. The inspector at the inquiry in to land east of Shaftesbury did not criticise the density of 30/hectare, so will keep it at this level currently.

SG Research looking at densities achieved on allocated sites for the structure plan, found that the final density was third higher than the original estimates.

TW Urban sites will have a higher density; the Creamery at Sturminster is likely to achieve 50-60 dwellings per hectare, while 30/hectare is more suitable for sites in rural areas. Densities differ across the region due to its rural setting. Most rural sites are currently below 30d.p.h. so it is not an unreasonable target.

5 Year Supply

TS – Due to a historic over supply in the district we have restricted supply of housing land; this has provided more affordable housing.

TS North Dorset's SHLAA has identified land for a total of 1,834 dwellings. This is the 1,750 for the five year period plus a further 84 dwellings to take account of the previous year's shortfall of 81 dwellings. Most sites have an existing planning permission, have been the subject of pre-application discussions while others are sites which were submitted by landowners where there are no restrictions on development.

MP Some of the sites in the 5 year supply have been built.

TS Yes the report shows the situation as at 31/3/07. The last chapter of the report will update the housing numbers taking into account completions and new permissions at 31/3/08.

JS Have the reasons for exclusions been listed?

TS These are shown on the last spreadsheet.

JS Need to know that sites have been screened for SSSI status etc. Have you ticked off each site against the list of restrictions?

TS We will put in a list of constraints which has been considered for each site. Each site will have its details on separate sheet and constraints will be shown on maps as well.

RH You should add constraints to the map of sites or the individual site assessments.

JS This would create transparency to show landowners why a site has been excluded.

Excluded Sites –

TS Examples of reasons why some sites have been excluded are on the spreadsheet showing excluded sites (he handed this round to the panel members to look at). Some sites are made up of several parts and only part of a site may be suitable; we will explain the reasons why in the report.

RC Are all authorities putting maps in their reports?

All the local authority panel members said that they were.

MP Are you proposing to do maps for each individual site?

RC Yes.

KB You have mentioned flood zone 2&3 but have you considered the results of your SFRA?

TS The SFRA results were considered when evaluating SHLAA sites.

TS Government guidance says that we have to provide a map for each site.

PA It would be helpful to have a general (not necessarily site specific) summary of the commitments for landowners (developer obligations) at the start of the report e.g. for affordable housing or open space contributions, which can affect a site's viability, so landowners realise that they may be liable for these. Their ambitions often fall away once they know this to be the case.

SG This should be done both within the report documentation and also within the individual reports for each site.

RH This would be a simple 'cut and paste job' but would prevent developers from missing it if they just looked at their own site and not the rest of the report.

Conclusions - Issue of oversupply:

TW The assessment follows government guidance and the agreed panel methodology. North Dorset has a 15 year supply of possible housing sites.

RH How much of the 6-15 year supply is outside settlement boundaries?

TS Lots of it, majority is outside settlement boundary. Boundaries will be looked at through the LDF.

TW Any phasing agreements on sites have been taken into account with the 5 year supply. Christchurch, East Dorset and Purbeck are still winning appeals on oversupply grounds, but we took a report to our members to say we should give oversupply less weight and this carries less weight now, even though we have a history of oversupply. Where sites in towns and large villages come forward we cannot continue to use the oversupply argument to refuse permission. We will still use this argument for smaller unsustainable settlements. Policy will be changed through the Core Strategy. Therefore we have been encouraging landowners to continue to submit sites to go into our 5-year supply; this will allow us to move towards what the RSS wants us to achieve.

2008 Update –

TS Currently working to update the figures to take into account this year's completions and these will be fully reported in the AMR. We will look at any new SHLAA sites; it is an ongoing process.

SG Raised the point that house building is a cyclical industry and the number of proposals coming forward may change significantly over a 15-year period.

Timetable –

North Dorset Planning Policy Panel on Friday 7th Nov, then any amendments will be made. Report to Cabinet on 1st Dec.

TW We may not have the separate details for each site ready at this stage so will probably publish in the New Year.

TS will email copies around before it is published.

JS Have you checked whether sites are within heath lands protection zone?

TS Yes, the protection zone is not close to the settlements.

JS This is good, because if they weren't, you would need a global solution to that problem.

MP Two sites in the 5 year supply appear to have the wrong figures. Will let us know which sites in particular.

TS Asked the other panel members to e-mail him directly if they had any further comments.

PA There are lots of small sites and a few large sites, should we speak to landowners of the large sites to see what current situation is?

TS Development control staff speak to landowners on a regular basis.

TW We have discussed large sites with colleagues in DC and on sites like the Brewery in Blandford we have their best estimates on phasing of housing delivery.

SG Effect of current market situation will balance out, looking at a 20 year period, long term plenty of time for things to pick up.

TW We will monitor completions and will take action if we fall behind by over 10% and push more permissions into the 5 year supply.

SG That seems to be what the government are asking us to do.

5. Local authority updates

Purbeck District Council:

SD: SD taking over the project. Finished assessing their submitted sites; now looking at pre-application enquiries and sites from other sources; 130 to do and will try and do these for next panel meeting. Also have broad locations to look at.

Christchurch Borough Council (RC):

RC: We are taking a slightly different approach. Identified more than double the number of sites anticipated by doing an exhaustive street-by-street search. 1200-1400 sites to look at, lots of small sites. There will be a lot of small sites in their SHLAA.

East Dorset District Council:

RH: Also doing a street-by-street search for sites and discovering a lot of them. 280-300 sites submitted. Been through all submitted sites now looking at other sites. Hope to publish in Feb.

Bournemouth Borough Council:

SG: Have surveyed and assessed most of the submitted sites; about to start looking at identified sites. Trying to identify plots to include in windfall areas across the borough based on the characterisation study areas and looking at sites greater than 0.15ha. Most of them will be in the East Cliff, town centre and West Cliff areas. Struggling to meet five year land supply. Majority of sites are from areas which have already seen most development. Town centre and east/west cliffs. Urban extension will produce 10% of overall target if it goes ahead. aim to publish by March 2009.

6. Any other business

SG Dave Ralph is due to retire on Christmas Eve and we need to find a new chairman for the SHLAA Panel. SG happy to be chair, if panel members are in agreement. SG said thanks to Dave for all his contributions to the panel's work and wished him a long and happy retirement.

7. Date of next meetings:

Next meeting on 11 February at East Dorset District Council's offices at Furzehill, Wimborne

Second meeting on 5 March Bournemouth Town hall.

Both meetings to start at 10 am

Minutes of Meetings for 11th February and March meeting to be added

Extant Planning Permissions

Settlement	Site Address	Application Number	Potential Net Dwellings
Alderholt	adj Hillside House, Fir Tree Hill	07/1525	1
Alderholt	Cranborne Motors, Hare Lane, Cranborne	10/0149	1
Alderholt	Adj 16 Pear Tree Close (R/O 10 And 12 Park Lane)	11/0137	2
Alderholt	Rijan, Daggons Road	09/0659	3
Alderholt	Alderholt Surplus Stores, Daggons Road	06/0769	89
Colehill	60 Beaucroft Lane	07/1322	1
Colehill	26 & rear 28 Kyrchil Lane	07/0579	1
Colehill	Adj 32 Beaucroft Lane	08/1256	1
Colehill	Land Adj 32 Beaucroft Lane	09/0066	1
Colehill	134 Bridle Way	09/0096	1
Colehill	The Little House, Smugglers Lane	11/1002	1
Colehill	Tree House, 6 Olivers Road	10/0289	1
Colehill	72 Middlehill Road	11/0852	2
Corfe Mullen	47, Brook Lane	05/1117	1
Corfe Mullen	Adj The Hideaway, Happy Bottom	09/0157	1
Corfe Mullen	R/o 71-75 Wimborne Road (allowed on appeal)	07/1404	1
Corfe Mullen	163 Hillside Road	11/0348	1
Corfe Mullen	15 Central Avenue	11/0349	1
Corfe Mullen	10, Blandford Road	04/1589	3

Settlement	Site Address	Application Number	Potential Net Dwellings
Corfe Mullen	99 and rear 99A, Wareham Road	05/1707	7
Corfe Mullen	68 Wareham Road (Flats)	07/1294	9
Cranborne	Fleur de Lys Public House	07/1236	1
Cranborne	3 Crane Street, Cranborne	09/0903	2
Ferndown	Rear of 9/11, Hilltop Road	00/1016	1
Ferndown	575 Wimborne Road East	08/0222	1
Ferndown	339 Ringwood Road	10/1071	1
Ferndown	Adj 81 Foxcroft Drive	11/0728	1
Ferndown	532 & 534 Wimborne Road East	11/0549	2
Ferndown	White Hart , 201 Ringwood Road, Longham	11/1175	2
Ferndown	1 Beaufoys Close	08/0423	3
Ferndown	4, 6, 8 and 12 Victoria Road	11/0242	3
Ferndown	Longham Farm Close, Longham	11/1180	3
Ferndown	593 Ringwood Road	07/1365	4
Ferndown	10, 14 & 16 Victoria Road	10/0901	6
Ferndown	550 - 552 Wimborne Road East	10/0698	8
Ferndown	11 Manor Close	10/0563	9
Ferndown	77-83 Victoria Road (Flats)	05/1623	12
Ferndown	The Warren (Phases A-D), Wimborne Rd East	97/0742	14
Ferndown	The Warren (Phase E)		25
Holt	Land Opp Cutlers Farmhouse, Gaunts Common	11/0089	1

Settlement	Site Address	Application Number	Potential Net Dwellings
Holt	Adj Springfields, Holt Lane	11/0114	6
Knowlton	Orchard Farm, Horton	09/1093	1
Knowlton	Horton Farm , Sandy Lane, Three Legged Cross	10/0504	1
Pamphill	Stone Park Yard, Stone Park	07/1398	1
Pamphill	St Margarets Almhouses, Pamphill	98/1036	2
St Leonards & St Ives	40 St Ives Park, Ashley Heath	08/1337	1
St Leonards & St Ives	Plot Between 16-22 Windmill Lane, Avon Castle	09/0148	1
St Leonards & St Ives	2 Struan Gardens, Ashley Heath	09/0440	1
St Leonards & St Ives	3 Struan Gardens	08/1162	1
St Leonards & St Ives	7 Struan Gardens, Ashley Heath	10/0677	1
St Leonards & St Ives	4 Norris Close, Ashley Heath	09/0909	1
St Leonards & St Ives	7 Warren Close, Ashley Heath	10/0697	1
St Leonards & St Ives	40-42 Woolsbridge Road, Ashley Heath	08/0395	1
St Leonards & St Ives	8-10 Fir Tree Close	10/0829	2
St Leonards & St Ives	62 Oaks Drive	11/0621	2
St Leonards & St Ives	124 Woolsbridge Road	11/1156	4
St Leonards & St Ives	110 Lions Lane, Ashley Heath	10/0120	5
St Leonards & St Ives	1 Oaks Drive	08/0805	7
St Leonards & St Ives	St Leonards Hospital, Ringwood Road	01/0666	128
Sturminster Marshall	33 and 35, Dullar Lane	05/0674	1
Sturminster Marshall	92 High Street	08/0468	21

Settlement	Site Address	Application Number	Potential Net Dwellings
Three Legged Cross	Land at rear Forest View, Verwood Road	01/1285	2
Verwood	adj Cranemoor House, Manor Road	07/1289	1
Verwood	Rose Cottage, Black Hill	11/0165	4
Verwood	56 Lake Road	11/0886	4
Verwood	Adj Trinity Ce Va First School, Coopers Lane	10/0075	7
Verwood	Off Peel Close (2) - Flats	07/1732	29
West Moors	152 Pinehurst Road	07/1010	1
West Moors	Sturts Farm	03/1382	1
West Moors	141 Uplands Road	10/0074	1
West Moors	Between 30 & 34 Moorlands Road	12/0045	1
West Moors	25 Oakhurst Close	07/1401	1
West Moors	120 Pinehurst Road	10/0946	2
West Moors	167 Station Road West Moors	09/0943	5
West Moors	206 - 210 Station Road	07/0721	10
West Parley	31 Chine Walk, West Parley	05/0906	1
West Parley	245, Christchurch Road, West Parley	05/0414	1
West Parley	64 Dudsbury Road	10/1079	1
West Parley	225 Christchurch Road	08/1250	5
West Parley	165 New Road	10/1113	5
West Parley	300-302 New Road	11/0432	8
Wimborne	2 Lewens Lane, Wimborne Minster	02/0776	1

Settlement	Site Address	Application Number	Potential Net Dwellings
Wimborne	Former Garage and Workshop, Mill Lane	04/1140	1
Wimborne	6 West Borough	08/0480	1
Wimborne	6 Church Street	09/0117	1
Wimborne	4 Kings Court, High Street	10/1145	1
Wimborne	17 Corn Market	11/0806	1
Wimborne	147 Leigh Road	11/1124	1
Wimborne	5 Leigh Road	11/0684	1
Wimborne	23 & 24 Station Road	07/1239	2
Wimborne	R/o 6 Church Street	09/0457	2
Wimborne	158 & 158A Leigh Road	11/0935	2
Wimborne	57 High Street (Salamander)	11/0248	3
Wimborne	Land rear of 34, East Street, Wimborne	02/0800	5
Wimborne	Former Flight Refuelling Ltd Site , Brook Road	11/0800	186

Assessed Sites without planning permission

Settlement	Site Ref No	Site Address	Potential Dwellings
Alderholt	3/01/0697	23 - 31 Blackwater Grove, Alderholt	2
Alderholt	3/01/0703	43 - 57 Station Road, Alderholt	1
Alderholt	3/01/0704	10 - 12 Park Lane, Alderholt	2
Colehill	3/03/0231	Land adj 38 Beaucroft Lane, Colehill	1
Colehill	3/03/0275	Land off Boundary Drive, Colehill	1

Settlement	Site Ref No	Site Address	Potential Dwellings
Colehill	3/03/0276	Land at end of Boundary Drive, Colehill	2
Colehill	3/03/0277	Land off Wimborne Road, Colehill	1
Colehill	3/03/0368	22 - 68 Beaucroft Lane, Wimborne	2
Colehill	3/03/0372	Woodlands and Wingreen, Green Hill Close, Colehill	1
Colehill	3/03/0373	21 - 41 Wimborne Road, Beech House - Firsdell, Northleigh Lane, Colehill	1
Colehill	3/03/0376	Gullivers House, Smugglers Lane and 7 Lonnen Road, Colehill	1
Colehill	3/03/0377	16 Lonnen Road - 13 Middlehill Road, Colehill	3
Colehill	3/03/0383	24 - 33 Park Homer Drive, Colehill	1
Colehill	3/03/0384	1 - 5 Olivers Road, Stroud Close and 72 - 86 Middlehill Road, Colehill	2
Colehill	3/03/0387	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill	2
Colehill	3/03/0388	Quarry Road, Colehill	2
Colehill	3/03/0406	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill	1
Colehill	3/03/0413	1-37 Leigh Lane, Fairfield Close and Ashley House, Northleigh Lane, Colehill	1
Colehill	3/03/0461	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill	1
Corfe Mullen	3/04/0009	Dorset Soldier PH Wareham Road, Corfe Mullen	8
Corfe Mullen	3/04/0488	Pine Road, Corfe Mullen	1
Corfe Mullen	3/04/0490	1-9 Wayground Road and 83-101 Wimborne Road, Corfe Mullen	2
Corfe Mullen	3/04/0493	Higher Merley Lane, Corfe Mullen	1
Corfe Mullen	3/04/0500	1 - 37 Central Avenue and 60 -80 Wareham Road, Corfe Mullen	10
Corfe Mullen	3/04/0502	1 - 52 Blythe Road, Corfe Mullen	1
Corfe Mullen	3/04/0505	Brownsea Avenue, Corfe Mullen	1
Corfe Mullen	3/04/0542	23-33 Hanham Road, Corfe Mullen	1
Corfe Mullen	3/04/0544	2-20 Wyatts Lane and 114-122 Hillside Road, Corfe Mullen	1
Corfe Mullen	3/04/0545	1-13 Queens Road and 123-131 Wareham Road, Corfe Mullen	2
Corfe Mullen	3/04/0546	18-46 Corfe View Road, Corfe Mullen	2

Settlement	Site Ref No	Site Address	Potential Dwellings
Corfe Mullen	3/04/0547	140-172 Wareham Road and 13-17 Moorside Road, Corfe Mullen	1
Corfe Mullen	3/04/0548	1-15 Dennis Road, 2-20 Highmoor Road and East Way, Corfe Mullen	1
Corfe Mullen	3/04/0775	Land adj 6 Birch Close	1
Ferndown & West Parley	3/07/0028	20 Christchurch Road, Longham	1
Ferndown & West Parley	3/07/0042	Dormy Hotel New Road, Ferndown	24
Ferndown & West Parley	3/07/0117	The Post Office Ringwood Road, Longham	2
Ferndown & West Parley	3/07/0126	Land at Stapehill Crescent, Ferndown	10
Ferndown & West Parley	3/07/0170	4 Carroll Avenue, Ferndown	12
Ferndown & West Parley	3/07/0401	92 - 120A Wimborne Road West, Stapehill	10
Ferndown & West Parley	3/07/0402	2 - 32 Martindale Avenue, 2 - 12 Hayes Lane and 11 - 53 Wimborne Road West, Stapehill	3
Ferndown & West Parley	3/07/0405	76 - 146 Foxcroft Drive and 2 - 56 Dales Drive	2
Ferndown & West Parley	3/07/0410	38-84 Wimborne Road West, Ferndown	5
Ferndown & West Parley	3/07/0465	84-116 Church Road, Ferndown	2
Ferndown & West Parley	3/07/0472	17-43 Award Road, Ferndown	4
Ferndown & West Parley	3/07/0473	4-14 Queens Road, Ferndown	1
Ferndown & West Parley	3/07/0475	170-201 Victoria Road, Ferndown	7
Ferndown & West Parley	3/07/0508	Land at Glendale Avenue, Woodside Road and Greenwood Avenue, Ferndown	1
Ferndown & West Parley	3/07/0509	Land at 10 - 32 Albert Road, Ferndown	8

Settlement	Site Ref No	Site Address	Potential Dwellings
Ferndown & West Parley	3/07/0510	Land at Princes Road, Ferndown	3
Ferndown & West Parley	3/07/0514	Land at Woodland Walk, Ferndown	1
Ferndown & West Parley	3/07/0531	Land to South of Carroll Avenue, Ferndown	1
Ferndown & West Parley	3/07/0533	Orchard Close, Pringles Drive and land to north of Carroll Avenue, Ferndown	3
Ferndown & West Parley	3/07/0534	1-3 Woodside Road, 11-14 Manor Close and 579-583 Ringwood Road, Ferndown	19
Ferndown & West Parley	3/07/0536	54-64 Dudsbury Avenue, Ferndown	1
Ferndown & West Parley	3/07/0538	Land between Dudsbury Avenue and Dudsbury Crescent, Ferndown	7
Ferndown & West Parley	3/07/0539	Land to South of Dudsbury Avenue, Ferndown	2
Ferndown & West Parley	3/24/0553	286-300 New Road, West Parley	8
Ferndown & West Parley	3/24/0565	1-41 Chine Walk, 189-217 Christchurch Road, 25-43 Gallows Drive and Oak Close, West Parley	4
Ferndown & West Parley	3/07/0732	Green Worlds, Ferndown Wimborne Road East	20
Gaunts Common	3/12/0786	Rooks Hill Gaunts Common	1
Sixpenny Handley	3/20/0076	Land adj Back Lane Sixpenny Handley	25
St Leonards & St Ives	3/18/0571	Fir Tree Close and 1 - 19 Oaks Drive, St Leonards	6
St Leonards & St Ives	3/18/0572	8 - 18 Oaks Drive and 1 - 2 Cherry Tree Close, St Leonards	4
St Leonards & St Ives	3/18/0573	9 - 12A Cherry Tree Close and 1 - 17 Cedar Avenue, St Leonards	2
St Leonards & St Ives	3/18/0574	6 - 34 Malmesbury Road and 3 - 29 Braeside Road, St Leonards	2
St Leonards & St Ives	3/18/0575	1 - 15 Malmesbury Road, 9 - 17 Heather Close and 22 - 28 Cedar Avenue, St Leonards	1
St Leonards & St Ives	3/18/0576	2 - 24 Heather Close, 60 - 70 Oaks Drive and Acorn Close, St Leonards	1
St Leonards & St Ives	3/18/0577	101 - 111 Oaks Drive, 53 - 65 Braeside Road and 27 - 37 Lions Lane, St Leonards	1

Settlement	Site Ref No	Site Address	Potential Dwellings
St Leonards & St Ives	3/18/0578	14 - 24 Lions Lane and 6 - 15 Fernlea Close, St Leonards	2
St Leonards & St Ives	3/18/0583	20 - 38 The Glade and 89 - 107 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0586	2 Lions Lane and 59 - 63 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0587	1 - 25 Lions Lane and 53 - 57 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0589	Laurel Close and 24 - 40 Braeside Road, St Leonards	1
St Leonards & St Ives	3/18/0592	Hazelmere Drive, 1 Forest Pines, Laurel Lane and 3 - 17 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0593	29 - 47 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0594	2 - 34 Lions Wood, St Leonards	1
St Leonards & St Ives	3/18/0595	2 - 28 Woolsbridge Road, Kings Close and 162 - 166 Ringwood Road, St Leonards	1
St Leonards & St Ives	3/18/0599	Windsor Close, St Leonards	1
St Leonards & St Ives	3/18/0600	2 - 51 Gainsborough Road, St Leonards	1
St Leonards & St Ives	3/18/0602	Hill Way, St Leonards	1
St Leonards & St Ives	3/18/0603	108 - 112 Woolsbridge Road and 1 - 5 Monkworthy Drive, St Leonards	1
St Leonards & St Ives	3/18/0604	Peveril Close, St Leonards	1
St Leonards & St Ives	3/18/0605	Ashley Drive West, St Leonards	1
St Leonards & St Ives	3/18/0609	The Spinney, Struan Close and 1 - 11 Struan Gardens, St Leonards	1
St Leonards & St Ives	3/18/0610	12 - 27 Struan Gardens, St Leonards	1
St Leonards & St Ives	3/18/0612	1 - 12 Ashley Drive North, Torridon to Heather Villa, Horton Road, St Leonards	1
St Leonards & St Ives	3/18/0617	29 - 59 Ashley Drive South, St Leonards	1
St Leonards & St Ives	3/18/0620	34 - 73 St Ives Park, St Leonards	1
St Leonards & St Ives	3/18/0623	Whitfield Park, St Leonards	1
St Leonards & St Ives	3/18/0626	Russell Gardens and 18 - 24 Ringwood Road, St Leonards	1
St Leonards & St Ives	3/18/0627	2 - 12 Fernwood Close and 7-41 Sandy Lane, St Leonards	1
Sturminster Marshall	3/21/0247	Land rear of 92 -96 High Street, Sturminster Marshall	21
Sturminster Marshall	3/21/0725	Churchill Arms Public House, Station Road, Sturminster Marshall	4

Settlement	Site Ref No	Site Address	Potential Dwellings
Sturminster Marshall	3/21/0728	27 - 40 Churchill Close, Sturminster Marshall	1
Sturminster Marshall	3/21/0729	5 - 26 Churchill Close, 65 - 109 High Street, Sturminster Marshall	1
Sturminster Marshall	3/21/0730	Beech Lodge - 5 Dullar Lane, Bailie House and Farm, Poole Road, Sturminster Marshall	10
Sturminster Marshall	3/21/0731	6 - 32 Dullar Lane, Sturminster Marshall	1
Verwood	3/22/0632	Land adj Howe Lane, Verwood	5
Verwood	3/22/0636	131 - 139 Newtown Road and 123 - 129 Lake Road, Verwood	1
Verwood	3/22/0641	50 - 62 Lake Road, Verwood	4
Verwood	3/22/0644	1 - 23 Woodlinken Close, Verwood	1
Verwood	3/22/0650	28 - 46 Lake Road and Public Open Space to west, Verwood	1
Verwood	3/22/0655	71 - 75 Burnbake Road and 8 - 14 Bugdens Lane, Verwood	4
Verwood	3/22/0656	44 - 70 Newtown Road and 42 - 50 Burnbake Road, Verwood	1
Verwood	3/22/0661	81 - 103 Manor Road, Verwood	2
Verwood	3/22/0667	The Oaks, Cranleigh House - Winton Lodge, Station Road and Wilverly - Shaftesbury House, Eastworth Road, Verwood	1
Verwood	3/22/0668	Thatched Cottage - Pipedreams, Station Road, Verwood	2
West Moors	3/23/0518	112 -116 Pinehurst Road and 2 - 16 Priory Road, West Moors	3
West Moors	3/23/0519	1-19 Abbey Road, West Moors	1
West Moors	3/23/0520	19-27 Uplands Road, West Moors	1
West Moors	3/23/0522	21-37 Abbey Road and 8-20 Uplands Road, West Moors	2
West Moors	3/23/0523	2-14 Abbey Road and 133-143 Pinehurst Road, West Moors	1
West Moors	3/23/0675	46 - 62 Pinehurst Road, West Moors	1
West Moors	3/23/0677	100 - 104 Station Road and 2 - 6a Pinehurst Road, West Moors	1
West Moors	3/23/0687	30 - 34 Moorlands Road, West Moors	5
Wimborne	3/25/0125	1 Byron Road, Wimborne	3
Wimborne	3/25/0163	Land at St Catherines	12

Settlement	Site Ref No	Site Address	Potential Dwellings
Wimborne	3/25/0279	Land off Allenview Road, Wimborne	1
Wimborne	3/25/0354	118-124 Leigh Road	10
Wimborne	3/25/0357	126 - 156 Leigh Road, Wimborne	2
Wimborne	3/25/0363	24 - 38 Park Lane, Wimborne	2
Wimborne	3/25/0364	1 Lewens Lane and 34 Rowlands Hill, Wimborne	42
Wimborne	3/25/0366	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne	2
Wimborne	3/25/0415	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne	10
Wimborne	3/25/0419	Flight Refuelling Riverside Site, Brook Road, Wimborne	186
Wimborne	3/25/0420	60 -82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	8
Wimborne	3/25/0425	14-20 Station Road, Wimborne	1
Wimborne	3/25/0427	8-40 Avenue Road, Wimborne	1
Wimborne	3/25/0429	1-14 St Catherines and 49-71 Poole Road, Wimborne	1
Wimborne	3/25/0439	Westfield Close, Wimborne	2
Wimborne	3/25/0482	Land south of King Street Car Park, Wimborne	4
Wimborne	3/25/0483	Land rear of 15 West Street, Wimborne	9
Wimborne	3/25/0485	Old Road Car Park, Wimborne	15

Physically developable sites within urban areas, or village envelopes

Settlement	Site Ref No	Site Address	Potential Dwellings
Alderholt	3/01/0119	Land adj 58 Ringwood Road, Alderholt	4
Alderholt	3/01/0697	23 - 31 Blackwater Grove, Alderholt	2
Alderholt	3/01/0698	1-9 Blackwater Grove, Alderholt	10
Alderholt	3/01/0700	Public Open Space adjacent to 2 Blackwater Grove, Alderholt	2
Alderholt	3/01/0701	10 Station Road and land adjacent, Alderholt	14
Alderholt	3/01/0702	Village Hall and 3 - 9 Station Road, Alderholt	4
Alderholt	3/01/0703	43 - 57 Station Road, Alderholt	3
Alderholt	3/01/0705	3 - 15 Park Lane, 58 - 70 Station Road, 4 - 24 Camel Green Road, Alderholt	10
Alderholt	3/01/0707	5 - 33 Hayters Way, Alderholt	4
Alderholt	3/01/0708	8 - 26 Hillbury Road, Alderholt	3
Alderholt	3/01/0709	92 - 106 Station Road, Alderholt	4
Alderholt	3/01/0710	7 - 25 Hillbury Road, Alderholt	2
Alderholt	3/01/0712	Public Open Space adjacent 1 Wren Gardens, Alderholt	5
Alderholt	3/01/0716	37 - 43 Ringwood Road and Public Open Space to the rear, Alderholt	4
Colehill	3/03/0275	Land off Boundary Drive, Colehill	3
Colehill	3/03/0276	Land at end of Boundary Drive, Colehill	4
Colehill	3/03/0277	Land off Wimborne Road, Colehill	3
Colehill	3/03/0280	Land between Highland Road and Wesley Road, Colehill	6
Colehill	3/03/0281	Colehill Garage Wimborne Road, Colehill	4
Colehill	3/03/0282	Land to rear of Kyrchil Lane, Colehill	3
Colehill	3/03/0284	land at 14 - 20 Kyrchil Lane, Colehill	3
Colehill	3/03/0286	Land at 141 - 147 Lonnen Road, Colehill	4
Colehill	3/03/0287	Land north of Lonnen Road, Colehill	10

Settlement	Site Ref No	Site Address	Potential Dwellings
Colehill	3/03/0288	Land at 81 - 85 Pilford Heath Road, Colehill	3
Colehill	3/03/0368	22 - 68 Beaucroft Lane, Wimborne	1
Colehill	3/03/0369	43 Beaucroft Lane and Hollybank, Northleigh Lane, Wimborne	2
Colehill	3/03/0371	8 Lacy Close - 27 Ventor Place and Minster Heights, Giddylake, Wimborne	4
Colehill	3/03/0374	23 - Rowney, Northleigh Lane, 2 - 10 Kyrchil Lane, Colehill	4
Colehill	3/03/0375	Park Homer Road and Park Homer Drive, Colehill	3
Colehill	3/03/0378	40 - 64 Lonnen Road, Marianne Road and Haslop Road, Colehill	4
Colehill	3/03/0382	90 - 110 Lonnen Road and 13 - 17 Sandy Lane, Colehill	5
Colehill	3/03/0383	24 - 33 Park Homer Drive, Colehill	5
Colehill	3/03/0384	1 - 5 Olivers Road, Stroud Close and 72 - 86 Middlehill Road, Colehill	8
Colehill	3/03/0386	8 - 18 Pilford Heath Road and Cannon Hill Road, Colehill	3
Colehill	3/03/0387	Brackenhill Road, 25 - 43 Pilford Heath Road and Green Bottom, Colehill	4
Colehill	3/03/0388	Quarry Road, Colehill	2
Colehill	3/03/0390	88 - 94 Middlehill Road, Colehill	2
Colehill	3/03/0391	1 - 23 Canford View Drive and 78 - 102 Canford Bottom, Colehill	1
Colehill	3/03/0392	108 - 120 Middlehill Road and 73 - 95 Hayes Lane, Colehill	3
Colehill	3/03/0393	50 - 74 Hayes Lane and 3 - 8 Freemans Close, Colehill	6
Colehill	3/03/0396	26 - 32 Canford Bottom, Colehill	25
Colehill	3/03/0406	43 - 63 Hayes Lane, 1-7 Jessop Road and 190 - 206 Cutlers Place, Colehill	2
Colehill	3/03/0412	202-244 Leigh Road, Colehill	5
Colehill	3/03/0413	1-37 Leigh Lane, Fairfield Close and Ashley House, Northleigh Lane, Colehill	3
Colehill	3/03/0414	1-13 Leigh Common, Colehill	1
Colehill	3/03/0461	5-17 Beaucroft Road and 63-85 Wimborne Road, Colehill	1
Colehill	3/03/0462	1-19 Beaucroft Lane, Whiteways and 45-61 Wimborne Road, Colehill	1
Colehill	3/03/0463	Lonnen Wood Close and 69-91 Lonnen Road, Colehill	2

Settlement	Site Ref No	Site Address	Potential Dwellings
Colehill	3/03/0464	Post Office and Co-op, Smugglers Lane, Colehill	10
Corfe Mullen	3/04/0486	Highfield-Rivington, Candys Lane, Corfe Mullen	2
Corfe Mullen	3/04/0487	113-131 Wimborne Road, Corfe Mullen	6
Corfe Mullen	3/04/0488	Pine Road, Corfe Mullen	3
Corfe Mullen	3/04/0489	East End Methodist Church - 102 Wimborne Road, Corfe Mullen	2
Corfe Mullen	3/04/0490	1-9 Wayground Road and 83-101 Wimborne Road, Corfe Mullen	6
Corfe Mullen	3/04/0493	Higher Merley Lane, Corfe Mullen	2
Corfe Mullen	3/04/0495	34-38 Wimborne Road, Corfe Mullen	4
Corfe Mullen	3/04/0498	The Anchorage - Southmead, Blandford Road, Corfe Mullen	3
Corfe Mullen	3/04/0499	Old Orchard - 20 Pardys Hill and 1-7 Broadmoor Road, Corfe Mullen	6
Corfe Mullen	3/04/0500	1 - 37 Central Avenue and 60 -80 Wareham Road, Corfe Mullen	30
Corfe Mullen	3/04/0501	9 - 29 Croft Close, Corfe Mullen	2
Corfe Mullen	3/04/0502	1 - 52 Blythe Road, Corfe Mullen	4
Corfe Mullen	3/04/0503	Area of POS between 8 - 10 Laurel Close, Corfe Mullen	4
Corfe Mullen	3/04/0504	55 - 61 Wareham Road, Corfe Mullen	5
Corfe Mullen	3/04/0505	Brownsea Avenue, Corfe Mullen	1
Corfe Mullen	3/04/0546	18-46 Corfe View Road, Corfe Mullen	2
Corfe Mullen	3/04/0548	1-15 Dennis Road, 2-20 Highmoor Road and East Way, Corfe Mullen	4
Corfe Mullen	3/04/0549	65-79 Albert Road, Corfe Mullen	2
Corfe Mullen	3/04/0735	Garage Block to rear of 60 Erica Drive	2
Corfe Mullen	3/04/0738	Garage Block adjacent 18A Haven Road	1
Corfe Mullen	3/04/0739	Garage Block to rear of 6 Dennis Road	1
Cranborne	3/05/0717	59 - 81 Castle Street, Cranborne	2
Cranborne	3/05/0719	5 - 16 Pennys Lane, 15 - 31 Water Street, Cranborne	2
Cranborne	3/05/0720	9 - 11 Water Street, 1 - 4 Pennys Lane, Cranborne	1

Settlement	Site Ref No	Site Address	Potential Dwellings
Cranborne	3/05/0721	Pound House and Chaseborough House Grugs Lane and 20 - 26 Salisbury Street, Cranborne	5
Ferndown & West Parley	3/07/0117	The Post Office Ringwood Road, Longham	2
Ferndown & West Parley	3/07/0401	92 - 120A Wimborne Road West, Stapehill	40
Ferndown & West Parley	3/07/0403	14 - 22 Hayes Lane, 4 - 10 Foxcroft Drive and 1 - 9 Hounds Way, Colehill	3
Ferndown & West Parley	3/07/0405	76 - 146 Foxcroft Drive and 2 - 56 Dales Drive	2
Ferndown & West Parley	3/07/0408	2 - 30 Cedar Drive and 3 - 33 Hayes Lane, Colehill	1
Ferndown & West Parley	3/07/0409	Hayes Close and 1-29 Cedar Drive, Ferndown	2
Ferndown & West Parley	3/07/0470	Land between Beaufoys Avenue, Wimborne Road East and Pinewood Road, Ferndown	20
Ferndown & West Parley	3/07/0471	44-81 Forest View Drive, Ferndown	1
Ferndown & West Parley	3/07/0472	17-43 Award Road, Ferndown	3
Ferndown & West Parley	3/07/0473	4-14 Queens Road, Ferndown	1
Ferndown & West Parley	3/07/0474	169-183 Victoria Road, Ferndown	4
Ferndown & West Parley	3/07/0475	170-201 Victoria Road, Ferndown	6
Ferndown & West Parley	3/07/0476	554 Wimborne Road East, Ferndown	20
Ferndown & West Parley	3/07/0508	Land at Glendale Avenue, Woodside Road and Greenwood Avenue, Ferndown	4
Ferndown & West Parley	3/07/0509	Land at 10 - 32 Albert Road, Ferndown	5
Ferndown & West Parley	3/07/0511	Land at The Beeches, Woodside Road, Ferndown	10
Ferndown & West Parley	3/07/0512	Land at Golf Links Road and Ringwood Road, Ferndown	4
Ferndown & West Parley	3/07/0513	Land at Golf Links Road, Ringwood Road and Turbary Road, Ferndown	16
Ferndown & West Parley	3/07/0528	73-93 Golf Links Road, Ferndown	1
Ferndown & West Parley	3/07/0530	82-88 Carroll Avenue and 48-60 Golf Links Road, Ferndown	6
Ferndown & West Parley	3/07/0531	Land to South of Carroll Avenue, Ferndown	3
Ferndown & West Parley	3/07/0535	273-333 New Road, Chander Close, 19-27 Fernlea Avenue and 1-13 Fernlea Gardens, Ferndown	4

Settlement	Site Ref No	Site Address	Potential Dwellings
Ferndown & West Parley	3/07/0536	54-64 Dudsbury Avenue, Ferndown	1
Ferndown & West Parley	3/07/0537	4-18 Dudsbury Crescent, Ferndown	12
Ferndown & West Parley	3/07/0538	Land between Dudsbury Avenue and Dudsbury Crescent, Ferndown	17
Ferndown & West Parley	3/07/0539	Land to South of Dudsbury Avenue, Ferndown	2
Ferndown & West Parley	3/07/0551	304-316 New Road, Ferndown	6
Ferndown & West Parley	3/24/0554	14-70 Glenmoor Road and 100-110 Dorset Avenue, West Parley	4
Ferndown & West Parley	3/24/0555	4-28 Dudsbury Road, 17-29 Berkley Avenue and 1-3 Brune Way, West Parley	8
Ferndown & West Parley	3/24/0556	1-11 Dudsbury Road, 215-221 New Road and 1-15 Wight Walk, West Parley	4
Ferndown & West Parley	3/24/0557	4-12 Wight Walk, 15-23 Dudsbury Road, 1-7 Belle Vue Walk and 83-93 Chine Walk, West Parley	4
Ferndown & West Parley	3/24/0558	25-37 Dudsbury Road, 4-8 Belle Vue Walk and 51-79 Chine Walk, West Parley	4
Ferndown & West Parley	3/24/0560	1-21 Hadrian Close, 70-74 Ellesfield Drive and 2-20 Heathlands Avenue, West Parley	2
Ferndown & West Parley	3/24/0561	1-3 Heathlands Avenue and 58-66 Dudsbury Road, West Parley	1
Ferndown & West Parley	3/24/0562	65-71 Dudsbury Road, West Parley	1
Ferndown & West Parley	3/24/0563	129-137 Christchurch Road and 1 Linden Road, West Parley	2
Ferndown & West Parley	3/24/0564	26-38 Chine Walk and 2-6 Crescent Walk, West Parley	1
Ferndown & West Parley	3/24/0565	1-41 Chine Walk, 189-217 Christchurch Road, 25-43 Gallows Drive and Oak Close, West Parley	6
Ferndown & West Parley	3/24/0566	252-260 Christchurch Road, 1-7 Ridgeway and 1-17 Elm Tree Walk, West Parley	2
Ferndown & West Parley	3/24/0567	2-14 Elm Tree Walk, 9-14 Ridgeway, 2-14 Longfield Drive and 127-141 New Road, West Parley	2
Ferndown & West Parley	3/24/0568	1-13 Longfield Drive, 77-125 New Road, West Parley	4
Ferndown & West Parley	3/07/0732	Green Worlds, Ferndown Wimborne Road East	40
Sixpenny Handley	3/20/0221	Land adj Frogmore Lane, Red Lane and Back Lane	15
Sixpenny Handley	3/20/0723	36 - 44 High Street, Sixpenny Handley	6

Settlement	Site Ref No	Site Address	Potential Dwellings
St Leonards & St Ives	3/18/0571	Fir Tree Close and 1 - 19 Oaks Drive, St Leonards	6
St Leonards & St Ives	3/18/0572	8 - 18 Oaks Drive and 1 - 2 Cherry Tree Close, St Leonards	8
St Leonards & St Ives	3/18/0573	9 - 12A Cherry Tree Close and 1 - 17 Cedar Avenue, St Leonards	4
St Leonards & St Ives	3/18/0574	6 - 34 Malmesbury Road and 3 - 29 Braeside Road, St Leonards	2
St Leonards & St Ives	3/18/0575	1 - 15 Malmesbury Road, 9 - 17 Heather Close and 22 - 28 Cedar Avenue, St Leonards	1
St Leonards & St Ives	3/18/0576	2 - 24 Heather Close, 60 - 70 Oaks Drive and Acorn Close, St Leonards	1
St Leonards & St Ives	3/18/0577	101 - 111 Oaks Drive, 53 - 65 Braeside Road and 27 - 37 Lions Lane, St Leonards	5
St Leonards & St Ives	3/18/0578	14 - 24 Lions Lane and 6 - 15 Fernlea Close, St Leonards	2
St Leonards & St Ives	3/18/0579	1 - 17 Bushmead Drive and Norris Close, St Leonards	6
St Leonards & St Ives	3/18/0580	21 - 36 Bushmead Drive and 102 - 114 Lions Lane, St Leonards	5
St Leonards & St Ives	3/18/0583	20 - 38 The Glade and 89 - 107 Woolsbridge Road, St Leonards	4
St Leonards & St Ives	3/18/0586	2 Lions Lane and 59 - 63 Woolsbridge Road, St Leonards	4
St Leonards & St Ives	3/18/0587	1 - 25 Lions Lane and 53 - 57 Woolsbridge Road, St Leonards	1
St Leonards & St Ives	3/18/0589	Laurel Close and 24 - 40 Braeside Road, St Leonards	2
St Leonards & St Ives	3/18/0592	Hazelmere Drive, 1 Forest Pines, Laurel Lane and 3 - 17 Woolsbridge Road, St Leonards	3
St Leonards & St Ives	3/18/0593	29 - 47 Woolsbridge Road, St Leonards	2
St Leonards & St Ives	3/18/0594	2 - 34 Lions Wood, St Leonards	1
St Leonards & St Ives	3/18/0595	2 - 28 Woolsbridge Road, Kings Close and 162 - 166 Ringwood Road, St Leonards	1
St Leonards & St Ives	3/18/0598	48 - 74 Woolsbridge Road and 144 - 154 Sandy Lane, St Leonards	4
St Leonards & St Ives	3/18/0599	Windsor Close, St Leonards	2
St Leonards & St Ives	3/18/0600	2 - 51 Gainsborough Road, St Leonards	2
St Leonards & St Ives	3/18/0601	3 - 31 Gainsborough Road, St Leonards	2
St Leonards & St Ives	3/18/0602	Hill Way, St Leonards	1

Settlement	Site Ref No	Site Address	Potential Dwellings
St Leonards & St Ives	3/18/0603	108 - 112 Woolsbridge Road and 1 - 5 Monkworthy Drive, St Leonards	2
St Leonards & St Ives	3/18/0604	Peveril Close, St Leonards	2
St Leonards & St Ives	3/18/0605	Ashley Drive West, St Leonards	3
St Leonards & St Ives	3/18/0609	The Spinney, Struan Close and 1 - 11 Struan Gardens, St Leonards	3
St Leonards & St Ives	3/18/0610	12 - 27 Struan Gardens, St Leonards	2
St Leonards & St Ives	3/18/0611	Struan Court, St Leonards	2
St Leonards & St Ives	3/18/0612	1 - 12 Ashley Drive North, Torrison to Heather Villa, Horton Road, St Leonards	1
St Leonards & St Ives	3/18/0614	The Island, Ashley Drive North, St Leonards	2
St Leonards & St Ives	3/18/0615	14 - 24 Ashley Drive North and 61 - 67 Ashley Drive South, St Leonards	4
St Leonards & St Ives	3/18/0616	15 - 27 Ashley Drive North and Badgers Close, St Leonards	2
St Leonards & St Ives	3/18/0617	29 - 59 Ashley Drive South, St Leonards	2
St Leonards & St Ives	3/18/0618	20 - 76 Ashley Drive South, St Leonards	3
St Leonards & St Ives	3/18/0619	Oakwood Close and 5 - 79 Ashley Drive South, St Leonards	3
St Leonards & St Ives	3/18/0620	34 - 73 St Ives Park, St Leonards	1
St Leonards & St Ives	3/18/0621	1 - 89 St Ives Park, St Leonards	2
St Leonards & St Ives	3/18/0622	Ashley Park, St Leonards	2
St Leonards & St Ives	3/18/0624	St Ives House, St Leonards	40
St Leonards & St Ives	3/18/0625	St Ives Wood, St Leonards	1
St Leonards & St Ives	3/18/0626	Russell Gardens and 18 - 24 Ringwood Road, St Leonards	1
St Leonards & St Ives	3/18/0627	2 - 12 Fernwood Close and 7-41 Sandy Lane, St Leonards	2
St Leonards & St Ives	3/18/0628	32-60 Ringwood Road, St Leonards	8
St Leonards & St Ives	3/18/0630	70 - 80 Sandy Lane, St Leonards	8
Sturminster Marshall	3/21/0007	Land to rear of Red Lion Church Street, Sturminster Marshall	6
Sturminster Marshall	3/21/0724	5 - 15 Station Road, Sturminster Marshall	3
Sturminster Marshall	3/21/0725	Churchill Arms Public House, Station Road, Sturminster Marshall	8

Settlement	Site Ref No	Site Address	Potential Dwellings
Sturminster Marshall	3/21/0727	41 - 54 Churchill Close, Sturminster Marshall	3
Sturminster Marshall	3/21/0728	27 - 40 Churchill Close, Sturminster Marshall	2
Sturminster Marshall	3/21/0729	5 - 26 Churchill Close, 65 - 109 High Street, Sturminster Marshall	3
Sturminster Marshall	3/21/0730	Beech Lodge - 5 Dullar Lane, Bailie House and Farm, Poole Road, Sturminster Marshall	20
Sturminster Marshall	3/21/0731	6 - 32 Dullar Lane, Sturminster Marshall	7
Verwood	3/22/0631	2 - 24a Howe Lane, Verwood	4
Verwood	3/22/0632	Land adj Howe Lane, Verwood	15
Verwood	3/22/0636	131 - 139 Newtown Road and 123 - 129 Lake Road, Verwood	3
Verwood	3/22/0639	97 - 105 Newtown Road, 3 - 9 Claylake Drive and 9 - 13 Owls Road Verwood	2
Verwood	3/22/0641	50 - 62 Lake Road, Verwood	3
Verwood	3/22/0643	52 - 60 Moneyfly Road, Verwood	2
Verwood	3/22/0645	31 - 57 Woodlinken Drive, 2 - 26 Laburnum Close, Verwood	6
Verwood	3/22/0646	38 - 50 Moneyfly Road, Verwood	2
Verwood	3/22/0647	189 - 199 Ringwood Road and 163 - 167 The Chase, Verwood	2
Verwood	3/22/0649	41 - 55 Lake Road and Public Open Space to east, Verwood	3
Verwood	3/22/0650	28 - 46 Lake Road and Public Open Space to west, Verwood	3
Verwood	3/22/0653	Conifers - Mount Pleasant, Sandy Lane, Verwood	10
Verwood	3/22/0654	Lamorna - Rose Cottage, Black Hill, Verwood	2
Verwood	3/22/0655	71 - 75 Burnbake Road and 8 - 14 Bugdens Lane, Verwood	8
Verwood	3/22/0656	44 - 70 Newtown Road and 42 - 50 Burnbake Road, Verwood	5
Verwood	3/22/0660	11 - 21 Burnbake Road, Verwood	4
Verwood	3/22/0661	81 - 103 Manor Road, Verwood	4
Verwood	3/22/0662	4 - 14a Springfield Road, 3 - 17 Manor Lane, 78 84 Manor Road, Verwood	4
Verwood	3/22/0663	5 - 19 Springfield Road and 94 - 100 Manor Road, Verwood	4
Verwood	3/22/0664	57 - 63 Manor Road, Verwood	1

Settlement	Site Ref No	Site Address	Potential Dwellings
Verwood	3/22/0666	Caradon Place, somerley Cottage, Cedar Breaks - Harwood, Eastworth Road, Verwood	3
Verwood	3/22/0667	The Oaks, Cranleigh House - Winton Lodge, Station Road and Wilverly - Shaftesbury House, Eastworth Road, Verwood	1
Verwood	3/22/0668	Thatched Cottage - Pipedreams, Station Road, Verwood	10
Verwood	3/22/0669	75 - 93 Lake Road, 1 - 15 Whitbeam Way and 76 - 84 Woodlinken Drive, Verwood	2
Verwood	3/22/0670	Verwood Industrial Estate, Bradfords Building Supplies Ltd, Black Hill, Verwood	25
West Moors	3/23/0515	26-38 Priory Road, West Moors	2
West Moors	3/23/0516	Land at Uplands Close, West Moors	10
West Moors	3/23/0517	Land between Pinehurst Road and Priory Road, West Moors	1
West Moors	3/23/0518	112 -116 Pinehurst Road and 2 - 16 Priory Road, West Moors	3
West Moors	3/23/0519	1-19 Abbey Road, West Moors	4
West Moors	3/23/0520	19-27 Uplands Road, West Moors	3
West Moors	3/23/0521	2-8A Southern Avenue, West Moors	3
West Moors	3/23/0522	21-37 Abbey Road and 8-20 Uplands Road, West Moors	8
West Moors	3/23/0523	2-14 Abbey Road and 133-143 Pinehurst Road, West Moors	3
West Moors	3/23/0524	17-33 Priory Road and 132-136 Pinehurst Road, West Moors	5
West Moors	3/23/0525	12-14 Beechwood Road, West Moors	1
West Moors	3/23/0526	92-102 Pinehurst Road, West Moors	2
West Moors	3/23/0672	Garage Court rear of 29 - 37 Elmhurst Wy and 5 - 15 Heathfield Way, West Moors	1
West Moors	3/23/0673	12 - 16 Southern Avenue and adjacent Public Open Space, West Moors	3
West Moors	3/23/0675	46 - 62 Pinehurst Road, West Moors	3
West Moors	3/23/0677	100 - 104 Station Road and 2 - 6a Pinehurst Road, West Moors	2
West Moors	3/23/0681	10 - 32 Oakhurst Lane, West Moors	3
West Moors	3/23/0683	67 - 83 Elmhurst Road, West Moors	3

Settlement	Site Ref No	Site Address	Potential Dwellings
West Moors	3/23/0685	2 - 20 Moorside Road, 1 - 23 Avon Road and 1 - 29 Pinehurst Road, West Moors	6
West Moors	3/23/0686	2 - 32 Glenwood Road, 1 - 39 Moorisde Road and 112 - 114 Station Road, West Moors	21
West Moors	3/23/0687	30 - 34 Moorlands Road, West Moors	1
West Moors	3/23/0688	15 - 31A Moorlands Road, West Moors	2
West Moors	3/23/0689	9 - 15 Riverside Road, West Moors	4
West Moors	3/23/0690	Tap and Railway Public House, 195 Station Road, West Moors	30
West Moors	3/23/0691	241 - 255 Station Road, West Moors	4
West Moors	3/23/0692	4 Riverside Road, West Moors	3
West Moors	3/23/0694	West Moors Library, Station Road, West Moors	8
West Moors	3/23/0695	1 - 7 Bellevue Grove, 47 - 55 Oakhurst Road and 2 - 10 Oakhurst Close, West Moors	3
West Moors	3/23/0794	Oakhurst First School Shaftsbury Road	25
Wimborne	3/25/0044	18 & 20 Highland Road, Colehill	2
Wimborne	3/25/0128	Land at Barnes Crescent, Gordon Road and Hardy Crescent, Wimborne	10
Wimborne	3/25/0352	Land at Old Manor Farmhouse Leigh Close	16
Wimborne	3/25/0353	143-185 Leigh Road	6
Wimborne	3/25/0354	118-124 Leigh Road	7
Wimborne	3/25/0355	75- 93 Leigh Road	14
Wimborne	3/25/0356	Land rear of 3 - 5 Cromwell Road	7
Wimborne	3/25/0357	126 - 156 Leigh Road, Wimborne	6
Wimborne	3/25/0358	11 - 21 Greenclose Lane, Wimborne	1
Wimborne	3/25/0359	10 - 22 St Johns Hill, Wimborne	5
Wimborne	3/25/0360	7 - 25 St Johns Hill, Wimborne	3
Wimborne	3/25/0361	6 - 35 Cuthburga Road, Wimborne	6
Wimborne	3/25/0362	43 - 57 Leigh Road, Wimborne	12

Settlement	Site Ref No	Site Address	Potential Dwellings
Wimborne	3/25/0363	24 - 38 Park Lane, Wimborne	10
Wimborne	3/25/0365	3 - 15 Rowlands Hill, Wimborne	4
Wimborne	3/25/0366	Marlborough Place, Onslow Gardens and Giddy Lake, Wimborne	12
Wimborne	3/25/0367	1 - 41 Highland Road, Wimborne	2
Wimborne	3/25/0370	3 - 7 Byron Road, Wimborne	4
Wimborne	3/25/0399	1 - 9 Gordon Road, Wimborne	7
Wimborne	3/25/0415	2-12 Livingstone Road and 21-79 Barnes Crescent, Wimborne	10
Wimborne	3/25/0416	Northern Portion Flight Refuelling Site, Brook Road, Wimborne	50
Wimborne	3/25/0420	60 -82 Barnes Crescent, Churchill Road and 85-95 Hardy Crescent, Wimborne	10
Wimborne	3/25/0423	Wimborne Market, Station Terrace, Wimborne	100
Wimborne	3/25/0425	14-20 Station Road, Wimborne	3
Wimborne	3/25/0426	Griffen Court and 30-42 New Borough, Wimborne	30
Wimborne	3/25/0427	8-40 Avenue Road, Wimborne	3
Wimborne	3/25/0429	1-14 St Catherines and 49-71 Poole Road, Wimborne	2
Wimborne	3/25/0434	Deans Court Lane, Wimborne	8
Wimborne	3/25/0435	41-44 King Street, Wimborne	12
Wimborne	3/25/0438	British Legion Club, West Borough, Wimborne	20
Wimborne	3/25/0439	Westfield Close, Wimborne	2
Wimborne	3/25/0440	Westfield House and Moray Court, Redcotts Lane, Wimborne	6
Wimborne	3/25/0441	7-31 Victoria Road, Wimborne	2
Wimborne	3/25/0442	37-51 Victoria Road, Wimborne	2
Wimborne	3/16/0443	Netherwood Place and Cowgrove, Wimborne	2
Wimborne	3/16/0445	Culverhayes Road and Culverhayes Close, Wimborne	3
Wimborne	3/25/0446	47-61 West Borough and 1-10 Blind Lane, Wimborne	10
Wimborne	3/25/0448	40-56 West Borough and 13-35 East Borough, Wimborne	8

Settlement	Site Ref No	Site Address	Potential Dwellings
Wimborne	3/25/0451	86-118 West Borough and 77-89 East Borough, Wimborne	4
Wimborne	3/25/0452	46-66 East Borough, Wimborne	3
Wimborne	3/25/0457	Milton Road, Shakespeare Road and Tennyson Road, Wimborne	4
Wimborne	3/16/0459	The Broads, Pamphill	5
Wimborne	3/25/0477	Otto Kampf 46-54 Leigh Road, Wimborne	12
Wimborne	3/25/0479	56-68A Leigh Road, 1-13 Crescent Road and 2-14 Grove Road, Wimborne	8
Wimborne	3/25/0484	1-45 Julians Road and 17-19 King Street, Wimborne	5
Wimborne	3/25/0485	Old Road Car Park, Wimborne	3
Wimborne	3/25/0758	Car Park rear of 1-5 High Street	6
Wimborne	3/25/0795	Wimborne First School School Lane	30

Settlement	Site Ref No	Site Address	Potential Dwellings
Alderholt	3/01/0014	Land at Alderholt	-
Alderholt	3/01/0335	Land to South of Daggons Road, Alderholt	-
Alderholt	3/01/0336	Land to South of Ringwood Road, Alderholt	-
Alderholt	3/01/0337	Land to West of Hillbury Road, Alderholt	-
Alderholt	3/01/0338	Land to east of allotments, Hillbury Road, Alderholt	-
Alderholt	3/01/0339	Land to West of allotments, Hillbury Road, Alderholt	-
Alderholt	3/01/0340	Land to North West of Station Road, Alderholt	-
Colehill	3/12/0034	3 Smugglers Lane, Furzehill	-
Colehill	3/03/0089	Land off Heath Close, Colehill	-
Colehill	3/03/0092	Land north of Wimborne Road, Colehill	-
Colehill	3/03/0108	Land at Greenhill Lane, Wimborne	-
Colehill	3/03/0223	Land at Leigh Lane, Wimborne	-
Colehill	3/03/0239	Land at Pilford Heath Road, Colehill	-
Colehill	3/03/0245	Land to rear of Willow Drive, Cannford Bottom, Colehill	-
Colehill	3/03/0304	Land to East of Colehill Lane and South of Little Lonnen, Colehill	-
Colehill	3/03/0305	land to East of Colehill Lane and North of Little Lonnen, Colehill	-
Colehill	3/03/0790	Land north of Lonnen Road	-
Corfe Mullen	3/04/0011	Land at Candys Farm Candys Lane, Corfe Mullen	-
Corfe Mullen	3/04/0023	Land at 112 Wimborne Road	-
Corfe Mullen	3/04/0269	Land between Broadmoor Lane & Haywards Lane	-
Corfe Mullen	3/04/0345	38 Brook Lane, Corfe Mullen	-
Corfe Mullen	3/04/0778	Old Dairy Brook Lane	-
Cranborne	3/05/0331	Land to East of Salisbury Street, Cranborne	-
Cranborne	3/05/0332	land north of Hibberds Field, Cranborne	-

Settlement	Site Ref No	Site Address	Potential Dwellings
Cranborne	3/05/0333	Land at Higher Holwell Farmhouse, Cranborne	-
Ferndown & West Parley	3/07/0114	Land to rear of 147 Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0116	Land adj The Glissons and High Mead, Longham	-
Ferndown & West Parley	3/07/0118	Homestead Stables 86 Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0174	Land to South of 35 Ham Lane, Longham	-
Ferndown & West Parley	3/07/0180	86 Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0181	67 Ringwood Road and Adj Field, Ferndown	-
Ferndown & West Parley	3/07/0182	Land opposite Kings Arms Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0191	Land adj & rear 86 Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0197	Land to rear of Kings Arms Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0205	BK Sports Ground Ham Lane, Longham	-
Ferndown & West Parley	3/07/0233	Land at Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0317	Land at Haskins Garden Centre, Longham	-
Ferndown & West Parley	3/07/0318	Land to East of Park View, Green Lane, Longham	-
Ferndown & West Parley	3/07/0319	Land at 165 Ringwood Road, Longham	-
Ferndown & West Parley	3/07/0320	Land to East of Ringwood Road, Longham	-
Furzehill	3/12/0074	Land rear of Stocks PH Furzehill	-
Furzehill	3/03/0214	Land off Smugglers Lane, Furzehill	-
Gaunts Common	3/12/0051	The Old Oak Gaunts Common	-

Settlement	Site Ref No	Site Address	Potential Dwellings
Gaunts Common	3/12/0252	Land at Gaunts Common	-
Hinton Martell	3/10/0172	Land at New Manor Farmhouse Emley Lane, Hinton Martell	-
Holt	3/12/0087	Land adj Yew Tree House Holt Lane	-
Holt	3/12/0165	Land at Holt	-
Horton	3/13/0052	Land at North Farm	-
Horton	3/13/0147	Land adj Welchnut Cottages, Horton	-
Sixpenny Handley	3/20/0079	Land south of Back Lane, Sixpenny Handley	-
Sixpenny Handley	3/20/0218	Land East of Dean Lane, Sixpenny Handley	-
Sixpenny Handley	3/20/0219	Land West of The Orchard, Sixpenny Handley	-
Sixpenny Handley	3/20/0220	Land off Common Road, Sixpenny Handley	-
Sixpenny Handley	3/20/0267	Land at The Old Rectory, Sixpenny Handley	-
Sixpenny Handley	3/20/0329	Land at Church Farm, Sixpenny Handley	-
Sixpenny Handley	3/20/0330	The Old Rectory	-
St Leonards & St Ives	3/18/0206	Land to North A31, St Leonards	-
St Leonards & St Ives	3/18/0341	Land at Forest Office, Horon Road, St Leonards	-
St Leonards & St Ives	3/18/0342	Land at Ringwood Forest, Horton Road, St Leonards	-
St Leonards & St Ives	3/18/0343	Land at The Sheiling, Horton Road, St Leonards	-
Sturminster Marshall	3/21/0113	Land abutting Newton Road/Railway Drive, Sturminster Marshall	-
Sturminster Marshall	3/21/0187	Dullar Lane Farm Dullar Lane, Sturminster Marshall	-
Sturminster Marshall	3/21/0200	Land at Bailie Farm Dullar Lane, Sturminster Marshall	-
Sturminster Marshall	3/21/0328	Land to East of Station Road, Sturminster Marshall	-
Sturminster Marshall	3/21/0351	Arch Ground Station Road, Sturminster Marshall	-
Three Legged Cross	3/12/0004	Land to east of Holt Road and West of West Moors Road	-
Three Legged Cross	3/13/0211	Land West of Albany Drive, Three Legged Cross	-
Three Legged Cross	3/13/0253	Land adj Heather Lea, Village Hall Lane, Three Legged Cross	-
Three Legged Cross	3/22/0313	Land west of Church Road, Three Legged Cross	-

Settlement	Site Ref No	Site Address	Potential Dwellings
Verwood	3/22/0201	Lone Pine West Moors Road	-
West Moors	3/23/0082	Land at St Leonards Farm Adj Compton Crescent/Southern Avenue	-
West Moors	3/23/0105	Land to north of A31 by Azalea Roundabout	-
West Moors	3/23/0314	Land to rear of 112-118 Pinehurst Road, West Moors	-
West Moors	3/23/0315	Land at West Moors Plantation	-
Wimborne	3/03/0148	Land adj Casa Loma Leigh Lane, Wimborne	-
Wimborne	3/03/0175	The Old Railway Line Leigh Lane, Wimborne	-
Wimborne	3/03/0273	Land at North Leigh Lane	-
Witchampton	3/27/0777	r/o Old Quarry and Old Bakehouse Pound Hill	-
Woodlands	3/28/0086	Land adj Kuranda Whitmore Lane, Woodlands	-
Woodlands	3/28/0140	Land at Verwood Road, Woodlands	-
Woodlands	3/28/0271	Land adj Highlands, Woodlands	-

Settlement	Site Ref No	Site Address	Reason for Exclusion
Alderholt	3/01/0098	Land fronting Vicarage Farm Daggons Road, Alderholt	Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the countryside
Alderholt	3/01/0350	Land off Blackwater Grove, Alderholt	Same as site 3/01/0014 and has been assessed under this site.
Alderholt	3/01/0671	Croft Cottage - 159 Station Road, Alderholt	Highway and ownership constraints coupled with limited redevelopment potential mean that this site is unlikely to come forward for development.
Alderholt	3/01/0699	27 - 33 Churchill Close and adjacent Public Open Space, Alderholt	At least one house would need to be demolished to create an access to the site. The open space would need to be replaced. Development would give rise to unacceptable overlooking.
Alderholt	3/01/0706	2 - 6 Antells Way, Alderholt	Redevelopment potential exploited by recent planning approval. No further development anticipated.
Alderholt	3/01/0711	Kerri Croft - Twin Oaks Fir Tree Hill, Alderholt	There are a number of large trees on the site which are subject to a tree preservation order. Additional dwellings therefore restricted so development unlikely to be economically viable.
Alderholt	3/01/0713	Public Open Space adjacent to 5 Tudor Close, Alderholt	Area of open space. Would need to be replaced to be re-developed and few opportunities for this in the locality.
Alderholt	3/01/0714	7 - 17 South Hill, Alderholt	Development constrained by narrow plots in multiple ownership and sloping land resulting in issues of overlooking
Alderholt	3/01/0715	Public Open Space adjacent to 19 Oak Road, Alderholt	Area of open space, could be improved by provision of a LAP. Development limited by large tree.
Alderholt	3/01/0734	Garage Block to rear of 50 Windsor Way	Small, used garage block associated with neighbouring dwellings. No redevelopment potential without causing additional parking problems in the surrounding roads.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Colehill	3/03/0033	Land adj Smugglers Lane and Long Lane	Location - Site lies outside the current village Settlement Boundary and within sporadic development associated with the settlement.
Colehill	3/03/0093	Land at Dogdean Farm Smugglers Lane, Wimborne	Location - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Colehill	3/07/0167	Land at Canford Bottom	On edge of settlement with New Neighbourhood where additional sites are not being sought.
Colehill	3/03/0171	Land off Pilford Heath Road, Colehill	On edge of settlement in the Green Belt with poor/no access to the highway network.
Colehill	3/03/0176	172 Lonnen Road, Colehill	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	3/03/0177	Land at 170 Lonnen Road, Colehill	Exclude - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	3/03/0238	Land at Colehill Lane, Colehill	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	3/03/0260	Land adj White Cottage, Dogdean	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Colehill	3/03/0285	Land off Kyrchil Way, Colehill	This is a large, well wooded sloping site on the edge of the green belt in a special character area with no further potential for development due to the high quality of the area.
Colehill	3/03/0289	Land adj 14 Hawk Close, Colehill	The site now has detailed planning permission for two dwellings, as of yet not started. There is no other land available.
Colehill	3/03/0290	Land at 34 - 38 Pilford Heath Road, Colehill	Other than the plot recently granted planning permission, there is limited potential for additional units due to the slope of the site. This dwelling has now been built - by March 2011.
Colehill	3/03/0301	land to South of Burts Hill, Wimborne	On edge of settlement with New Neighbourhood where additional sites are not required.
Colehill	3/03/0302	Land between Long Lane and Smugglers Lane, Colehill	On edge of settlement with New Neighbourhood where additional sites are not being sought.
Colehill	3/03/0303	Burial Ground Site, Greenhill Road, Colehill	Site lies outside or is unrelated to any current

Settlement	Site Ref No	Site Address	Reason for Exclusion
			settlement boundary and is in the Green Belt
Colehill	3/03/0306	Land at Cannon Hill Plantation, Colehill	On edge of settlement with New Neighbourhood
Colehill	3/03/0307	Land to West of Northleigh Lane, Colehill	On edge of settlement with New Neighbourhood
Colehill	3/03/0346	Land between Merrifield & Smugglers Lane	On edge of settlement with New Neighbourhood
Colehill	3/03/0379	Glynville Close, Colehill	There have been pre-application discussions with the Housing Association to redevelop Glynville Court for flats, which could result in a net loss of units as it is to replace single elderly person bedsits with bigger flats. There are physical constraints to developing any oth the open space around the rest of the site as it slopes and is heavily wooded.
Colehill	3/03/0380	37 - 67 Lonnen Road, Colehill	Whilst this area is within Colehill, an area of high demand, the plot size makes infilling very unlikely and there is little opportunity to increase density except by large scale redevelopment which is unlikley to take place.
Colehill	3/03/0381	68 - 82 Lonnen Road, Four Wells Road and 4 - 16 Sandy Lane, Colehill	Size of plots make infilling very unlikley. Wholesale redevelopment is unlikley to occur. Site is therefore recorded as zero potential.
Colehill	3/03/0385	118 - 136 Lonnen Road, Colehill	The majority of the site with development potential lies within the Green Belt and is therefore unsuitable for additional residential development.
Colehill	3/03/0389	Land adj 33 Bridleway, Colehill	Steeply sloping open space - no potential due to need to provide alternative site, and steepness of site.
Colehill	3/03/0394	41 - 49 Dales Drive and Dales Close, Colehill	Modern dwellings in good order. Little redevelopment potential.
Colehill	3/03/0395	Fryers Copse, Colehill	No scope for infilling. Redvelopment is unlikely. Whilst there is a garage court and car parking, the road is very narrow and this area is used for paprking.
Colehill	3/03/0398	100 - 174 Cutlers Place, Churchmoor Road and 45 - 74 Cedar Drive, Colehill	Plot size and layout make it unlikely that development will come forward.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Colehill	3/03/0407	Churchmoor Copse and play area off Cutlers Place, Colehill	No potential - open space is at a premium in this locality and an alternative site would need to be identified.
Colehill	3/03/0460	Colehill Sports and Social Club Wimborne Road	This is an important area of open space in the settlement, which is recognised as being very deficient in open space in the PPG 17 study. No potential for residential development due to continued need for open space.
Colehill	3/03/0768	Garage Block adjacent 23 New Merrifield	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	3/03/0769	Garage Block rear of 59 Middlehill Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	3/03/0770	Garage Block adjacent 239 Cutlers Place	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	3/03/0771	Garage Block adjacent 169 Cutlers Place	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	3/03/0772	Garage Block adjacent 9 Stirrup Close	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Colehill	3/03/0787	Land rear of Post Office Smugglers Lane, Furzehill	Record Deleted and details moved to update 3/03/0214
Corfe Mullen	3/04/0003	Castle Court School	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0024	Land adj Hillview Broadmoor Road	Site lies on the edge of a settlement with a New Neighbourhood. Not suitable as an Exceptions Site as it is not well related to the main urban area.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Corfe Mullen	3/04/0053	Land at Dunfarmin Blandford Road, Corfe Mullen	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0078	Land to South of Blandford Road Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0085	Land fronting Blandford Road	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0109	Land adjoining Pardys Hill	Located on edge of settlement and projecting in countryside (extension) but on a steep slope with poor access which will limit its potential. The site lies outside the land identified as a New Neighbourhood in Corfe Mullen where additional land is not sought.
Corfe Mullen	3/04/0129	Land off Haven Road, Corfe Mullen	On edge of settlement with proposed New Neighbourhoods, however it is on a steep slope with significant tree cover.
Corfe Mullen	3/04/0151	Llama Field & Bee Field Waterloo Road, Corfe Mullen	Located on edge of settlement with New Neighbourhood. Impact on adjacent SSSI may be detrimental.
Corfe Mullen	3/04/0157	Land on South Side of Brook Lane, Corfe Mullen	Located on edge of settlement with a proposed New Neighbourhood, in the Green Belt.
Corfe Mullen	3/04/0169	104 and 106 Wimborne Road, Corfe Mullen	Site had potential for 2 dwellings - same as existing. No net gain. Landowner wrote to remove site from SHLAA process, letter received 2/6/09
Corfe Mullen	3/04/0189	Land to West of Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0190	Land to West of Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway. Part of the site is liable to flooding.
Corfe Mullen	3/04/0192	Land to West of Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway. Part of the site is liable to flooding which

Settlement	Site Ref No	Site Address	Reason for Exclusion
			reduces its potential.
Corfe Mullen	3/04/0193	Land to West of Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	3/04/0194	Land to West of Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	3/04/0195	Land to West of Broadmoor Road, Corfe Mullen	The site is not adjacent to the existing settlement boundary, and lies in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	3/04/0196	Land to West of Broadmoor Road, Corfe Mullen	The site is not adjacent to the existing settlement boundary and lies in the Green Belt. Access would also have to be achieved to the highway.
Corfe Mullen	3/04/0202	Land at Happy Bottom, Corfe Mullen	Landowner wrote to remove site from SHLAA process, letter received 2/6/09 ite with poor access to any adopted highway, currently in the Green Belt on the edge of the settlement, on a sloping site and with part of the site being within an SNCI
Corfe Mullen	3/04/0207	Land at Naked Cross, Corfe Mullen	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Corfe Mullen	3/04/0208	Land at East End, Corfe Mullen	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt.
Corfe Mullen	3/04/0209	Land at Cogdean Elms, Corfe Mullen	On edge of settlement with New Neighbourhood where additional sites are not being sought. This site lies adjacent to an industrial estate at a lower level than the surrounding area and from the vegetation within the site, could have drainage issues.
Corfe Mullen	3/04/0216	Land between Waterloo Road and Hillside Road, Corfe Mullen	The site is adjacent to an existing settlement boundary which has a New Neighbourhood and is

Settlement	Site Ref No	Site Address	Reason for Exclusion
			in a location where additional sites are not being sought. The majority of the site lies within 400m of the heaths.
Corfe Mullen	3/04/0217	Brook Cottage Broadmoor Road, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Part of the site is SSSI.
Corfe Mullen	3/04/0248	Land at Blandford Road & Newton Lane, Corfe Mullen	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands.
Corfe Mullen	3/04/0258	Land off Brog Street, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0259	Land off Sleight Lane, Corfe Mullen	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0292	Land surrounding Wisteria Cottage Broadmoor Road, Corfe Mullen	On edge of settlements with new neighbourhood
Corfe Mullen	3/04/0293	Land at Adams Acre Chapel Lane, Corfe Mullen	On edge of settlement with new neighbourhood
Corfe Mullen	3/04/0294	Land at Pardys Copse, Corfe Mullen	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0295	Land north of Blandford Road and East of Brog Street, Corfe Mullen	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0296	Land to East of Brog Street, Corfe Mullen	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Corfe Mullen	3/04/0344	Land fronting Broadmoor Road and Brook Lane, Corfe Mullen	On edge of settlement with New Neighbourhood
Corfe Mullen	3/04/0491	53-81 Wimborne Road, Corfe Mullen	Due to the relatively narrow plot widths and depths, there is no further potential over and above those already with consent.
Corfe Mullen	3/04/0492	31-43 Wimborne Road, Corfe Mullen	A line of large properties backing onto the Recreation Ground set at the top of a slope. Due to the character of the area and the quality of the housing, it is unlikely that any suitable sites will come forward.
Corfe Mullen	3/04/0494	Cogdean Elms Industrial Estate, Higher Merley Lane, Corfe Mullen	The existing industrial use is not well located, access is poor. However the contamination is such that it is unlikely this site will come forward for

Settlement	Site Ref No	Site Address	Reason for Exclusion
			residential.
Corfe Mullen	3/04/0496	Spring Cottage - The Laurels, Brog Street, Corfe Mullen	Line of shallow and not very wide plots fronting Brog Street on the edge of the village. The largest plot contains a good quality thatched property which is unlikely to come forward for development.
Corfe Mullen	3/04/0497	The Ridgeway, Corfe Mullen	The Ridgeway is a group of well maintained, quite large properties on well screened plots with little potential for further development within the plan period.
Corfe Mullen	3/04/0506	Public Open Space adj 10 Orchard Close, Corfe Mullen	Exclude due to its topography, tree cover, legal status as open space and the presence of protected species (badgers)
Corfe Mullen	3/04/0507	1 - 25 Orchard Lane, Corfe Mullen	Fairly new, well kept properties with no scope for infilling. Redevelopment is unlikely.
Corfe Mullen	3/04/0540	11-12 Old Rectory Close, Badbury View Road (part), Violet Farm Close (part), Corfe Mullen	The site comprises modest sized properties on modest plots with no significant redevelopment potential within the plan period.
Corfe Mullen	3/04/0541	95-101 Wareham Road, Corfe Mullen	The site has little further potential beyond that already permitted.
Corfe Mullen	3/04/0543	129-141 Hillside Road and 9-15 Chapel Close, Corfe Mullen	These Hillside Road properties are modest in size and slope, and have little redevelopment potential.
Corfe Mullen	3/04/0550	50-60 Roman Road, Corfe Mullen	This site is largely off the unmade portion of Roman Road and is heavily treed. The existing site coverage of buildings is relatively high and unlikely to come forward for redevelopment.
Corfe Mullen	3/04/0608	Corfe Halt Close and 6 - 14 Wayground Road, Corfe Mullen	Small to medium sized plots with no realistic redevelopment potential.
Corfe Mullen	3/04/0736	Garage Block to rear 33 Birch Close	small garage court to rear of dwellings with short back gardens adj to an area of Open Space. It would be difficult to develop this site without an adverse affect on the neighbouring dwellings.
Corfe Mullen	3/04/0737	Garage Block rear of 23 Henbury View Road	small garage court to rear of dwellings with short back gardens adj to a school playing field. It would be difficult to develop this site without an adverse affect on the neighbouring dwellings.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Corfe Mullen	3/04/0740	Garage Block adjacent to 117 Stourview Gardens	Small parking area very close to existing dwellings. No development would be possible without an adverse impact on the neighbouring properties.
Corfe Mullen	3/04/0741	Garage block rear of 11 Candys Close	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Cranborne	3/05/0334	Land to rear of garage block, Castle Hill Lane, Cranborne	Site lies outside and is unrelated to any current settlement boundary
Cranborne	3/05/0718	8 12 Water Street, Cranborne	Due to the Listed Building, CA, and flooding issues, it is very unlikely that the site will come forward for development.
Ferndown & West Parley	3/24/0002	Land at Southfields Church Lane	The site is located on the edge of the settlement, however, it lies within the noise contour for Bournemouth Airport where residential development is unacceptable.
Ferndown & West Parley	3/07/0012	Land at The Warren (East) Tricketts Cross, Ferndown	Flood risk - Insurmountable constraint
Ferndown & West Parley	3/07/0013	Land at The Warren (East) Tricketts Cross, Ferndown	Lies within the Green Belt on the edge of the settlement and part of the site within area of extreme flood risk. Wooded nature of the site limits its potential.
Ferndown & West Parley	3/24/0017	Plowmans Garden Centre 392 Christchurch Road, West Parley	Exclude as the site lies largely within the zone where development should not be permitted due to aircraft noise. The part outside this zone lies within 400m of a protected heath. Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0019	Land adj 248 and 262 Wimborne Road West	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0020	262 Wimborne Road West	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West	3/24/0021	Brambles Farm Church Lane, West Parley	Site lies within a noise exclusion zone from

Settlement	Site Ref No	Site Address	Reason for Exclusion
Parley			Bournemouth Airport. Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0029	Land at Laymoor Lane, Hampreston	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0088	Land at Green Lane, Longham	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0090	Land off Angel Lane, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/03/0112	Land at Stapehill Farm, Canford Bottom	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Ferndown & West Parley	3/07/0115	Land adj Dudsbury Golf Course 64 Christchurch Road, Ferndown	On edge of settlement with New Neighbourhood
Ferndown & West Parley	3/24/0121	100/102 New Road, West Parley	Within noise exclusion zone from airport.
Ferndown & West Parley	3/07/0143	The Calf House Pompeys Lane, Ferndown	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt. Part of the site is within 400m of protected heathland.
Ferndown & West Parley	3/24/0144	397 - 399 Christchurch Road, West Parley	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0145	Land adj 514 Wimborne Road East, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0146	Land adj 399 Wimborne Road East. Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0155	253 Wimborne Road West	Site lies outside the current Settlement Boundary and within the Green Belt.
Ferndown & West Parley	3/07/0164	Land at Wimborne Road West, Stapehill	on edge of settlements with new neighbourhoods where no additional sites are sought.
Ferndown & West Parley	3/07/0183	Land at Green Lane, Longham	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt

Settlement	Site Ref No	Site Address	Reason for Exclusion
Ferndown & West Parley	3/07/0188	Stourbank Nursery Ham Lane, Longham	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0198	Land at Forest View Drive, Stapehill	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0199	Land at Hampreston	Exclude - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt.
Ferndown & West Parley	3/07/0204	Land off St James Road and Forest View Drive, Stapehill	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0213	276 Ringwood Road & 34 Morden Avenue, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0232	Land at Green Lane, Longham	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0251	Hilltop Nurseries Wimborne Road, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0261	Land rear of 140 Ameysford Road, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0262	land rear of 110 Ameysford Road, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0263	Land at Ringwood Road, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0264	Manor Farm Little Canford, Wimborne	On edge of settlement with New Neighbourhood where additional sites are not being sought. Majority of site lies within Flood Zones 2 and 3.
Ferndown & West Parley	3/07/0316	Land adj The Rest, Green Lane, Longham	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Ferndown & West Parley	3/07/0321	Land at Dudsbury Golf Club Christchurch Road, Longham	On edge of settlement with New Neighbourhood

Settlement	Site Ref No	Site Address	Reason for Exclusion
Ferndown & West Parley	3/07/0322	Land at 85 Christchurch Road, Longham	Site lies adjacent to a New Neighbourhood proposed in the emerging Core Strategy where no additional sites are sought.
Ferndown & West Parley	3/07/0323	Land to rear of 87-95 Christchurch Road, Longham	Site lies adjacent to a New Neighbourhood proposed in the emerging Core Strategy where no additional sites are sought.
Ferndown & West Parley	3/07/0347	Land to NE of Woodland Walk	Site to be included within the Green Belt in the emerging Core Strategy.
Ferndown & West Parley	3/24/0349	Land to east of Church Lane, West Parley	On edge of settlements with new neighbourhoods and within the noise exclusion zone from the airport.
Ferndown & West Parley	3/07/0397	Stapehill Crescent and surrounding properties, Ferndown	Two areas are possible for development and have come forward as SHLAA 2 sites. The remaining area has no potential for infilling and is unlikely to come forward for redevelopment.
Ferndown & West Parley	3/07/0400	138 - 156 Wimborne Road West, Stapehill	Plot size makes it unlikely that redevelopment will take place or achieve a higher density. No scope for infilling.
Ferndown & West Parley	3/07/0404	81 - 103 Foxcroft Drive, 1 - 15 Briar Way, Colehill	Small plots with no scope for infill and redevelopment unlikely.
Ferndown & West Parley	3/07/0411	40 -66 Foxcroft Drive and 68-70 Martindale Avenue, Ferndown	Housing estate is modern and of a good standard. No potential identified for infill or redevelopment.
Ferndown & West Parley	3/07/0466	Land at Westwood Avenue and Mayfield Way, Ferndown	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	3/07/0467	6-16 Ameysford Road, Ferndown	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	3/07/0468	21-33 Ameysford Road, Ferndown	Houses relatively modern and plots small suburban - no potential.
Ferndown & West Parley	3/07/0469	Land at Hillview Road, Ferndown	Houses relatively modern and plots suburban - no potential. Gardens are land locked.
Ferndown & West Parley	3/07/0529	358-384 New Road and 62-82 Golf Links Road, Ferndown	The site is a Special Character Area - few opportunities based on recent refusals of permission for redevelopment.
Ferndown & West Parley	3/07/0532	Apple Tree Grove, Ferndown	Sites are too small for likely re-development.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Ferndown & West Parley	3/24/0552	Open Space between 300 and 304 New Road, West Parley	The site is within 400m of protected heathland, and is therefore unsuitable for development. The site also lies in a Special Character Area.
Ferndown & West Parley	3/24/0559	39-55 Dudsbury Road, 1-13 Gallows Drive and 1-14 Burnbrae Road, West Parley	Not within the Special Character Area and generally smaller plots than in the surrounding areas. Limited potential due to quality of dwellings and only development potential would come from wholesale redevelopment of properties.
Ferndown & West Parley	3/24/0569	88-108 New Road, West Parley	This site is on the edge of the District and the majority of the large gardens are in the green belt. The generally good quality units are unlikely to come forward for redevelopment.
Ferndown & West Parley	3/07/0742	Garage Block adjacent to 164 Coppice Avenue	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Ferndown & West Parley	3/07/0743	Garage Block adjacent to Tennyson Court Library Road	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	3/07/0744	Garage Block to rear of Pennys Court New Road	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	3/07/0745	Garage Block to rear of Redroofs Dudsbury Avenue	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	3/24/0746	Garage Block rear of Gorselands Court Glenmoor Road	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Ferndown & West Parley	3/07/0783	Land rear of Leeson Drive	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Ferndown & West Parley	3/07/0793	Barrow View Farm	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Furzehill	3/03/0249	Land at Grange, Furzehill	Site lies outside or is unrelated to any current

Settlement	Site Ref No	Site Address	Reason for Exclusion
			settlement boundary and is in the Green Belt
Gaunts Common	3/12/0065	Land at Frogs Hole Gaunts Common	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Gaunts Common	3/12/0066	Allotment Site Gaunts Common	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Gaunts Common	3/12/0237	Lodge Hill, Gaunts Common	Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Grange	3/12/0055	Grange Farmyard Grange	Exclude - Location - Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Grange	3/12/0056	Land at Grange	Exclude - Location - Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Grange	3/12/0057	Land at Grange Lane	Exclude - Location - Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Grange	3/12/0058	25 Grange	Exclude - Location - Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Grange	3/12/0059	Plot at Corner of Grange Lane	Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Grange	3/12/0073	Land at Grange, Furzehill	Exclude - Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Grange	3/12/0791	Land north of Bothenwood Corner, Grange	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Gussage St. Michael	3/09/0733	Land opposite the Smithy Manor Road, Gussage St. Michael	Identified in the Local Plan as a housing allocation site - Policy CHASE5. However the majority of the site now lies in Flood Zone 3 (high risk) and is therefore unsuitable for residential development.
Hinton Martell	3/10/0062	Land at High Lea Hinton Martell	Site is located outside or is unrelated to any current settlement boundary.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Hinton Martell	3/10/0063	Land at Woodcutts Corner	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Hinton Martell	3/10/0064	Land at Woodcutts	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Hinton Parva	3/11/0061	Stanbridge Field Hinton parva	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	3/12/0054	Land at Bothenwood Corner Grange	Exclude - Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	3/12/0067	Land at Petersham Lane	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Holt	3/12/0068	Land at Petersham Corner	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Holt	3/12/0069	Policemans Garden Plot Pig Oak, Holt	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	3/12/0149	Part of Bothenwood Farm	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt
Holt	3/12/0256	Upper Mannington Farm, Burts Lane, Holt	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt Majority of the site is within 400m of Dorset Heathland SPA and Dorset Heaths SAC
Holt	3/12/0792	Land adjacent to Petersham Copse, Holt	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
Holtwood	3/12/0153	Land lying between Forest Cottage and Five Elms, Holtwood	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Holtwood	3/12/0158	Land adj Three Gables, Holtwood	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Horton	3/13/0203	Land at Lavender Cottage, Horton Heath	Location - Site lies outside or is unrelated to any

Settlement	Site Ref No	Site Address	Reason for Exclusion
			current settlement boundary and is in the Green Belt
Horton	3/13/0234	Land at Manor Farm, Horton	The site is an important setting for the village and its listed buildings and its development would be inappropriate in terms of the impact on the integrity and setting of the village.
Sixpenny Handley	3/20/0080	Land at New Barn Common Road, Sixpenny Handley	Site is located wholly outside or is unrelated to any current settlement boundary and is in the AONB
Sixpenny Handley	3/20/0142	Land at Red Lane, Sixpenny Handley	Location - Site is located outside or is unrelated to any current settlement boundary and is in the countryside.
Sixpenny Handley	3/20/0722	27 - 38 Dean Lane, Sixpenny Handley	The site has been excluded because the village envelope would need to be amended to accommodate any additional development, which would be an encroachment into the AONB.
Sixpenny Handley	3/20/0776	Pantiles Common Road	Outside existing settlement in the AONB and not adjacent to the village envelope boundary
St Leonards & St Ives	3/18/0018	21 Barnsfield Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0022	The Grange Estate Boundary Lane, Foxbury Rd & Wayside Rd, St Leonards	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
St Leonards & St Ives	3/18/0026	101 Boundary Lane	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0027	Somerset Garage Ltd 234 Hurn Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0030	Land between 28 & 36 Foxbury Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0031	Triangle of land bounded by A31 and Boundary Lane, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.

Settlement	Site Ref No	Site Address	Reason for Exclusion
St Leonards & St Ives	3/18/0032	10 Foxbury Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0035	Land at Grange Road, St Leonards	Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0036	32 Grange Road, St Leonards	Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0038	28 Foxbury Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0039	45 Foxbury Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0040	44 Foxbury Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0043	Land at Wayside Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
St Leonards & St Ives	3/18/0045	40 Wayside Road, St Leonards	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
St Leonards & St Ives	3/18/0046	16 Foxbury Road, St Leonards	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology. Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0047	35 Wayside Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt

Settlement	Site Ref No	Site Address	Reason for Exclusion
St Leonards & St Ives	3/18/0048	34 wayside Road, St Leonards	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
St Leonards & St Ives	3/18/0071	87 Boundary Lane	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0072	Land at Rowlands Paddock Boundary Lane, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0084	47 Foxbury Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0102	Matchams Stadium Hurn Road, Ringwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0107	51 Wayside Road, St Leonards	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt.
St Leonards & St Ives	3/18/0123	Land adj St Leonards Hospital	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt. Insurmountable constraint
St Leonards & St Ives	3/18/0130	Land at 48 Wayside Road, St Leonards	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0131	49 Foxbury Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0132	20 Foxbury Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0133	11 Grange Road, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0134	Land adj 27 Wayside Road, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0135	Land at 24 Foxbury Road, St Leonards	Site located within or likely to affect designations:

Settlement	Site Ref No	Site Address	Reason for Exclusion
			SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0136	Land at 23 & 26 Foxbury Road, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0137	Land at Boundary Lane	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0138	46 Wayside Road, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0139	Land adj Wayside Road, St Leonards	Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
St Leonards & St Ives	3/18/0168	38 Foxbury Road, St Leonards	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0185	Paddock Close, St Leonards	Part of small estate of 1970's bungalows with no redevelopment potential, except for total redevelopment of the whole site which is unlikely to be economically viable.
St Leonards & St Ives	3/18/0225	Field to left of Brocks Pine, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0226	Land adj Brocks Pine, St Leonards	A significant part of the site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0227	Field at Foxbury Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0228	Land at Wayside Road and Boundary Lane, St Leonards	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0242	Land at The Bothy, 63 Avon Castle Drive, St	Half of the site located within or likely to affect

Settlement	Site Ref No	Site Address	Reason for Exclusion
		Leonards	designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0246	Land at Beech Lane and rear of Boundary Lane, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0255	Land at The Grange, St Leonards	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0265	Land adj 250 & 252 Ringwood Road, St Leonards	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt. Part within flood zone 3
St Leonards & St Ives	3/18/0326	Land at Beech Lane, St Leonards	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
St Leonards & St Ives	3/18/0570	Barrilla Kennels 220 Hurn Road, St Leonards	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
St Leonards & St Ives	3/18/0581	Evans Close and 1 - 8 Elmore Drive, St Leonards	This is a site of large modern houses on well landscaped plots which are unlikely to come forward for re-development in the plan period
St Leonards & St Ives	3/18/0582	120 - 126 Lions Lane and 109 - 121 Woolsbridge Road, St Leonards	Small group of properties set in well wooded plots with very limited re-development potential
St Leonards & St Ives	3/18/0584	2 - 18 The Glade and 67 - 87 Woolsbridge Road, St Leonards	Big detached bungalows on modest plots. Little scope for redevelopment.
St Leonards & St Ives	3/18/0585	3 - 51 The Glade, St Leonards	Line of large chalets and houses on modest plots. Unlikely to be any significant re-development potential
St Leonards & St Ives	3/18/0588	St Leonards Village Hall and Recreation Ground, Braeside Road, St Leonards	This site is occupied by a much needed and well used recreation ground, sports pitches and community building which should not be considered for housing development
St Leonards & St Ives	3/18/0590	Garden Lane, 2 - 18 Braeside Road and 15 - 21 Laurel Lane, St Leonards	Little potential off Garden Lane due to access problems off A31. Other re-development potential already realised (one large plot not re-developable)

Settlement	Site Ref No	Site Address	Reason for Exclusion
			due to presence of badgers)
St Leonards & St Ives	3/18/0591	Petrol Filling Station, Rest a While Park and Little Chef, St Leonards	This site contains two commercial premises which appear viable with little opportunity for re-development and a mobile home park which meets the needs of the cheaper end of the housing market, esp for the elderly and is unlikely to produce addn units if redeveloped.
St Leonards & St Ives	3/18/0596	30 - 46 Woolsbridge Road, 2 - 10 Woodlands Way and 1 - 17 Pine Road, St Leonards	Only site with real potential now has planning permission for re-development.
St Leonards & St Ives	3/18/0597	1 - 11 Woodlands Way, 131 - 147 Sandy Lane and 1 - 5 Knoll Lane, St Leonards	Sites with potential have already been re-developed.
St Leonards & St Ives	3/18/0606	Ashley Lodge - Erica, Horton Road, St Leonards	The development which has recently taken place, or is permitted, has used up the potential for this site.
St Leonards & St Ives	3/18/0613	Recreation Ground, Horton Road, St Leonards	The site is a Recreation Ground, and the PPG 17 study for the settlement shows a significant shortfall in all types of open space provision. This site could only come forward if there was a suitable replacement in the vicinity.
St Leonards & St Ives	3/18/0629	65 - 75 Sandy Lane and 17 - 26 Post Office Lane, St Leonards	good quality dwellings in generous plots. Some immediate redevelopment potential in terms of plot sizes and limited tree loss if economically viable.
St Leonards & St Ives	3/18/0784	Land at Matchams Drive	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. The agent's argument that a residential use would be appropriate in exchange for the authorised leisure use is not accepted in this sensitive, unsustainable location.
Stanbridge	3/11/0060	The Old Village Hall Stanbridge	Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt
Sturminster Marshall	3/21/0091	Land at Church Farm Church Street, Sturminster Marshall	Flood risk - Insurmountable constraint
Sturminster Marshall	3/21/0141	Land at Millmoor Farm, Sturminster Marshall	Location - Site is located outside or is unrelated to any current settlement boundary and is in the

Settlement	Site Ref No	Site Address	Reason for Exclusion
			Green Belt.
Sturminster Marshall	3/21/0156	Black Horse Farm, Sturminster Marshall	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Sturminster Marshall	3/21/0222	Land to North of Jubilee Cross, Corfe Mullen	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Sturminster Marshall	3/21/0327	Land at Springfields Farm, Sturminster Marshall	Site deleted from Map - SHLAA2 submitted on same area - 3/21/0779
Sturminster Marshall	3/21/0726	Public Open Space off Churchill Close, Sturminster Marshall	The site is a well-used area of public open space within the settlement surrounded by existing residential development. The PPG 17 Study recognises that the village has a reasonable level of open space provision, but the loss of this space would bring the settlement down below what would be expected in a village of this size and location.
Sturminster Marshall	3/21/0779	Springfield Farm Newton Road	The site lies within the Green Belt outside any areas under consideration for new neighbourhoods. Part of the site also lies within the Flood plain.
Three Legged Cross	3/22/0001	110 Church Road	Site lies outside and is unrelated to any current settlement boundary and is in the Green Belt
Three Legged Cross	3/22/0075	Fairoak Ringwood Road, Three Legged Cross	Location - Site lies outside the current village Settlement Boundary and within the open countryside.
Three Legged Cross	3/22/0099	Land adj Oakdene Ringwood Road, Three Legged Cross	Located within a settlement - Entirely in built-up area (infill) however the site lies within the heathland exclusion zone and Natural England have advised in pre-application consultations that the site is not acceptable for residential development (C3)
Three Legged Cross	3/22/0150	Cottage Farm Verwood Road, Three Legged Cross	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	3/13/0212	Horton Farm Off Crab Orchard Way & Sandy Lane, Three Legged Cross	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt and Site located within or likely to affect designations:

Settlement	Site Ref No	Site Address	Reason for Exclusion
			SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	3/13/0224	Silverwood Farm, Three Legged Cross	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt. The majority of the site also lies within 400m of protected heathland.
Three Legged Cross	3/22/0235	Land adj Longmeadow Ringwood Road, Three Legged Cross	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	3/22/0240	Land off Crab Orchard Way, Three Legged Cross	Location - Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Three Legged Cross	3/22/0241	Land adj Woolsbridge Industrial Estate	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	3/22/0257	Land off Church Road, Three Legged Cross	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Three Legged Cross	3/22/0268	Land adj Four Winds Ringwood Road, Three Legged Cross	Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology.
Verwood	3/22/0008	The Fayrewood PH Ringwood Road, Verwood	Development of 12 flats and retail use now implimented. (2012)
Verwood	3/22/0016	Land at Peel Close Verwood	Site has planning permission and is counted as a SHLAA 1 site. The development of the 29 flats on the site has now commenced,
Verwood	3/22/0037	41 Moorlands Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/28/0041	Land at the Gardens	Location -Site is located wholly outside or is unrelated to any curent settlement boundary and is in the Green Belt
Verwood	3/22/0049	Land adj Cranebrook Manor	Site lies within the Green Belt outside any New Neighbourhood in emerging Core Strategy

Settlement	Site Ref No	Site Address	Reason for Exclusion
Verwood	3/22/0070	Ramall Ringwood Road, Three Legged Cross	Location - Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt.
Verwood	3/22/0096	Land adj Trinity First School Coopes Lane, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0100	Land south of Homeland Farm Ringwood Road, Three Legged Cross	Flood risk - Part of site is within current EA zone 3 or SFRA zone 3b Site is located wholly outside or is unrelated to any current settlement boundary and is in the Green Belt.
Verwood	3/22/0101	Land to rear of Honeyacre Ringwood Road, Three Legged Cross	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0111	Land at Noon Hill Road, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0122	Land adj The Chase	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0127	Land at Coopers Lane, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0152	Land at Howe Lane, Verwood	Site is located in the Green Belt and is outside any allocated site in the emerging Core Strategy.
Verwood	3/22/0154	Land at Forge Lane, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0178	Land north of Sandhurst Drive, Three Legged Cross	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
Verwood	3/22/0184	Land at Howe Lane, Verwood	Site duplicates 3/22/0152, and is assed under that reference
Verwood	3/22/0215	Snaffles 41 Moorlands Road, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands

Settlement	Site Ref No	Site Address	Reason for Exclusion
Verwood	3/22/0229	Land between 49 & 63 Moorlands Road, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0243	Dewlands Farm Dewlands Road, Verwood	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Verwood	3/22/0291	Land to North of The Chase, Verwood	On edge of settlement with new neighbourhood
Verwood	3/06/0310	Land to rear of Albion Inn Station Road, Verwood	On edge of settlement with new neighbourhood
Verwood	3/22/0311	Land to south of summerfields, Verwood	On edge of settlements with new neighbourhood where additional sites are not being sought.
Verwood	3/22/0312	Land at Potterne Hill Dairy Manor Road, Verwood	Site lies outside a New Neighbourhood proposed in the emerging Core Strategy and is in the Green Belt.
Verwood	3/22/0633	116 - 144 Manor Road, Verwood	Due to the relatively narrow plot widths and depths, there is no further potential over and above those already with consent.
Verwood	3/22/0634	131 - 167 Manor Road, Verwood	The site lies within a Special Character Area where the layout of the properties is very regular. Many of the properties have been significantly refurbished and extended in recent years. If the character policy remains, there is little scope for redevelopment.
Verwood	3/22/0635	2 - 10 St Michaels Road, Verwood	The site lies within the existing Special Character Area and is a very uniform layout of properties with no redevelopment potential unless the character of the area were to change considerably.
Verwood	3/22/0637	107 - 127 Newtown Road, 1 - 7 Owls Road and 1 - 7 Meadiw Way, Verwood	Modest sized properties on generous plots, but no potential due the limited plot depths.
Verwood	3/22/0638	94 - 108 Lake Road and 8 - 18 Meadow Way Verwood	Modest sized properties on generous plots, but no potential due the limited plot depths and widths.
Verwood	3/22/0640	4 - 16 Owls Road, Verwood	Modest sized properties on generous plots, but no potential due the limited plot depths and widths.
Verwood	3/22/0642	Public Open Space south of Blackthorn Way, Verwood	This is a substantial, well used piece of open space which is an important facility in the locality and should not be considered for development. It should

Settlement	Site Ref No	Site Address	Reason for Exclusion
			be developed to provide informal childrens' play space.
Verwood	3/22/0648	Public Open Space off Hunters Close and The Chase, Verwood	This area of Public Open Space is owned by EDDC, acquired in connection with PA 3/96/0519, and is not available for development.
Verwood	3/22/0651	Orchardleigh - Oak View, Sandy Lane, 2 - 26 Lake Road, Verwood	This site contains one large property, but it is heavily wooded and unlikely to be easily developed. Due to the plot sizes of the surrounding properties it is unlikely that they will come forward for redevelopment.
Verwood	3/22/0652	Public Open Space adj Conifers, Sandy Lane, Verwood	The site is a small wood located between the dwellings in Sandy Lane and the industrial units in Blackhill Industrial Estate. Previous appeal decision 97/0389 dismissed proposal for 1 dwelling on the site and no changes in circumstances since.
Verwood	3/22/0657	Public Open Space adj 72 Owls Road, Verwood	This area of Public Open Space is owned by EDDC, acquired in connection with PA in the locality, and is not available for development.
Verwood	3/22/0658	16 - 40 Burnbake Road, Verwood	The Verne Road area is characterised by medium sized properties in medium sized plots with very limited potential for redevelopment.
Verwood	3/22/0659	Public Open Space adj 8 Burnbake Road, Verwood	Long, linear area of open space with some good tree cover in the vicinity of higher density residential development. Would be difficult to develop for residential purposes due to the relationship to neighbouring dwellings. More suitable for informal childrens' play space, which is lacking in the vicinity.
Verwood	3/22/0665	6 - 12 Copse Road, Verwood	The dwellings on this site are of very good quality, with the bungalow adj Bugdens Copse being very recent. Due to this quality it is unlikely that any redevelopment will take place.
Verwood	3/22/0747	Garage Block adjacent to 17 Woodland Close	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse

Settlement	Site Ref No	Site Address	Reason for Exclusion
			impact on neighbouring dwellings.
Verwood	3/22/0748	Garage Block adjacent to 132 Owls Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	3/22/0749	Garage Block adjacent 93 Owls Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	3/22/0750	Garage Block adjacent 76 Owls Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Verwood	3/22/0751	Garage Block adjacent 73 The Curlews	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
West Moors	3/23/0050	Waterside House Ringwood Road, Ferndown	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0077	Gullivers Farm Station Road, West Moors	Location -Site is located outside or is unrelated to any current settlement boundary and is in the Green Belt and partly within the flood plain.
West Moors	3/23/0081	Land at Blackfield Farm Blackfield Lane, West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0083	Land at St Leonards Farm Adj Cracklewood Close	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0095	Land at Weavers Close, West Moors	Now assessed under 3/23/0781 and 3/23/0782
West Moors	3/23/0106	Land to north of Sarum Avenue North, West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands

Settlement	Site Ref No	Site Address	Reason for Exclusion
West Moors	3/23/0120	Former Nursery Site Three Legged Cross	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0186	292 Station Road, West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0230	Land to West of Bond Avenue, West Moors	The majority of the site is constrained by flood zone 3 and part also lies within the heathland 400 metre zone.
West Moors	3/23/0236	Stanford House Nursery Three Cross Road, West Moors	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
West Moors	3/23/0244	The Orchard Three Cross Road, West Moors	Site lies outside or is unrelated to any current settlement boundary and is in the Green Belt
West Moors	3/23/0250	Land at Station Road, West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0254	Silverlands West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0266	r/o 3 & 5 Sarum Avenue, West Moors	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
West Moors	3/23/0527	1-6 Beechwood Road, West Moors	Small site on edge of the floodplain off a private road. Little realistic redevelopment potential.
West Moors	3/23/0674	Public Open Space rear of 23 Hardy Road, West Moors	No potential as the scout hut and surrounding pos and car park are all regularly used. The open space in particular is an assess to the surrounding dwellings which have small gardens.
West Moors	3/23/0676	St Anthony's Church, 8 Pinehurst Road, West Moors	This is the site of the still active Catholic Church. If the whole site were to be redeveloped then its potential would be similar to the adj Fryers Mews devn. But currently there is no indication that the site is likely to come forward for any development in the near future.
West Moors	3/23/0678	101 - 117 Pinehurst Road, West Moors	No potential without the wholesale demolition of

Settlement	Site Ref No	Site Address	Reason for Exclusion
			the majority of the existing dwellings.
West Moors	3/23/0679	2 - 16 Heatherdown Road, 14 - 20 Heathfield Road and 44 - 54 Southern Avenue, West Moors	Relatively small bungalows (detached and semi's) on small plots with not foreseeable redevelopment potential.
West Moors	3/23/0680	40-58 Heatherdown Road & 27-35 Uplands Road, West Moors	Relatively small semi detached and detached bungalows on modest plots with no realistic redevelopment potential
West Moors	3/23/0682	41-61 Elmhurst Road, West Moors	Series of bungalows quite close together in modest sizes plots. Unlikely to have any potential as redevelopment wouldn't achieve more units and wouldn't be viable.
West Moors	3/23/0684	4 - 26 Avon Road and 31 - 43 Pinehurst Road, West Moors	Fairly large properties in generous plots, but due to shallow depth, little potential for development in depth. Some sub division possible, subject to Special Character Area policy.
West Moors	3/23/0693	6 Riverside Road, West Moors	Large single property on generous plot, but with no redevelopment potential due to existing property size and relationship to neighbouring dwelling.
West Moors	3/23/0696	Garage Block, Uplands Road, West Moors	Very small garage block still used to park cars with a narrow access between exiting dwellings. No redevelopment potential without having an adverse effect on the surrounding neighbouring properties.
West Moors	3/23/0773	Garage Block adjacent 15 Farm Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
West Moors	3/24/0774	Car Park off Park Way	Part public car park serving the commercial centre of West Moors and part a car park serving the adjacent residential development, which is predominantly flats. The loss of the parking serving the shopping area would be unacceptable as the area is generally poorly served by public transport, and the loss of parking to serve the flats is unacceptable as this is the only parking to serve these dwellings.

Settlement	Site Ref No	Site Address	Reason for Exclusion
West Moors	3/23/0781	Land at Weavers Close	The site is suitable for residential development however the issue of the replacement open space is unlikely be resolved as the landowner has now disposed of the replacement area of open space to the Council.
West Moors	3/23/0782	Land at Woolslope Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands. It is also largely within Flood Zone 3, and is crossed by high pressure oil and gas pipelines. It has now been acquired by the LA as a SANG.
West Moors	3/23/0789	Land off West Moors Road	Site located within or likely to affect designations: SSSI; SAC; Ramsar; NNR, ESA; SPA; SAM or is within 400m of protected Dorset heathlands
Wimborne	3/16/0005	Land forming part of Stone Park Estate	The site is adjacent to an existing settlement boundary on the edge of settlement and projecting in countryside (extension) The slope of the site and its relationship with the listed building affects the potential of the site. On edge of settlements with New Neighbourhoods
Wimborne	3/07/0015	Land at By The Way Wimborne	On edge of settlements with New Neighbourhoods
Wimborne	3/03/0110	Land at North Leigh Lane, Wimborne	Located on edge of settlement. Ground conditions - Site is severerly affected by ground condition limitations, including steep slopes or ground instability.
Wimborne	3/25/0124	Land opposite 22 Elizabeth Road, Wimborne	The site lies partially in the Flood Zone 3 (high risk) and wholly within the buffer zone for the river bank. These constraints render the site unsuitable for development.
Wimborne	3/25/0159	Land at Leigh Farm Leigh Road, Wimborne	On edge of settlement with New Neighbourhood
Wimborne	3/03/0160	Land at Leigh Farm (North)	On edge of settlement with New Neighbourhood. Part of Green Belt Strategic Gap between Wimborne and Colehill.
Wimborne	3/25/0161	Land at Leigh Common	On edge of settlement with New Neighbourhood

Settlement	Site Ref No	Site Address	Reason for Exclusion
			where additional sites are not being sought. The LNR will limit the development potential.
Wimborne	3/25/0166	Country Affairs Sheds Poole Road, Wimborne	Exclude as the site lies in Flood Zone 2 and on the Sequential Test basis, the site would not be developed for housing in exchange for its existing commercial use , which has a lower flood risk than residential.
Wimborne	3/25/0173	Land at Leigh Common	On edge of settlement with New Neighbourhood where additional sites are not being sought. Access needs to be achieved to the public highway.
Wimborne	3/25/0272	Country Affairs Paddocks Poole Road, Wimborne	Flood risk - Flood Risk Zone 3 -Insurmountable constraint
Wimborne	3/25/0297	Land south of allotments, Julians Road, Wimborne	On edge of settlement with New Neighbourhood where additional sites are not required.
Wimborne	3/16/0298	Land at Stone Park House St Margarets Hill, Wimborne	On edge of settlement with New Neighbourhood where additional sites are not being sought. Will affect the setting of a Listed Building.
Wimborne	3/16/0300	Land north of Stone Lane, Wimborne	On edge of settlement with New Neighbourhood where additional sites are not sought.
Wimborne	3/25/0417	Southern Portion Flight Refuelling Site, Brook Road, Wimborne	Exclude - Permission resolved to be granted for light industrial use and car parking. No housing potential on site. 3/08/1354 and 3/08/1220. Now built.
Wimborne	3/25/0418	Brook Road Industrial Estate, Wimborne	Exclude - Site lies within 400m of sewerage works - no potential
Wimborne	3/25/0422	2-15 Fairfield Road, Wimborne	Quite a tight urban form at present, with higher density development in the vicinity. Little scope for significant additional development.
Wimborne	3/25/0424	Railway Embankment POS and Scout Hut, Station Road, Wimborne	Embankment very steep would preclude development.
Wimborne	3/25/0428	70-86A Leigh Road and 1-39 Grove Road, Wimborne	Due to plot sizes it is unlikely that any re-development would be viable in this location.
Wimborne	3/25/0430	Car Park r/o 8 Leigh Road, Wimborne	Exclude - No potential - busy public car park - there is a shortage of car parking spaces in the town centre.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Wimborne	3/25/0431	Car Park r/o 8 Poole Road, Wimborne	Exclude - No potential - busy public car park - there is a shortage of car parking spaces in the town centre.
Wimborne	3/25/0432	Post Office and Telephone Exchange, 24-26 East Street, Wimborne	In FZ 2 where under the precautionary principle, changing from commercial to residential, where there is a greater risk, is unacceptable.
Wimborne	3/25/0433	Tappers, 20-23 East Street, Wimborne	The viability of the existing use is likely to preclude its re-development for housing.
Wimborne	3/25/0436	King Street Car Park, Wimborne	No potential - busy public car park - there is a shortage of car parking spaces in the town centre.
Wimborne	3/25/0437	Westfield Close Car Park, Wimborne	There is a shortage of car parking spaces in the town centre.
Wimborne	3/25/0444	Redcotts Road and Cemetery Road, Wimborne	The recent developments have exhausted the potential of the site.
Wimborne	3/25/0447	10-16 Redcotts Lane and 37-45 West Borough, Wimborne	Within Conservation Area and with Listed Buildings adjacent - no potential for additional development.
Wimborne	3/16/0450	Walford Mill Car Park, Knobcrook Road, Wimborne	Well used carpark which serves local facilities and part open space with use restrictions.
Wimborne	3/25/0453	Wessex House and land to rear, Priors Walk, Wimborne	Due to the viability of the exiting developments, additional residential development is unlikely.
Wimborne	3/25/0454	Crown Mead Car Park, Wimborne	Exclude - no potential - There is a shortage of car parking spaces in the town centre.
Wimborne	3/25/0455	Allenview Car Park (Short Stay), Wimborne	Exclude - no potential - the site lies within FZ3
Wimborne	3/25/0456	Allenview Car Park (Long Stay), Wimborne	Exclude - no potential - the site lies within FZ3.
Wimborne	3/25/0458	Walford Close, Wimborne	Quality and age of bulidings makes it unlikley that demolition will take place. No capacity for infilling.
Wimborne	3/25/0478	59-71 Leigh Road, Wimborne	This area has a mix of uses which are unlikely to be redeveloped.
Wimborne	3/25/0480	Wimborne Cricket Pitch Rowlands Hill, Wimborne	Exclude - Site has been developed for a Waitrose supermarket.
Wimborne	3/25/0481	33-47 Poole Road, Wimborne	The Conservation Area status of this small site, coupled with the flood zone and limited access onto Poole Road preclude development.

Settlement	Site Ref No	Site Address	Reason for Exclusion
Wimborne	3/25/0607	Tennis Courts, Recreation Ground, Wimborne	Underused as tennis courts but may have potential for other types of open space use within the town, such as allotments or amenity space.
Wimborne	3/25/0753	Garage Block adjacent 51 Victoria Place	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0754	Private Car Park adjacent 32 Cuthbury Gardens	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Wimborne	3/25/0755	Garage Block adjacent 5 Cuthbury Gardens	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0756	Garage Block adjacent 39 Cuthbury Gardens	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0757	Garage Block adjacent 44 Blind Lane	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0759	Garage Block adjacent 31 Minster View	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0760	Garage Block adjacent 49 Minster View	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0761	Garage Block adjacent 10 Elizabeth Road	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0762	Garage Block adjacent 18 Elizabeth Road	Small parking block which serves neighbouring

Settlement	Site Ref No	Site Address	Reason for Exclusion
			properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings.
Wimborne	3/25/0763	Garage Block adjacent 15 Welland Road	A small block of garages which appear to be well used by occupiers of neighbouring properties. Access is off a very narrow road with existing parking problems. No redevelopment potential.
Wimborne	3/25/0764	Garage Block rear of 41 Old Manor Close	Small parking block which serves neighbouring properties which appear to have no off-site parking. Any development would also have an adverse impact on neighbouring dwellings. The site is also adj to a major electricity sub station where there have been previous concerns.
Wimborne	3/25/0765	Garage Block adjacent Coppins Giddylake	Very small site currently occupied by garages serving the adjacent flats.
Wimborne	3/25/0766	Garage Block at Stour Walk Poole Road	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Wimborne	3/25/0767	Garage Block at Riverside Allen Road	Garage court which serves adjacent block of flats. No potential for development as it would result in a total loss of parking provision for the flats.
Wimborne	3/16/0785	Stone Park Estate	On edge of settlement with New Neighbourhood
Wimborne	3/25/0788	Land at Manor Farm Wimborne	Record Deleted and details moved to update 3/07/0264

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

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

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

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

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

The areas of land put forward on behalf of various landowners as part of the SHLAA process fall within the area of land referred to above, which is firmly in the Green Belt. This area lies outside any recognised 'Area of Search' for possible New Neighbourhoods proposed in the emerging Christchurch and East Dorset Core Strategy and is therefore in a location where additional residential development is not to be considered. This stance is set out in the emerging Core Vision which say that 'The Green Belt policy will be kept in place to protect the character of the area, subject to limited alterations of boundaries to enable its extension and elsewhere to allow for some housing and employment growth to meet the needs of local communities.' To allow for residential growth a number of locations have been identified as possible New Neighbourhoods and to address these exceptional circumstances, the emerging Core Strategy makes changes to the general extent of the green belt, removing the designation from the areas required to accommodate the proposed New Neighbourhoods

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

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

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

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

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

Appendix H Housing Potential of sites within emerging New Neighbourhoods – as at March 2013.

Core Strategy Reference	Address	SHLAA Reference	Number of Dwellings Proposed	Developer's Proposed Timescale (where known)
WIMBORNE				
WMC3	Cuthbury Allotments/Julians Road/St Margaret's Close	3/25/0094, 3/25/0752, 3/25/0162, 3/16/0299 (part)	220	Planning appn likely on Cuthbury Allotments site following adoption of Core Strategy. Detailed negotiations on layout proceeding.
WMC4	Stone Lane Industrial Estate	3/16/0449	90	
WMC5	East and West of Cranborne Road, North of Wimborne	3/03/0006, 3/03/0274,	600	Planning appn to be submitted early summer 2013. Detailed discussions progressing. Developer's estimate of numbers = 650
WMC6	South of Leigh Road	3/03/0025, 3/03/0308	350	
WMC7	Leigh Park	3/25/0421	Dependent on other demands on the site. Town Council, as land owners, have currently expressed a wish to	

Core Strategy Reference	Address	SHLAA Reference	Number of Dwellings Proposed	Developer's Proposed Timescale (where known)
			see no housing on the site.	
CORFE MULLEN				
CM1	Lockyers School and land North of Wimborne Road	3/04/0210, 3/04/0270	250	Negotiations on SANG on land North of Wimborne Road advanced. An application on this part of the site is anticipated to be submitted first, and is likely to be towards the end of 2013.
FERNDOWN/WEST PARLEY				
FWP3	Land adjacent to Holmwood House	3/07/0179	110	Planning appn expected early summer 2013. Detailed discussions proceeding. Developer's estimate of numbers = 150
FWP4	Coppins Nursery	3/07/0324	30	Planning Appn likely to be

Core Strategy Reference	Address	SHLAA Reference	Number of Dwellings Proposed	Developer's Proposed Timescale (where known)
				submitted in the summer of 2013. Developer's estimate of numbers = 45
FWP6	Land East of New Road	3/24/0104	320	Planning application likely following adoption of Core Strategy. SANG negotiations complete.
FWP7	Land West of New Road	3/24/0103, 3/24/0325, 3/24/0328	200	
VERWOOD				
VTSW4	Land off Edmondsham Road	3/22/0097, 3/22/0309	230	Landowner wishes to submit a case for approx. 200 addn dwellings to be allocated on the site at the Core Strategy Examination.
VTSW5	Land North of Ringwood Road	3/22/0010	0	Site no longer within Core Strategy due to lack of SANG provision.

Core Strategy Reference	Address	SHLAA Reference	Number of Dwellings Proposed	Developer's Proposed Timescale (where known)
				Developer now negotiated acceptable SANG with Natural England and planning appn expected for 65 dwellings in the late spring 2013.
TOTAL			2400	Developers' proposals currently under negotiation 1,100

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