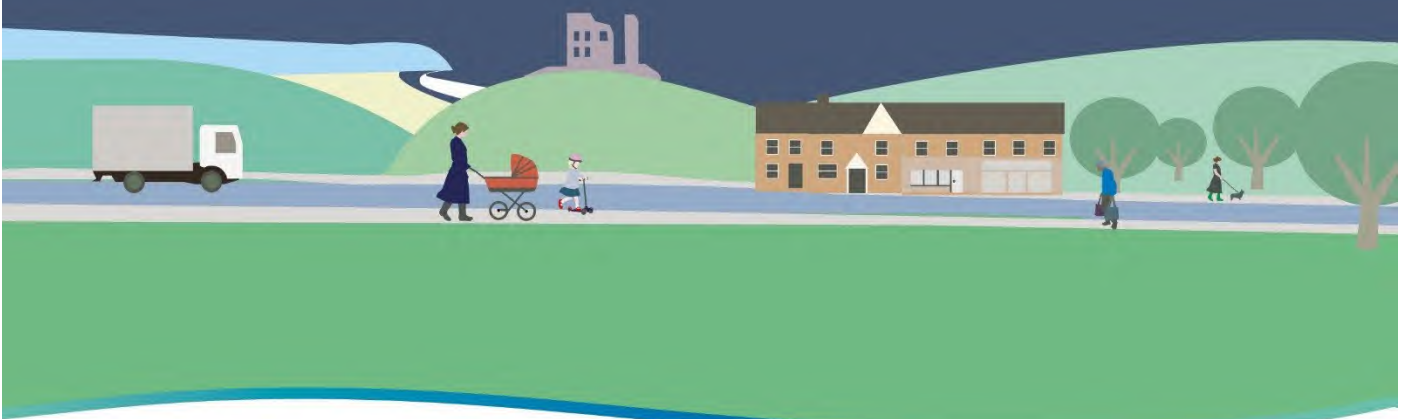


# Purbeck Local Plan

Strategic housing land availability  
assessment (SHLAA) October 2018



Thriving communities in balance  
with the natural environment

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## Executive summary

1. The Strategic Housing Land Availability Assessment (SHLAA) 2018 provides the latest review of the potential deliverable and developable sites for residential development over the plan period of 2018-34. By indicating those sites which are 'suitable' and those which are 'unsuitable' for consideration the SHLAA identifies and assesses the potential for development at specific sites. The Council has considered sites that have been promoted by individuals as well as land which it has identified through officer led reviews. The Council has assessed the availability and suitability of these sites for development and the likelihood that they will be developed.
2. The SHLAA has derived that 23 of the 70 large sites (with an estimated capacity for more than 30 homes) that have been considered through the assessment pass the SHLAA tests and therefore could be suitable for housing development. Potentially, these sites can provide 7,380 homes across the District to meet the housing need identified for the plan period.
3. It is important to note that the findings of this report do not in themselves determine whether or not a site should be granted planning permission without consideration of site specific issues and details submitted in line with the normal application process. Applications for planning permission will be determined by the Council based on their individual merit, taking into account the policies contained within the local plan and all other material considerations. The results of this positive assessment will not have influence on any future decisions of the Council at decision making stage.
4. Overall a total of 125 sites were assessed, of which 70 were large sites and 55 were considered as small sites. Around one third of large sites were positively assessed, whilst over half of the small sites met policy criteria on location and capacity. The indicative supply of all positively assessed sites is illustrated in table 1.

Category of assessment	Approximate supply
<b>Large Sites</b>	7,380
<b>Small sites</b>	446
<b>Windfall</b>	784 – 1,184 <sup>1</sup>
<b>TOTAL identified deliverable or developable sites</b>	<b>8,641 – 9,041</b>

Table 1: Summary of indicative supply over Plan period

5. The five year housing land supply position is also outlined within this report, with evidence showing that there is currently a 5.7 year supply available. The SHLAA provides key evidence to support the Local Plan process and outlines potential housing delivery, which underpins the Council's strategy to ensure that the identified long term housing requirement is met.

<sup>1</sup> \* A lower figure will be taken forward as outlined in detail in the 'Windfall' section of this report.

### Introduction

6. The Council is required by the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) to prepare a SHLAA to identify a future supply of land that is available, suitable and economically viable for housing over the plan period (2018 – 2034). The evidence provided in the SHLAA should identify specific deliverable sites for years 1-5 of the plan and developable sites or broad locations for growth for years 6-10 and where possible for years 11-15 of the plan (MHCLG, 2018). The NPPF reiterates the Government's aim to 'significantly boost the supply of homes' by allowing a sufficient amount and variety of land to come forward.
7. This report replaces the previous SHLAA reports that the Council has published alongside each stage of consultation on the Local Plan Review (January 2015, June 2016 and January 2018) to ensure that the latest available evidence is used to inform the Local Plan. It is important that all potential land is identified through this process and is not constrained by need. The SHLAA methodology is outlined in line with national guidance; details of the site assessments in relation to large sites, small sites and windfall analysis; finally, the five year supply and housing delivery sets out anticipated over the plan period.
8. The Council has prepared the SHLAA in accordance with the requirements of the NPPF and PPG to provide evidence that will inform the overarching strategy for housing provision in the District. The primary role of the SHLAA is to:
  - identify sites with potential for housing development;
  - assess their availability and suitability;
  - assess whether they are financially viable;
  - assess their capacity; and
  - assess when sites will realistically be developed for housing.
9. By assessing all of the land with potential to deliver new housing across the District, the SHLAA provides an important source of information and evidence to inform the Local Plan. It is important to note that the SHLAA only provides a snapshot assessment at the particular time and will need to be updated regularly to reflect any changes in available evidence relating to the site and its potential for development. Whilst the SHLAA provides a supply based assessment of the housing land potentially available to meet development needs of the District, it will need to sit alongside other evidence, including the housing background paper.

## Methodology

10. The SHLAA has been produced in accordance with the methodology outlined in National Planning Practice Guidance as outlined in the following diagram. Although the SHLAA has been prepared by officers in Purbeck District Council, background work and partnership working with neighbouring local authorities has been ongoing to meet the requirements of the duty to cooperate.

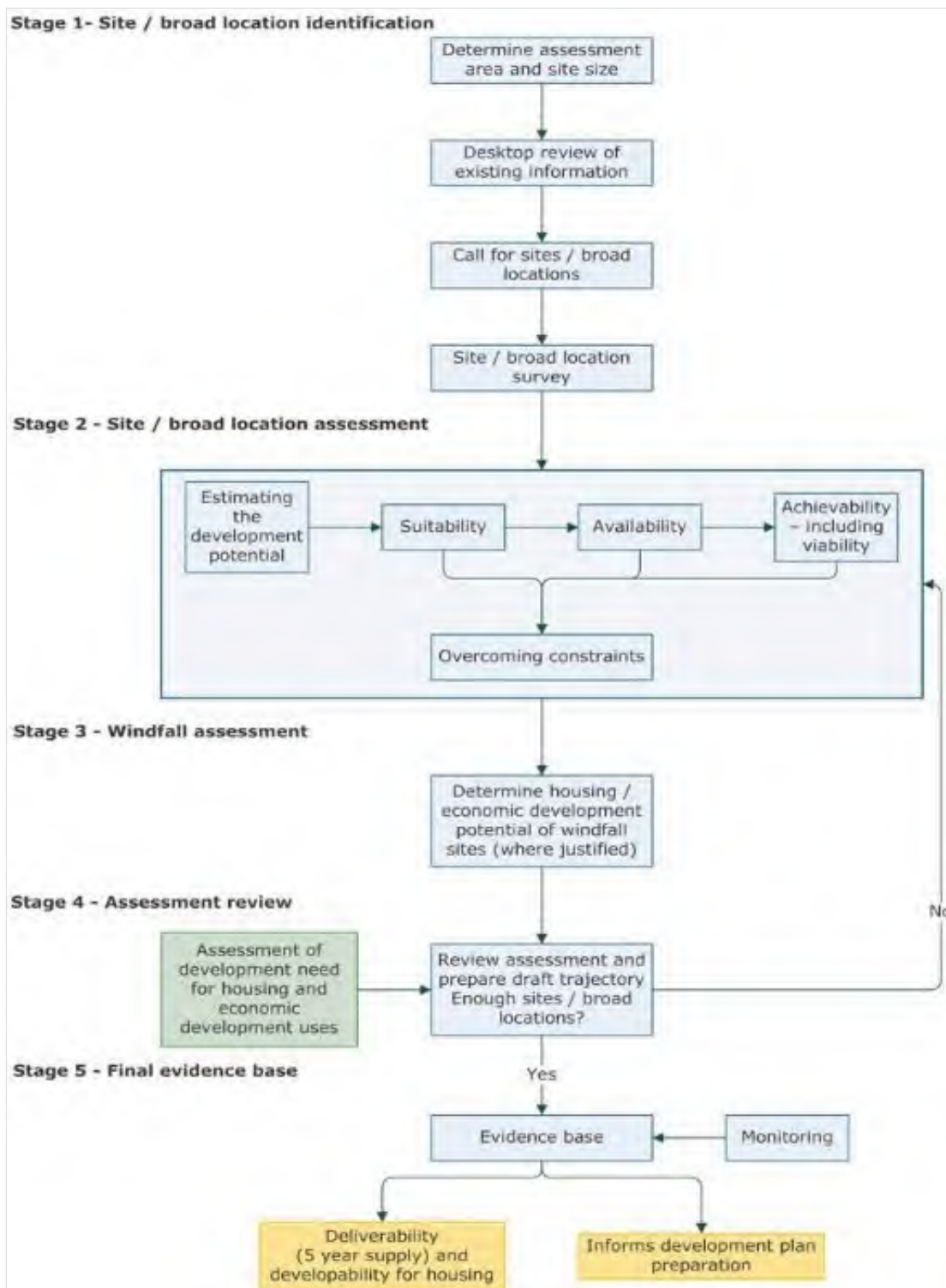


Figure 1: SHLAA methodology flowchart

### Identifying sites

11. The SHLAA sites specifically relate to Purbeck District as it was not considered appropriate to conduct a full joint assessment with other authorities due to the need to deliver a timely assessment to inform the Local Plan; however, there has been ongoing dialogue with neighbouring authorities as outlined in the statement of common ground. The Council has advertised calls for sites widely and given land owners/developers reasonable opportunity to promote their land. To provide an update on sites that were included in the January 2018 SHLAA, the Council contacted all promoters/developers in May 2018. A copy of the form in which they were asked to update details contained in the Council's database, including detail on availability and timescales for delivery, is included in Appendix A. As well as calling for sites the Council has also identified possible sites, including those identified through the Local Plan Review. The Council has continued to accept new sites up to 18th July 2018 to inform this assessment.
12. National planning guidance recommends all sites and broad locations capable of delivering 5 or more dwellings to be considered in the assessment. The SHLAA has taken this into consideration and included all sites to allow for consideration of small sites up to 30 units. The small sites policy has been developed to promote the development of small sites next to existing settlements and therefore the Council have used the policy to assess whether the promoted small sites pass the policy test.

### Site assessment

13. Sites included in the SHLAA are subject to both desktop and on-site assessment to determine the availability, suitability, deliverability or developability, and likely economic viability. The Council has deliberately never set a density policy due to the wide variance in densities across the District. Instead the Council has used a standard 30 dwellings per hectare to initially assess capacity, which is then refined after further detail is gathered on the site specifics. If sites arising from the SHLAA are taken forward for consideration to be allocated in our plan, the appropriate density of development will be reviewed in line with more detailed evidence.
14. Officers undertake a 'high level' assessment of sites considered through the SHLAA to ascertain any absolute constraints that would significantly outweigh the benefits of development. The principal grounds for exclusion at this stage include:
  - moderate/high flood risk from river or the sea (flood risk zones 2 or 3) across all or most of the site;
  - most or all of the site within 400m of a protected heathland (known as the '400m buffer'); or
15. Where a site is not ruled out by an absolute constraint, officers undertake a desktop assessment and record other constraints. These other constraints are not necessarily reasons to rule out a site, unless in the particular circumstances it is likely that they significantly and demonstrably outweigh the benefit of development. The Council

considers that 'other constraints' include the presence of any of the following either on site or adjacent:

- green belt;
  - Area of Outstanding Natural Beauty (AONB);
  - tree preservation orders;
  - conservation areas;
  - listed buildings;
  - registered parks and gardens;
  - scheduled monuments;
  - groundwater source zone;
  - Purbeck Heritage Coast;
  - local nature reserves;
  - Sites of Nature Conservation Interest (SNCI); and
  - regionally Important Geological Sites.
16. Sites will also be ruled out if they are unrelated to a settlement boundary and would comprise scattered or isolated development in the countryside. The exception to this is where a site would be large enough to support its own infrastructure and services to be a sustainable development.
17. Where any additional constraints are identified as part of the SHLAA assessment, consideration is given as to whether these could be overcome by avoiding, mitigating or compensating adverse impacts. Guidance states sites that have particular policy constraints should be included in the assessment for the sake of comprehensiveness but these constraints must be clearly set out, including where they strongly restrict development. In this assessment if a site is ruled out either on absolute constraints or deemed unsuitable due to other constraints, then other aspects of the site, including availability and viability will not be assessed any further.

### **Determining the housing potential of windfall where justified**

18. The NPPF reference to windfall states that any allowance is 'realistic, having regard to the SHLAA, historic windfall delivery rates and expected future trends'. In line with this guidance the findings of the SHLAA in relation to windfall will be detailed later in the document as the windfall potential in Purbeck contributes significantly to overall housing supply.

### **Assessment review**

19. The findings of the assessment will assist with the potential future allocations of sites in the Local Plan as well as identifying small sites that will not be specifically allocated but suitability will be assessed based on small sites policy. The assessments for large sites are included within this report, to include a location map, for those sites that are considered suitable and those that are ruled out as non-compliant with policy. Each site is assessed on a constant and objective basis with principle of development and constraints set as a summary at the outset of the assessment. A large site ruled out on absolute constraints will outline the issue identified (ie. 400m healthland buffer or flood risk) and will not assess the site any further.

### Final evidence base

20. Assessing the availability, suitability and likely economic viability within the SHLAA will provide the underlining information as to whether a site can be considered deliverable, developable or not currently suitable for housing development.
21. The core outputs of this assessment include the following:
  - a record of all sites considered, cross-referenced to their locations on maps;
  - an assessment of each large site as to whether it is realistically suitable for development in principle, in terms of its availability, suitability and likely viability;
  - further detail on those sites that are considered to be realistic opportunities for development, where others have been discounted for clearly evidenced and justified reasons;
  - for sites that are suitable in principle, the assessment will provide further detail on the type and quantity of development that could be delivered, including a reasonable estimate of build out rates. These recommendations are broad in their nature and only intend to ascertain approximate development potential but does not assist planning applications for site development; and
  - an indicative timeframe of potential development and consideration of associated risks.
22. The assessment of sites will be kept up to date through the council's annual monitoring report, including review of the 5 year land supply.



## Large sites

### Introduction

23. This section of the SHLAA will consider larger sites that have been identified as a potential opportunity for housing development and will inform the site selection process for allocation in the Local Plan. The assessment has provided an objective and individual review of each site. Sites that fall in the green belt will be assessed separately in the green belt study to determine if exceptional circumstances exist to release the land for housing development. If there are no other constraints to rule out development at this point then the site will be considered suitable, pending review in the green belt study. If the site is considered unsuitable for other reasons in addition to its green belt location then the assessment will provide details on those reasons.
24. The following section presents all sites that are considered suitable for development, with details of their assessment. Sites that are considered unsuitable are then separated into those with absolute constraints (within 400m of heathland or in a flood risk zone) or not policy compliant. For those that are ruled out on absolute constraints, no further assessment is conducted and the assessment is complete. The sites considered to be unsuitable due to other policy constraints will have full site assessment reports providing details on why the site is not suitable for development. In some cases this may change over time if circumstances change in future SHLAA reviews.
25. The assessments presented in the following section can be summarised as follows:

SHLAA assessment classification	Number of sites	Estimated capacity
<b>Suitable</b>	23	7,380
<b>Absolute constraints</b>	8	719
<b>Not policy compliant</b>	39	5,465
<b>TOTAL</b>	<b>70</b>	<b>13,564</b>

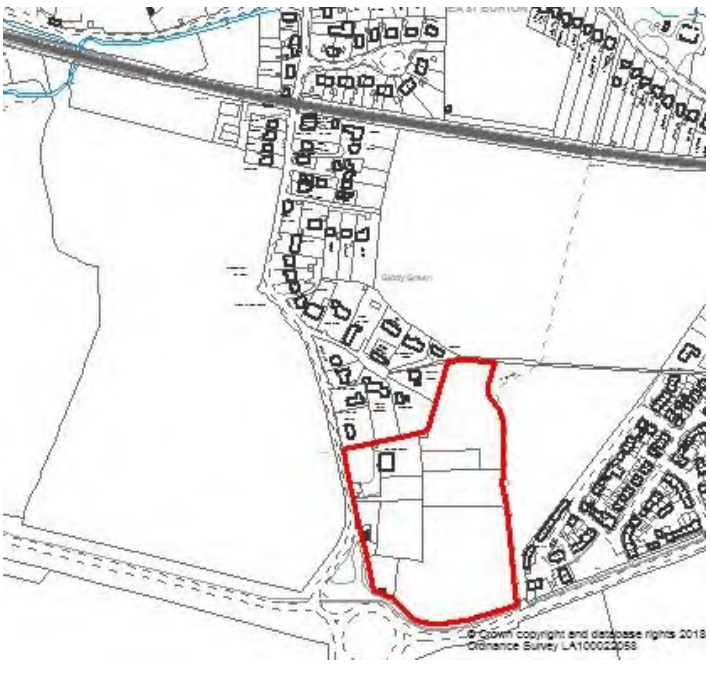
Table 2: Summary of large site assessments

26.

### Large sites currently suitable for development

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0123	<b>Site Plan:</b> 
<b>Address:</b> Portland House (land to the north east of Burton Cross Roundabout) Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 3.25	
<b>Proposed capacity:</b> 41	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is acceptable	
<b>Constraints</b>	A very small area of the site is at risk from surface water flooding equivalent to Flood Risk Zone 3.	Avoid this area of the site, provide suitable mitigation and satisfy the Lead Local Flood Authority that flood risk from development would not worsen on or offsite.

<b>Other considerations</b>	The site's sustainability within the rural area of Purbeck is relatively high. It is close to a main train line and jobs.	
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issue	Site is confirmed as available.

Viable

<b>Issue</b>	<b>Viable</b>
No issue	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

The greenfield site is located in the west of Wool, a key service village in Purbeck. To the south is open countryside although this is submitted as a potential SHLAA site and could be considered for future development. To the west of the site are a few homes and then open countryside. The north of the site is greenfield then bounded by the village of East Burton and to the east of the site is the main village of Wool.

The topography of the land is fairly flat with trees and hedges along its border.

Access to the site could be provided directly from the A352 or Burton Road.

Utilities could connect to nearby existing networks.

The facilities at Wool are within walking distance and provide schools, doctors' surgery, shops, hairdressers and post office. Also, a large employment site is within walking distance to the west providing opportunity for jobs.

**Relevant planning history:**

6/1977/0238 - O/A - Erect a dwelling (agricultural). - Withdrawn

6/1978/0223 - O/A - Erect agricultural bursary and dwelling. - Approved

6/1980/1103 - Erect a dwelling, form vehicular access. - Approved  
6/1982/0003 - Relief from condition restricting to occupation in connection with agriculture. - Refused  
6/2004/0879 - Occupation of dwelling in breach of agricultural condition (Condition 6 of 6/78/223) - Certificate of Lawful Use - Existing. - Approved  
6/2015/0386 - O/A - Erect two dwellings with full approval for new vehicular access. All other matters reserved. - Application declared invalid  
6/2015/0599 - Outline Application - Erect two dwellings with full approval for new vehicular access. All other matters reserved. - Approved

### **Relevant planning policies / background evidence:**

Policy LD: Location of Development – new development should be concentrated within the settlement boundar(ies).

NPPF para 72, b) – ensure ...size and location will support a sustainable community with sufficient access to services and employment opportunities within the development itself or in larger towns to which there is good access.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

The land at risk from surface water flooding is very small and could be easily avoided, however there are areas of higher flood risk nearby. Development here would need to satisfy the lead local flood authority that it would not worsen flooding elsewhere.

#### Other planning considerations:

The site's level of sustainability within the rural area of Purbeck is high. It is close to a main train line and jobs.

The site could deliver 98 homes at a density of 30 dwellings per hectare, but because of the requirement to achieve a well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity) and allows surface water run-off to be properly managed in a way that avoids increasing risks from flooding elsewhere, officers consider that the site could be used effectively to deliver around 41 homes.

#### **Availability –**

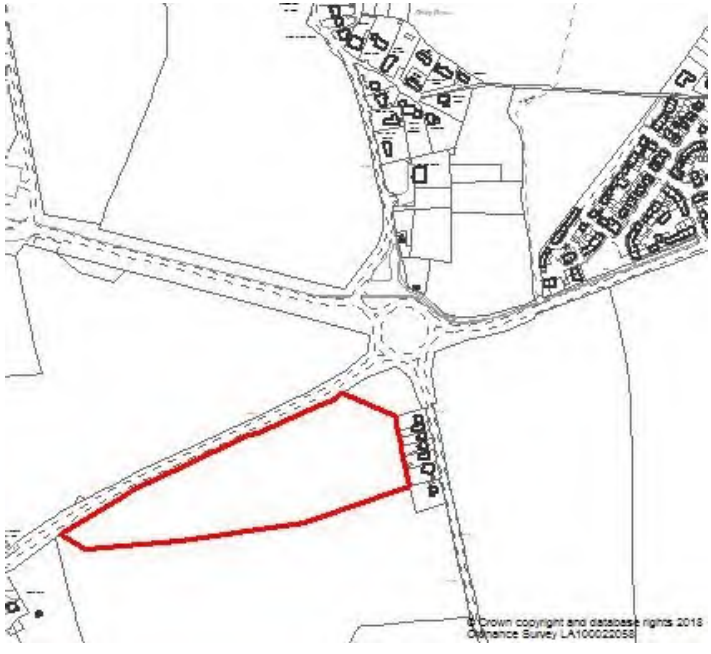
Site has been confirmed available.

#### **Achievability –**

The Council's economic viability work suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0102	<b>Site Plan:</b> 
<b>Address:</b> Land off the A352, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 3.71	
<b>Proposed capacity:</b> 111	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable in conjunction with neighbouring sites but not alone	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	

#### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

#### Viable

Issue	Viable
No issues	The Council's economic viability work suggests that the site is viable for new homes.

### **Assessment**

#### **The site:**

This greenfield site is well located to Wool and its facilities, predominantly surrounded by agricultural land. The topography of the land is gently sloping and telephone lines can be found through the site's centre.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Utilities can connect to existing nearby. Access would need to be provided from

#### **Relevant planning history:**

6/1991/0147 - Erect building incorporating auditorium, sheep display hall, restaurant, shop, toilets and ancillary offices for sheep exhibition centre, form new vehicular access, car parks and access road. - Refused

#### **Relevant planning policies / background evidence:**

Policy LD: Location of development, Wool is a key service village and is one of the more sustainable locations in Purbeck for new homes.

#### **Relevant issues for this assessment:**

##### **Suitability -**

##### **Constraints (as identified on constraints mapping):**

Based on empirical records following investigations into floods at Purbeck Gate and at nearby land, the Lead Local Flood Authority considers that there is a localised risk from flooding at the site (particularly its northern edge next to the A352). The railway embankment to the north of the site acts as a barrier to surface water flow toward the River Frome. Flooding on this site and sites to the north maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible, managed and / or mitigated. Developers should assess whether there are opportunities to reduce the overall level of flood risk at the site and beyond.

The site is within a minerals safeguarding area and development here would first need to liaise with DCC to investigate any conflicts, a tree survey would also be needed to check whether mature trees and hedges spanning the perimeter and segmenting the centre need to be retained, a flood risk assessment would be required because of the slope of the land and due to Wessex water being unsure of the capacity of their local sewerage and water supply, a capacity appraisal would be required.

The AONB is to the south of the site and impact on its setting would need to be considered in designing layout for any development. Historic England require a full understanding of the Scheduled Roman archaeology to inform the principle, location and design response

and Natural England believe a SANG is deliverable here. DCC Highways believe the site could be deliverable in transport impact terms, subject to mitigation measures and Natural England believe a SANG could be deliverable here.

According to Defra's noise map, the site has potential for noise disturbance to the north of the site. This will need further investigation.

*Other planning considerations:*

Neighbour amenity is unlikely to be affected.

The site is in close proximity of a train station and services making this location sustainable (relative to Purbeck).

Due to the site's location being separated from Wool, this site would only be suitable if provided alongside development in between itself and Wool. At present the site is much more in keeping with the open countryside. If development here were to occur, it could positively integrate current, incongruous development at New Buildings and the vet practice. Low density development would be more appropriate towards the northern half of the site and the site in its entirety should provide at least 40% green infrastructure, including gardens, to help integrate the site into the rural setting. Density would need to decrease up the slope, with woodland planting for screening and reinforced hedges.

**Availability –**


Site is confirmed as available.

**Achievability –**

The Council's economic viability work suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0101	<b>Site Plan:</b> 
<b>Address:</b> Land to east of Lower Hillside Road, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 1.40	
<b>Proposed capacity:</b> 42	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for residential development.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	This site is acceptable for development	Develop alongside neighbouring promoted sites as a logical extension to Wool.
<b>Constraints</b>	Access Trees Flooding potential	Agree a point of access and liaise with DCC Highways to ensure it is safe and logical. Provide a tree survey and flood risk assessment and satisfy the relevant authorities that no adverse impacts would be experienced due to development here.
<b>Other considerations</b>	Landscape impact	Ensure development is of high quality.



Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

Viable

Issue	Viable
No issues	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

This 2.77ha greenfield site is well located to Wool and its facilities and has capacity for 42 homes. To the east of the site is the old town of Wool, open countryside lies to the south and a strip of open land is at the north followed by the main town of Wool which also lies to the west of the site, with a gap again of open land between the south of the site and Wool. The topography of the land is steeply sloping upwards to the north east and the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

There is a strong tree boundary with a TPO on it. Telephone lines run through the middle of the site and access is uncertain.

Utilities can connect to those nearby

**Relevant planning history:**

None.

**Relevant planning policies / background evidence:**

PLP1 Policy LHH: Landscape, Historic Environment and Heritage assets – have regard for listed buildings and landscape.

PLP1 Policy FR: Flood Risk – flood risk should be first avoided and if that isn't possible, mitigated or managed.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

Development should be focussed towards the southern half but wouldn't necessarily be logical here. A tree survey would be required to see which hedges would need retaining and a flood risk assessment would be required due to the slope of the land, however the Lead Local Flood Authority believe that development from a surface water drainage perspective would be 'feasible' and Natural England believe a SANG is deliverable here. Additionally, subject to access, DCC Highways advises that transport impacts arising from any development here could be mitigated.

##### Other planning considerations:

Due to the exposed nature of the site, development here would need to be of high quality paying particular attention to the interface between the village and the open countryside, particularly as the site is visible from the AONB.

Gaps between the site and the existing settlement mean that this site would be most appealing when brought forward with neighbouring promoted sites.

#### **Availability –**

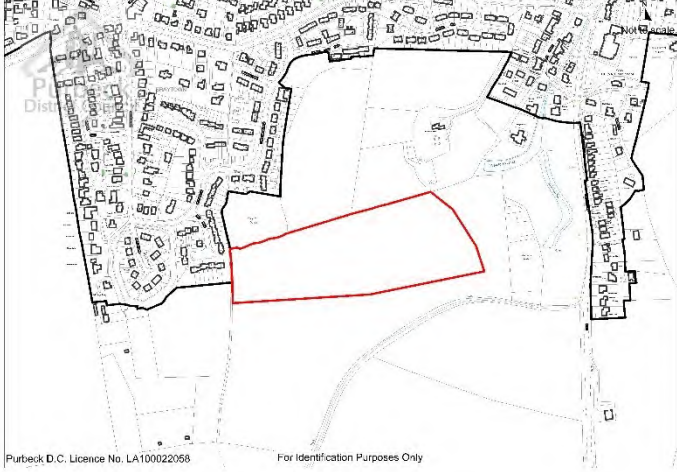
Site is confirmed as available.

#### **Achievability –**

The Council's economic viability work suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0100	<b>Site Plan:</b> 
<b>Address:</b> Land to south of Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 4.60	
<b>Proposed capacity:</b> 138	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development due to location and lack of constraints	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	This site is acceptable for development	
<b>Constraints</b>	Access, trees and potential flooding caused by development and the slope of the land	Consult with relevant bodies to ensure mitigation is likely to be sufficient and no harm would come from development here.
<b>Other considerations</b>	Landscape impact	Ensure development is of high quality

#### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)

No issues	Site is confirmed as available.
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Viable

Issue	Viable
No issues	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

This 4.60ha greenfield site is well located to Wool and its facilities and has capacity for 138 homes. The site extends far beyond the existing southern limit of the village, to the east of the site is the old town of Wool, open countryside lies to the south and a strip of open land is at the north followed by the main town of Wool which also lies to the west of the site, with a gap again of open land between the south of the site and Wool. The topography of the land is steeply sloping upwards to the west and the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Thick and mature trees and hedging borders the site and access is uncertain. Utilities can connect to those nearby.

**Relevant planning history:**

None.

**Relevant planning policies / background evidence:**

PLP1 Policy LHH: Landscape, Historic Environment and Heritage assets – have regard for listed buildings and landscape.

**Relevant issues for this assessment:**

**Suitability -**

Constraints (as identified on constraints mapping):

Development of the site could be harmful in landscape terms, particularly to the south, where it is highly visible from a public footpath. A tree survey would be required to see which hedges would need retaining and a flood risk assessment would be required due to the slope of the land, however the Lead Local Flood Authority believe that development from a surface water drainage perspective would be 'feasible' and Natural England believe

a SANG is deliverable here. Additionally, subject to access, DCC Highways advises that transport impacts arising from any development here could be mitigated.

Other planning considerations:

If the site was brought forward in tandem with those submitted that surround it, it would be a more logical extension to Wool than alone.

Neighbour amenity is unlikely to be affected here.

**Availability –**

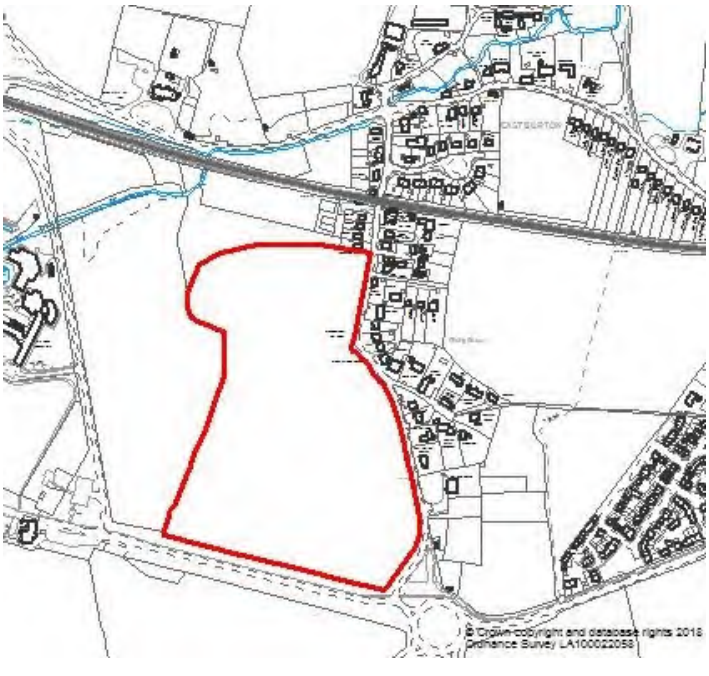
Site is confirmed as available.

**Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0099	<b>Site Plan:</b> 
<b>Address:</b> Land to the north west of Burton Cross Roundabout (near Dorset Innovation Park)	
<b>Parish:</b> Wool	
<b>Site area:</b> 10.20	
<b>Proposed capacity:</b> 306	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	This site is acceptable for development	
<b>Constraints</b>	The site is within a mineral safeguarding area and intersects a right of way.	Consultation with relevant bodies would need to ensure no negative impact relating to rights of way or minerals
<b>Other considerations</b>	Townscape character and landscape impact could be affected	Investigate effects.

#### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

Viable

Issue	Viable
No issues	The Council's economic viability work suggests that the site is viable for new homes.

### **Assessment**

#### **The site:**

This greenfield site is well located to Wool and its facilities. To the east of the site is Wool, open countryside lies to the south, west and north. The topography of the land gently slopes up to the west. The site is currently gated and telephone lines cross it.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Utilities can connect to those nearby. Access could be from Burton Road or Monterey Road.

#### **Relevant planning history:**

None.

#### **Relevant planning policies / background evidence:**

PLP1 Policy LHH: Landscape, Historic Environment and Heritage assets – have regard for listed buildings and landscape.

PLP1 Policy FR: Flood Risk – flood risk should be first avoided and if that isn't possible, mitigated or managed.

#### **Relevant issues for this assessment:**

##### **Suitability -**

##### **Constraints (as identified on constraints mapping):**

Historic England says that a considered approach to the setting of the grade II listed buildings fronting Burton Road will be required. DCC Highways believe the site could be deliverable in transport impact terms, subject to mitigation measures. Natural England believe a SANG could be deliverable here.

Site is within a minerals safeguarding area and development here would first need to liaise with DCC to investigate any conflicts, a tree survey would also be needed to check whether mature trees and hedges spanning the perimeter need to be retained, a flood risk assessment would be required because of the slope of the land and the area of flood risk to the north and due to Wessex water being unsure of the capacity of their local sewerage and water supply a capacity appraisal would be required.

The AONB begins to the south of the site and impact on its setting would need to be considered in designing layout for any development.

Other planning considerations:

Neighbour amenity is unlikely to be affected.

The site is in close proximity of a train station and services making this location sustainable (relative to Purbeck).

The townscape character appraisal SPD notes that there is a positive village entrance to the east of the site at East Burton. Development here would bring Dorset Innovation Park closer to Wool so there may be a conflict in terms of landscape impact especially given the slope of the land.

**Availability –**

Site is confirmed as available.

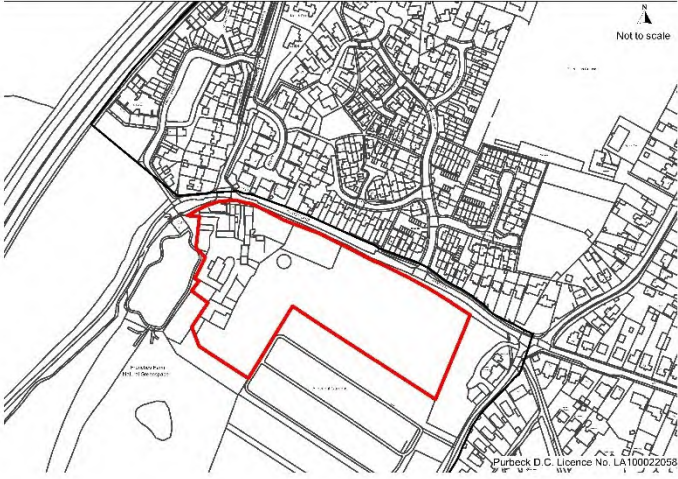
**Achievability –**

The Council's economic viability work suggests that the site is viable for new homes.



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0098	<b>Site Plan:</b> 
<b>Address:</b> Frenches Farm, Watery Lane, Upton	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 3.14	
<b>Proposed capacity:</b> 65 bed care home and employment units	
<b>Site type:</b> Greenfield.	
<b>Conclusion:</b> Suitable, subject to exceptional circumstances in the green belt.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Upton and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located in the green belt. Protected habitats. Minerals Safeguarding Area.	The Council has considered whether there are exceptional circumstances in its green belt study.  It is possible that adverse effects on heathland could be avoided with strict planning controls over the use of the care home.  Site promoter to consult Dorset County Council.

<p><b>Other considerations</b></p>	<p>Protected species. Design / layout. Noise from the A35.</p>	<p>Ecological survey needed to ascertain whether development will effect protected species on site and to guide Biodiversity Mitigation and Enhancement Plan.</p> <p>Design / layout should respond to the appearance and character of the surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, soft landscaping and space to enhance biodiversity.</p> <p>Noise impact assessment (and details of noise mitigation measures as necessary) submitted with planning application.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	New homes delivered by site promoter on site nearby. Subject to response from Dorset County Council (Minerals and Waste Planning Authority) the site promoter has confirmed that the land is available for development. It is not clear whether the care home could be delivered in 5, 10 or 15 years.

Viable

Issue	Viable
Economic viability report required	Not clear whether it would be viable to deliver a care home on the SHLAA site, but care homes are zero rated for community infrastructure levy.

**Assessment**

**The site:**

3.14 hectare greenfield site including an undeveloped open field, a group of farm buildings and two homes. There are no significant changes in ground level across the site. The site is positioned close to the southern edge of Upton – it faces onto Watery Lane and there are homes to the north east and east. The sites southern western boundary faces existing allotments. Further to the south

there is open agricultural land which fringes the edges of Poole Harbour. The north western side of the site (which contains the existing farm buildings) is around 150 metres from the Upton Bypass (A35).

The northern edge of the site is enclosed by a mature hedge – there are also a number of trees growing in this hedge and the south eastern and south western sides of the site. Upton contains a number of existing services and facilities, including a care home.

### **Relevant planning history:**

No earlier planning applications or appeals that strictly relate to the SHLAA site. The Council granted planning permission in 2013 (6/2013/0225) for a mixed use that included a care home and retail units at a site to the north east formally known as the Green Ridge Public House. The care home contains 64 beds and sought to provide specialist care for people with dementia.

### **Relevant planning policies / background evidence:**

- The site is close to protected heathland (designated as a European site) (chapter 15 National Planning Policy Framework (NPPF) 2018);
- The site is in the green belt (chapter 13 NPPF); and
- The site is designated as part of a Minerals Safeguarding Area (chapter 14, Bournemouth Dorset and Poole Minerals Strategy 2014).

Purbeck District Townscape Character Appraisal Upton (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

Part of the site has been promoted for employment uses. The Council's SHLAA focuses on the suitability, availability and viability of land which could meet the District's housing needs. The Council has prepared an economy background paper for submission with the Purbeck Local Plan which considers the need for further employment land. This assessment focuses on the potential use of the site as a care home.

#### **Constraints (as identified on constraints mapping):**

The site is positioned in the green belt. The Council has considered whether there are exceptional circumstances to remove the site from the green belt in its green belt study.

The SHLAA site is positioned close to a protected heathland (inside the 400 metre buffer around the edges of the heathland). The first paragraph of Appendix D of the Dorset Heathlands Planning Framework states that 'In general, developments such as hospitals and nursing homes would not be considered to have a likely significant effect with regard to recreational impacts.' The planning framework states that the effects of development will need to be considered on a case by case basis taking account of the characteristics and nature of the development (e.g. nature of the care provided and the age of people living in the homes). Subject to controls on the use of the care

home, and the accessibility of car parking to members of the public, it is possible that the use of the care home could be controlled (through planning conditions) to avoid adverse impacts on protected heathlands. The site is also within the catchment for Poole Harbour European site. The Council would need to consider whether the development would result in adverse effects and whether these effects could be mitigated.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

### Other planning considerations:

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver a care home on the site and avoid any harmful impacts on neighbouring homes and the appearance / character of the surrounding countryside.

Subject to a transport assessment (or statement), other improvements to surrounding transport infrastructure may be needed to avoid adverse impacts on highway safety or severe congestion.

Trees / hedgerows should be accurately surveyed and taken into consideration when designing the care home / car parking (details of tree protection measures may need to be submitted as part of a planning application). The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the care home and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating / increasing flood risk elsewhere. Site promoters should work with the sewage undertaker to ensure that there is capacity for the care home.

The site is positioned around 150 metres to the east of the Upton Bypass (A35). It is likely that any adverse effects from traffic noise could be mitigated to appropriate levels as the Council has recently given planning permission for 70 new homes in a similar position next to the bypass. The impact of noise from the bypass would need to be thoroughly assessed, and where necessary mitigated, through any planning application.

It is likely that a suitable access could be formed into the site from Watery Lane.

### **Availability –**


Subject to consultation with the Mineral and Waste Planning Authority the site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Detailed viability assessment needed.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0095	<b>Site Plan:</b> 
<b>Address:</b> Five Cross Site, Moreton	
<b>Parish:</b> Moreton	
<b>Site area:</b> 1.10ha	
<b>Proposed capacity:</b> 31.8	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable for 31 homes due to mature trees, could be considered as a smaller site.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development at this site is unacceptable.	Re-evaluate the amount of land available taking into account trees that would need to be retained, this site could then be suitable for fewer homes.
<b>Constraints</b>	This site is within the Mineral Safeguarding Area, trees and hedges bound the site, access and traffic impacts would need investigated.	Consult with relevant bodies to ensure no negative impacts or conflict is likely to arise from potential development.
<b>Other considerations</b>	Neighbouring authority's proposals for development and neighbouring sites.	Establish master planning with neighbouring authority to make best use of site and connections both utility and green infrastructure.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed available.

Viable

Issue	Viable
No issues	Unassessed.

**Assessment**

**The site:**

The site is located on the western edge of the district next to Moreton Station with a potential capacity of 31.8 homes.

Limited residential properties lie to the north of the site followed by open countryside, east of the site is a sand and gravel pit, south of the site is open countryside and west of the site is the settlement of Crossways in an adjacent district and equivalent to a key service village in Purbeck.

Basic amenities are within walking distance of the site; village shops, pub, post office and community hall. Also the site is within walking distance of the main rail line to London with the station in very close proximity. Neighbour amenity is unlikely to be affected.

Access could be provided off Redbridge Road or B3390. Services could connect to neighbouring capacity.

Mature trees and hedges surround the site, the topography is relatively flat.

**Relevant planning history:**

**No recent relevant planning history.**

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (PLP1) (2012) Policy LD – Moreton does not have a settlement boundary and this type of application in this setting would only be permitted through an allocation. However, the sites proximity to Crossways and the proposals for development proposed in this area support the development of this site and will support the sustainability and strength of this whole area.

PLP1 Policy CZ: Consultation zones – proposals that fall within consultation zones will be preferred to the relevant body to ensure that the proposals will not harm their operations.

NPPF (2018) para 78 – opportunities for villages to grow and thrive should be identified in planning policies, especially where this supports local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

NPPF (2018) para 9 – planning policies should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site is within a statutory minerals consultation zone and applicants will need to liaise with DCC to investigate this further. The site is also within the catchment area of the Nitrates SPD. Any application here would need to demonstrate how it will achieve nitrogen neutrality.

Trees and hedges would need to be assessed to ascertain extent of retention and impact on development potential of site.

Access details would need to be assessed by DCC transport. Overall the site, together with the other sites in the locality, present an opportunity for redesigning of the area and for mixed use development increasing its sustainability.

##### Other planning considerations:

Highways England would require further information on site size, numbers, trip rates and distribution to determine the cumulative impact of development in this area. Due to development being proposed by a neighbouring authority, masterplan working with neighbouring authorities would also be required to make best use of connectivity for sustainable development.

Due to the sites proximity to the train station, this site is potentially more suitable than others in Purbeck for relatively sustainable growth.

#### **Availability –**


The site is confirmed available.

#### **Achievability –**

The mature trees need to be surveyed to ascertain the actual size of the plot available for new homes. Viability has not been assessed.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0086	<b>Site Plan:</b> 
<b>Address:</b> Land at Giddy Green (to the north east of Burton Cross Roundabout), Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 7.55	
<b>Proposed capacity:</b> 49	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development if avoiding flood risk areas	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	This site is acceptable for development	
<b>Constraints</b>	Surface water flooding - annual flood risk equivalent to Flood Risk Zone 2 and 3	Ensure the Lead Local Flood Authority is satisfied with any mitigation on and offsite
<b>Other considerations</b>	The site covers a strategic gap	Innovative design solutions could help achieve development here that retains a gap between East Burton and Wool

#### Availability



Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

Viable

Issue	Viable
No issues	The Council's economic viability work suggests the site is viable for new homes.

### **Assessment**

**The site:**

This greenfield site is well located to Wool and its facilities. Residential properties can be found to the north, west and east of the site. Open countryside lies to the south although there is a site promoted for development to the south of the site. The topography of the land is relatively flat.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Utilities can connect to those nearby. Access to the site would need to be from Giddy Green Lane.

A public right of way follows the southern border of the site and travels straight through its middle.

**Relevant planning history:**

No relevant planning history.

**Relevant planning policies / background evidence:**

PLP1 Policy LD: Location of development – development should be steered towards the larger towns and villages in Purbeck first to create further resilience of sustainability.

Strategic Flood Risk Assessment 2018 – notes unverified flooding on site made worse by the railway embankment acting as a barrier. Drainage techniques would need to ensure this was rectified and that flooding was not displaced or made worse elsewhere.

**Relevant issues for this assessment:**

**Suitability -**

**Constraints (as identified on constraints mapping):**

The land is within 10m of railway land and consultation would need to take place with Network Rail. Access from Giddy Green Lane would be unacceptable therefore the only way the site could be developed is along with neighbouring sites within the strategic gap.

A mineral safeguarding area covers the site and consultation with DCC Minerals and Waste team would need to take place to determine whether any mineral extraction would need to take place prior to development.

The site is at risk of surface water flooding - annual flood risk equivalent to Flood Risk Zone 2 and 3 and there has been an unverified investigation into flooding at the north of the site. For further information please see the SFRA 2018.

Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding in part of the site (specifically the northern part of the site). Surface water from the site may also increase the risks from flooding elsewhere. The railway embankment to the north of the site acts as a barrier to surface water flow towards the River Frome. Flooding on the site may be caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Opportunities to reduce the overall level of flood risk at the site and beyond should be assessed however the Lead Local Flood Authority notes that it may be 'challenging' to provide a sufficient drainage system for development here.

Natural England believe a SANG could be deliverable here.

### Other planning considerations:

The site is in close proximity of a train station and services making this location sustainable (relative to Purbeck).

The current edge of Wool is considered abrupt in the Townscape Character Appraisal SPD and this site could help soften this.

The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important and the Council's landscape architect raises no objections over landscape impacts, especially as the site is well contained by the railway and existing development.

The site could deliver 226.5 homes at a density of 30 dwellings per hectare, but because of the requirement to achieve a well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity) and allows surface water run-off to be properly managed in a way that avoids increasing risks from flooding elsewhere, officers consider that the site could be used effectively to deliver around 49 homes.

### **Availability –**

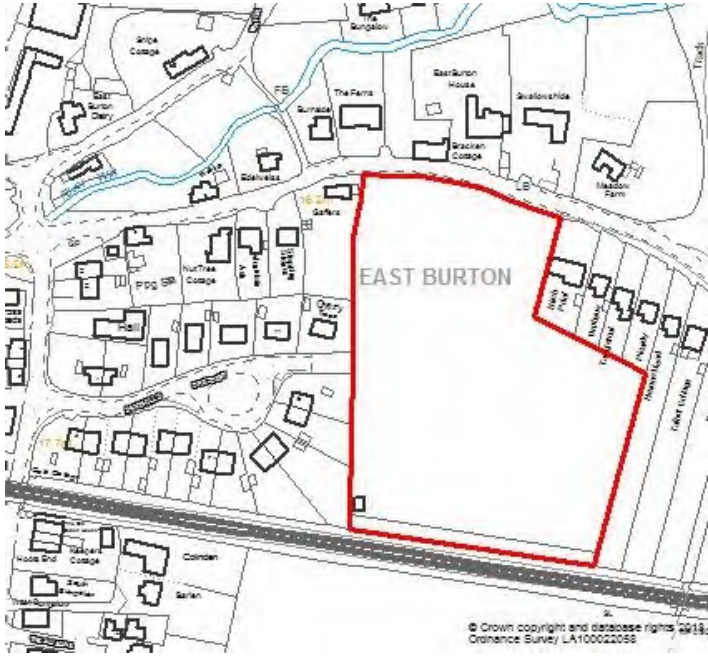
Site is confirmed as available.

### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0085	<b>Site Plan:</b> 
<b>Address:</b> Land north of the railway line, off Sandhills Crescent, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 1.81	
<b>Proposed capacity:</b> 30	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable – design and layout should respect surrounding area (and specifically seek to conserve the setting of nearby listed buildings) and suitable drainage scheme required to avoid increasing flood risk elsewhere.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The site is outside the settlement boundary but relates well to existing development at East Burton. Subject to addressing constraints, development is acceptable in principle.	Lower capacity is advised to respect character of surroundings (including settings of listed buildings).
<b>Constraints</b>	Minerals safeguarding area.	Consultation with the relevant authorities to understand and mitigate constraints where necessary.

<p><b>Other considerations</b></p>	<p>Effect on protected heathland and Poole Harbour. Designated heritage assets and listed buildings in proximity to site. Neighbouring homes at risk from flooding.</p> <p>Impact on road network.</p>	<p>Site promoter has identified a possible Suitable Alternative Natural Green Space (SANG) to the south of the village capable of avoiding or mitigating adverse effects on European sites.</p> <p>Design / layout to take account of the setting of heritage assets.</p> <p>Design suitable drainage scheme and explore opportunities to reduce causes / impacts of flooding.</p> <p>Transport assessment / statement submitted as part of planning application.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Confirmed available for development in 1-5 years

Viable

Issue	Viable
No issues	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

1.81 hectare greenfield site, which appears to be used to graze horses. The site is surrounded by existing homes to the north, east and west. The southern edge is enclosed by a railway with agricultural land further to the south. The northern edge of the site faces East Burton Road. The

site is flat with mature trees and hedging around its boundaries, which would benefit from a tree survey to identify those that should be retained. There are a number of designated heritage assets close to the site including grade II listed buildings (Gaffers).

The promoted land is relatively close to employment opportunity (Dorset Innovation Park) but the train station, village centre and school are located further from the site.

### **Relevant planning history:**

No recent planning history.

### **Relevant planning policies / background evidence:**

PLP1 - Policy CZ: Consultation Zones should be referred to ensure that any proposals do not harm any relevant operations, including Minerals Safeguarding and Statutory Installations

PLP1 – Policy FR: Flood Risk and NPPF – Planning and flood risk considerations to be adhered

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

Closely related to existing homes in East Burton, with access to services and facilities in Wool, the Council considers that the site is acceptable in principle. The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

#### Other planning considerations:

There are records of nearby homes being at risk from flooding, but records of surface water / river flooding do not show any risks on the SHLAA site itself. Surface water run-off from development should be managed through a suitable drainage scheme to avoid increasing the risk from flooding elsewhere (the Council would also encourage the site promoter to explore opportunities to reduce the causes / impacts of flooding more generally in the surrounding area). The Lead Local Flood Authority believes that development from a surface water drainage perspective would be feasible.

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The site promoter has identified a possible SANG to the south of the village which allow the adverse effects (from new homes) on European sites to be avoided / mitigated.

Highways England have noted that the potential cumulative impact of development would require further information on the effects on traffic and the road network.

Due regard should be given to the heritage assets located nearby to ensure that development does not have any adverse impact. The site promoter has started work on an indicative layout showing housing densities and undeveloped open / recreational space. Taking account of sites setting, and the objective of delivering well designed / attractive / healthy places the Council considers the site is suitable for up to 30 homes.

The site could deliver 54 homes at a density of 30 dwellings per hectare, but because of the requirement to achieve a well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity) and allows surface water run-off to be properly managed in a way that avoids increasing risks from flooding elsewhere, officers consider that the site could be used effectively to deliver around 30 homes.

### **Availability –**


Site promoters have confirmed availability in 2018.

### **Achievability –**

The site is likely to be viable for housing development.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0082	<b>Site Plan:</b> 
<b>Address:</b> Land next to Purbeck Gate (to the north east of Burton Cross Roundabout), Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 1.64	
<b>Proposed capacity:</b> 49	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	This site is acceptable for development	
<b>Constraints</b>	Surface water flooding - annual flood risk equivalent to Flood Risk Zone 2 and 3	Ensure the Lead Local Flood Authority is satisfied with any mitigation on and offsite
<b>Other considerations</b>	The site covers a strategic gap	Innovative design solutions could help achieve development here that retains a gap between East Burton and Wool

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

Viable

Issue	Viable
No issues	The Council's economic viability work suggests the site is viable for new homes.

**Assessment**

**The site:**

This greenfield site is well located to Wool and its facilities. To the north and east of the site is Wool, open countryside is to the south and all bar from a few homes at the western end of East Burton, open countryside can be found to the west. The topography of the land is relatively flat.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Utilities can connect to those nearby. Telephone lines are in use through the middle of the site. Access could be from Dorchester Road and DCC Highways believe the site could be deliverable in transport impact terms, subject to mitigation measures.

Public rights of way can be found to the north and the west.

**Relevant planning history:**

None.

**Relevant planning policies / background evidence:**

PLP1 Policy LD: Location of development – development should be steered towards the larger towns and villages in Purbeck first to create further resilience of sustainability.

**Relevant issues for this assessment:**

**Suitability -**

**Constraints (as identified on constraints mapping):**

Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding in part of the



site (specifically the northern part of the site). Surface water from the site may also increase the risks from flooding elsewhere. The railway embankment to the north of the site acts as a barrier to surface water flow towards the River Frome. Flooding on the site and sites to the north may be caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Opportunities to reduce the overall level of flood risk at the site and beyond should be assessed.

A tree assessment would be need to check whether any trees or hedges need retained.

### Other planning considerations:

The site is in close proximity of a train station and services making this location sustainable (relative to Purbeck).

The current edge of Wool is considered abrupt in the Townscape Character Appraisal SPD and this site could help soften this.

The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important and the Council's landscape architect raises no objections over landscape impacts.

### **Availability –**

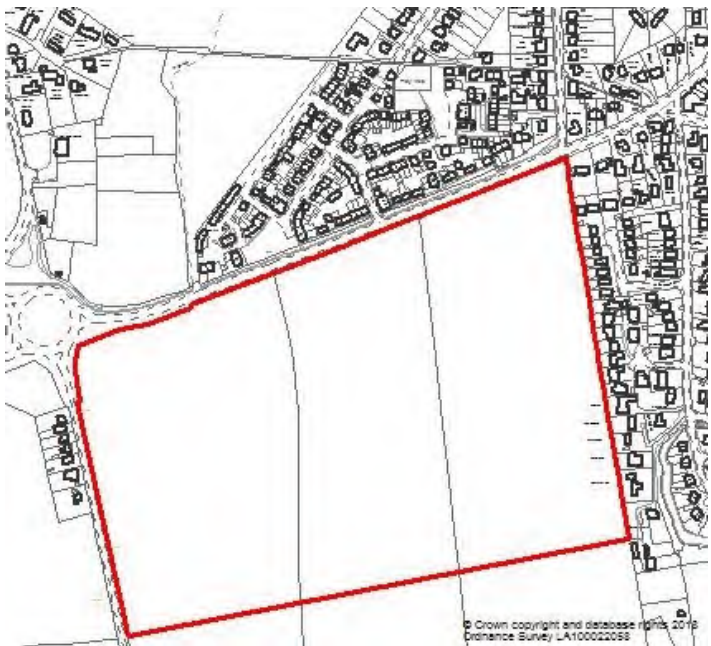
Site is confirmed as available.

### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0081	<b>Site Plan:</b> 
<b>Address:</b> Land to the west of Chalk Pit Lane and Oakdene Road, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 20	
<b>Proposed capacity:</b> 320	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable	
<b>Constraints</b>	<p>This site is within 500m of Ancient Woodland, 20m of the Winfrith sea discharge pipeline and near to a Scheduled Ancient Monument – Romano British settlement.</p> <p>Surface water flooding can be found on and around the site.</p>	<p>Consultation with Woodland trust, Environment Agency and Historic England to ensure no adverse impacts arising from development here.</p> <p>Flood mitigation techniques should be agreed with the Lead Local Flood Authority.</p>

### Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues	Site is confirmed available.

### Viable

<b>Issue</b>	<b>Viable</b>
No issues	The Council's economic viability work suggests the site is viable for new homes.

## **Assessment**

### **The site:**

This greenfield site is well located to Wool and its facilities. To the north and east of the site is Wool, open countryside lies to the south and west. The topography of the land rises to the south.

The site is within walking distance of facilities in Wool such as doctors' surgery, post office, shops and hairdressers. As well as being within walking distance of a safeguarded employment site where there is potential for jobs and a train station with regular connections to London.

Utilities can connect to those nearby. Access could be from Dorchester Road and DCC Highways believe the site could be deliverable in transport impact terms, subject to mitigation measures.

### **Relevant planning history:**

None.

### **Relevant planning policies / background evidence:**

PLP1 Policy LD: Location of Development.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints (as identified on constraints mapping):**

This site is within 500m of Ancient Woodland, 20m of the Winfrith sea discharge pipeline and near to a Scheduled Ancient Monument – Romano British settlement. The site is within a statutory installation consultation zone and work with DCC would need to ensure there is no conflict with any mineral safeguarding areas.

Mature hedging and trees can be found around the perimeter and on the field boundary through the centre of the site. There are some very small pitches, mostly to the north of the site, that are at risk of surface water flooding, however this can be mitigated.

A scheduled ancient monument can be found to the south of the site. Historic England says that the wider landscape impact will be an important consideration. A full understanding of the Scheduled Roman archaeology must inform the principle, location and design response, though it should clearly not be built on, the site could be incorporated into the SANG to enhance its setting and local knowledge of its history.

Potential for noise disturbance has been identified through Defra's strategic noise map.

Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding in part of the site (specifically the northern part of the site). Surface water from the site may also increase the risks from flooding elsewhere. The railway embankment to the north of the site acts as a barrier to surface water flow towards the River Frome. Flooding on the site and sites to the north may be caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Opportunities to reduce the overall level of flood risk at the site and beyond should be assessed. Flood risk could be increased due to the slope of the land so again a flood risk assessment would be required to satisfy the lead local flood authority that no adverse impacts couldn't be mitigated from the development.

### Other planning considerations:

The site is in close proximity of a train station and services making this location sustainable (relative to Purbeck).

The current edge of Wool is considered abrupt in the Townscape Character Appraisal SPD and this site could help soften this.

A SANG has been proposed and Natural England believe it is acceptable to mitigate against net impacts on visitors on the heathland.

Due to the topography of the land rising to the south and the Romano British settlement being to the south, development should be less dense towards these areas.

The site could deliver 600 homes at a density of 30 dwellings per hectare, but because of the requirement to achieve a well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity), allow surface water run-off to be properly managed in a way that avoids increasing risks from flooding elsewhere and provide space to deliver facilities / services, officers consider that the site could be used effectively to deliver around 302 homes.

### **Availability –**

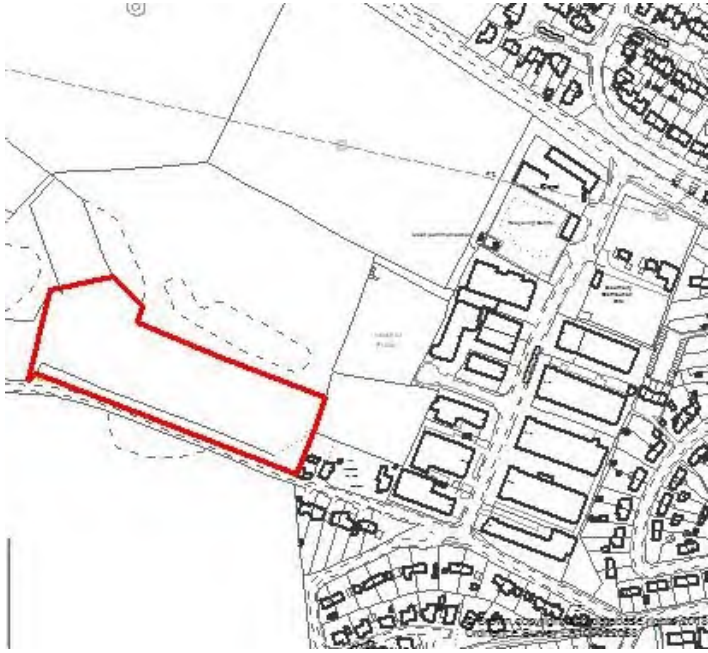
Site is confirmed available.

### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0059	<b>Site Plan:</b> 
<b>Address:</b> Land adjacent Ferncroft Farm, north Wareham	
<b>Parish:</b> Wareham St. Martin	
<b>Site area:</b> 1.64	
<b>Capacity:</b> 49	
<b>Site Type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	
<b>Constraints</b>	<p>Site is within the green belt.</p> <p>The land is within a minerals safeguarding area and ball clay consultation area.</p> <p>There are TPO's on site and risk of surface water flooding equivalent to flood risk zones 2 and 3.</p>	<p>Assess in green belt study.</p> <p>Consult Minerals and Waste team to check for any barriers to development.</p> <p>Consult with Lead Local Flood Authority to ensure they are satisfied that mitigation can be sought to rectify potential flood risk.</p>

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site confirmed available

Viable

Issue	Viable
No issues	The Council's economic viability work suggests the site is viable for new homes.

**Assessment**

**The site:**

This site is currently greenfield land within the green belt with open countryside to the north, west and east of the site, and housing and Westminster Road Industrial Estate to the south.

The topography of the land falls from north to south and from east to west and positioned to the east of a scheduled monument (Four Bowl Barrows).

The site is adjacent to the town of Wareham, one of the most sustainable places in Purbeck according to the settlement hierarchy Policy LD (PLP1, 2012). The site would have access to local amenities such as; cinema, doctors, dentists, primary and secondary schools, post office, a variety of pubs, jobs, shops and a train station. It is unlikely that there would be any material planning impact on neighbours from housing development here.

Utilities can connect to existing facilities at neighbouring properties although the site would require foul water sewer provision most likely connecting to Wareham sewage treatment works catchment.

Access could be achieved from Carey Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.

**Relevant planning history:**

None.

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (2012) Policy LD: Wareham is classed as a town in the hierarchy of settlements and is one of the most sustainable places in Purbeck.

PLP1 Policy CZ: Consultation Zones – relevant bodies will need consulted on applications in the mineral safeguarding area.

Wareham North Townscape Character Appraisal – North Wareham views from the Scheduled Ancient Monument the Seven Barrows shows how the town is contained below the skyline by the abrupt changes in land levels.

Dorset Heathlands SPD – sites of over 50 homes must provide mitigation for net increase impacts on heathland, this can be in the form of a SANG.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site is within the green belt and has been assessed against green belt purposes in the Council's green belt study which concludes there are exceptional circumstances for its removal.

A minerals safeguarding area and ball clay consultation area cover the site so consultation with these bodies would need to be undertaken.

Edges of the site are enclosed with a mix of trees and hedges, some of them protected by tree preservation orders.

Small areas of the eastern side of the site are a moderate/high risk of surface water flooding equivalent to flood risk zones 2 and 3.

##### Other planning considerations:

The site is separate from the existing light industrial units at Westminster Road and the household recycling centre and due to the nature of the uses and distance between the sites, the Council is not concerned about potential noise or disturbance.

The townscape character appraisal notes the visual impact of Wareham from the Seven Barrows, a scheduled ancient monument positioned to the north west of the site, that due to the land levels dropping Wareham appears contained and does not present an issue.

Wareham Neighbourhood Plan are considering this site in their proposals together with Land at Westminster Road Industrial Estate, this has been identified as most popular in their consultations with their community.

#### **Availability –**


Site is confirmed as available.

#### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0058	<b>Site Plan:</b> 
<b>Address:</b> Land adjacent to Tantinoby Farm, north Wareham	
<b>Parish:</b> Wareham	
<b>Site area:</b> 4.52	
<b>Proposed capacity:</b> 136	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development provided mitigation can be successfully provided	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	Allotments would need to be relocated or removed from the site potential, impact on the scheduled monument would need investigation and a tree and drainage survey would be required.



<b>Constraints</b>	<p>This site is in the Statutory Green Belt, within the mineral safeguarding area and ball clay consultation area as well as being very close to the 400m heathland buffer zone.</p>	<p>Consult with relevant bodies to ensure no negative impacts would arise from development here.</p> <p>The land would need to be assessed through the green belt study to determine whether it met the exceptional circumstances for release from the green belt.</p> <p>Most importantly Natural England would need to be satisfied that any impacts on the nearby heathland could be mitigated.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site confirmed as available within 1-5 years

Viable

Issue	Viable
No viability issues	The Council's economic viability work suggests the site is viable for new homes

**Assessment**

**The site:**

The site is currently green field and allotments adjacent to a golf course. The site is entirely within the South Eastern Dorset green belt and will be assessed against criteria for meeting green belt aims through the green belt review.

Located within the town of Wareham, known as one of the most sustainable places in Purbeck, the site would have access to local amenities such as; cinema, doctors, dentists, primary and secondary schools, post office, a variety of pubs, shops and a train station. It is unlikely that there would be any material planning impact on neighbours from housing development here.

Land levels rise gradually to the north but the site is relatively flat.

Utilities can connect to existing facilities at neighbouring properties although the site would require foul water sewer provision most likely connecting to Wareham sewage treatment works catchment.

The site could be accessed from Bere Road or an existing roadway on Northmoor and DCC Highways believe the transport impact to be acceptable with mitigation.

### **Relevant planning history:**

No relevant planning history.

### **Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (2012) Policy LD: Wareham is classed as a town in the hierarchy of settlements and is one of the most sustainable places in Purbeck.

PLP1 Policy BIO: Biodiversity and geodiversity – New development will need to ensure there are no adverse effects upon the integrity of European protected sites.

PLP1 Policy DH: Dorset Heaths International Designations – open space will be needed to mitigate for impacts from developments between 400m and 5k of heathlands habitats.

PLP1 Policy CZ: Consultation Zones – relevant bodies will need consulted on applications in the mineral safeguarding area.

Wareham North Townscape Character Appraisal – North Wareham views from the Scheduled Ancient Monument the Seven Barrows shows how the town is contained below the skyline by the abrupt changes in land levels.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The townscape character appraisal notes the visual impact of Wareham from the Seven Barrows, a scheduled ancient monument positioned to the south west of the site, that due to the land levels dropping Wareham appears contained and does not present an issue. Although the golf course does contain the site which would reduce landscape impacts, development may not be appropriate here if it impacts on the setting of the Seven Barrows.

North eastern parts of the site are at risk from surface water flooding, trees and hedges are mature, particularly around the field boundaries. TPO's can be found towards the southern boundary that adjoins the current Northmoor housing estate.

Due to the site being within a statutory minerals consultation zone, there is potential for the site to conflict with minerals safeguarding therefore consultation with DCC would be needed.

The land would need to be assessed through the green belt study to determine whether it met the exceptional circumstances for release from the green belt.

Most importantly Natural England would need to be satisfied that any impacts on the nearby heathland could be mitigated due to heathland being within walking distance of the site.

##### Other planning considerations:

If the entire site was brought forward this would lose the current allotments, suitable replacements would need to be provided.

#### **Availability –**


Site confirmed as available within 1-5 years

#### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0050	<b>Site Plan:</b> 
<b>Address:</b> Land to north of Moreton Station, Moreton	
<b>Parish:</b> Moreton	
<b>Site area:</b> 4.74	
<b>Capacity:</b> 142	
<b>Site Type:</b> Greenfield	
<b>Conclusion:</b> Suitable for development if mitigation sufficient	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	Provide a capacity appraisal for water and sewage.
<b>Constraints</b>	The site is within the Mineral Safeguarding Area. The site is at risk of surface water flooding - annual flood risk equivalent to Flood Risk Zone 3.	<p>Consultation with relevant authorities to ensure no likely negative impact would arise from this development.</p> <p>Introduce heathland mitigation closer to the site.</p> <p>Undertake a site survey of the trees, flora and fauna in the wooded areas to rule out any possibility of protected species being present here.</p>

<b>Other considerations</b>	Neighbouring authority's proposals for development and neighbouring sites.	
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site is confirmed available.

Viable

Issue	Viable
No issue	The Council's economic viability work suggests the site is viable for new homes.

**Assessment**

**The site:**

The site is located on the western edge of the district next to Moreton Station with a site area of 4.74ha, it has potential capacity of 142.2 homes based on 30dph, however it would be more realistic to expect around 100 homes to be deliverable on this area.

Limited residential properties and a caravan site lie to the south of the site together with Crossways, an adjacent settlement in a neighbouring district and equivalent to a key service village in Purbeck. North, west and east of the site is open countryside. Services and facilities are within walking distance of the site; village shops, pub, school, post office and community hall. Neighbour amenity is unlikely to be affected.

Utilities could connect to neighbouring capacity. A drainage ditch and pylons are along the southern edge. Access could be provided directly off the B3390 or a right turn lane if necessary. Trees are abundant and the topography of the land is fairly flat with a gentle downward slope to the north.

**Relevant planning history:**

None.

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (PLP1) (2012) Policy LD – Moreton does not have a settlement boundary.

PLP1 Policy LHH: Landscape, historic environment and heritage – proposals will need to conserve the appearance, setting, character, interest, integrity, health and vitality of landscape (including trees and hedgerows).

NPPF (2018) para 78 – opportunities for villages to grow and thrive should be identified in planning policies, especially where this supports local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

NPPF (2018) para 9 – planning policies should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

Only one tree on the boundary is protected though all are mature and should be retained due to the wildlife and flora contained within, a tree survey would confirm.

Some areas of the site are at risk from surface water flooding that should be avoided, mitigated or managed. The current risk follows the path of the ordinary water course that crosses the site. Fluvial flood risk of this water course should be considered in consultation with the Lead Local Flood Authority. Standing water has been observed in these fields following heavy rainfall.

Buildings to the south east of the site are listed and about 0.5km from Moreton Conservation Area therefore development should consider their setting when considering design and layout.

A small fenced off sewage treatment works structure can be found off the Woodsford Lane path. Wessex Water have advised there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester Sewage treatment works catchment.

DCC believe traffic impacts arising from the development could be mitigable though the cumulative effect of development may need more investigation to satisfy Highways England over any concerns. New properties may experience noise pollution from the railway line but being very close to Moreton railway station with a mainline route to London offering sustainable transport modes.

Heathland mitigation would need to be provided here for 50+ unit development Natural England have concerns relating to the very wet nature of the soils in this location, particularly close to the stream and woodland which provide good biodiversity value. Natural England are less convinced that the proposed SANG at Redbridge Pit would effectively serve this site and more heathland mitigation measures maybe required.

The site is within the catchment area of a minerals safeguarding zone. Any application here would need to consult with minerals and waste to ensure no potential negative affects may arise from development here.

### Other planning considerations:

Woodsford Lane appears to offer a potential pedestrian and cycle route with suitable mitigation works, but it seems unreasonable to encourage vehicular access via this route, even though there is an existing field gate onto the un-adopted section of the lane.

The whole site promoted is not suitable for development due to the heavy woodland, flora and fauna, only the open field is suitable, landscape buffers would be required to reduce any visual impacts from the roadside.

Moreton does not have a settlement boundary and it is indicated in the hierarchy as less sustainable than other areas in Purbeck. However, the sites proximity to Crossways, an equivalent of a key service village, and the proposals for development proposed in this area support the development of this site and will support the sustainability and strength of this whole area.

Masterplan working with neighbouring authorities would make best use of connectivity for sustainable development.

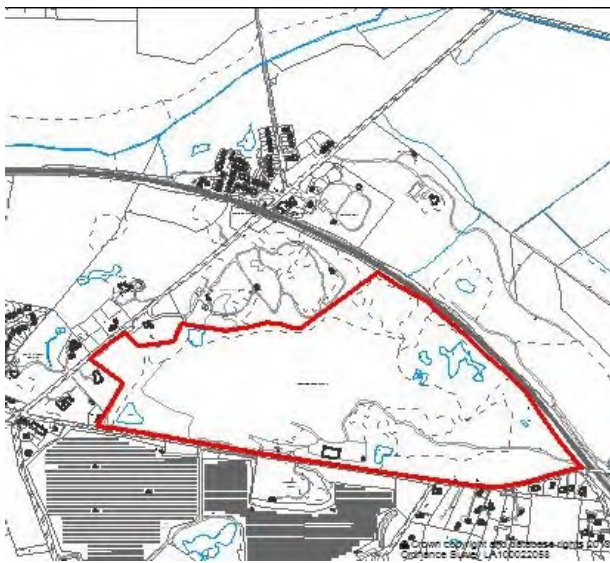
Overall the site, together with the other sites in the locality, present an exciting opportunity for redesigning of the area and for development to increase its sustainability.

**Availability** – The land is available for development.

**Achievability** – The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0049	<b>Site Plan:</b> 
<b>Address:</b> Redbridge Pit, Redbridge Road, Moreton	
<b>Parish:</b> Moreton	
<b>Site area:</b> 35.70	
<b>Proposed capacity:</b> 1071	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable, subject to delivering a Suitable Alternative Natural Greenspace (SANG) and addressing relevant planning constraints / considerations.	

### Summary assessment

Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development at is acceptable.	N / A
<b>Constraints</b>	This site is within the Mineral Safeguarding Area, is a Site Nature Conservation Interest, and effected by surface water flooding (annual flood risk equivalent to Flood Risk Zone 2 and 3). Potential effects on road network.	Consultation with relevant bodies to avoid / mitigate / compensate any potential negative impacts arising from development.  Transport assessment / statement to assess effects of development and consider possible infrastructure improvements.

<b>Other considerations</b>	Neighbouring authority’s proposals for development and neighbouring sites.	Work on a joint masterplan with neighbouring councils.
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issue	Site is available within 6-10 years

Viable

<b>Issue</b>	<b>Viable</b>
No issue	The Council’s economic viability work suggests the site is viable for new homes but addressing planning considerations (including delivering necessary infrastructure) may affect sites viability.

**Assessment**

**The site:**

The site is located on the western edge of the district next to Moreton Station, and to the east of Crossways, with a site area of 35.7ha. Crossways is an equivalent size, with a similar number of services / facilities, as the key service villages in Purbeck. There are some existing homes close to the site and a caravan site (also promoted in the SHLAA) to the north. Further to the north, east and south, the site is surrounded by open countryside. The southern side of the site faces Redbridge Road and the western boundary faces Warmwell Road (B3390).

Basic amenities are within walking distance of the site; village shops, pub, post office and community hall. Also the site is adjacent to the main railline. Services for new homes could connect to neighbouring utilities.

The majority of the site is used as a sand and gravel quarry, with trees growing around its edges and in the eastern part of the site. The topography of the site fluctuates due to the nature of its use making some areas more exposed than others. Access could be provided off Redbridge Road or B3390. The site is designated as a Site of Nature Conservation Interest (SNCI).

**Relevant planning history:**

Minerals applications permit extraction of sand and gravel from the site (conditions on the planning permission require the minerals site to be restored by 31<sup>st</sup> December 2022).



### **Relevant planning policies / background evidence:**

Purbeck Local Plan Part (PLP) 1 (2012) Policies BIO: Biodiversity and geodiversity, LHH: Landscape, historic environment and heritage – these policies state that development should conserve, and seek opportunities to enhance, the appearance and character of the countryside and biodiversity.

NPPF (2018) para 78 – opportunities for villages to grow and thrive should be identified in planning policies, especially where this supports local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

NPPF (2018) para 9 – planning policies should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account.

A planning application is being considered by Dorset Council Partnerships for 500 new homes and 2.5 hectares of employment land on land to the South of Warmwell Road, Crossways. Dorset Council Partnerships is also considering allocating land for a further 614 homes in their emerging local plan.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### *Constraints (as identified on constraints mapping):*

The site is well related to Crossways (with its existing services and facilities) and the railway station (which provides access to the Bournemouth / Christchurch / Poole conurbation and Dorchester / Weymouth to the west). The railway line also links to Wool and Dorset Innovation Park Enterprise Zone (located around 6 kilometres to the east of the site). This site is suitable in principle for new homes.

This site is within a Mineral Safeguarding Area and being used as a sand and gravel pit. Further consultation with DCC / the landowner is needed to determine when the site will be available for development and the best approach to site restoration to allow re-development after minerals have been extracted.

Areas of the site are at risk from surface water flooding (annual flood risk equivalent to Flood Risk Zones 2 and 3), this is mainly in the form of current ponds. The parts of the site effected by flooding will vary according to site levels / patterns of mineral extraction. Flood risk will need to be re-assessed through a flood risk assessment after details of site restoration (including finished levels) have been decided. If necessary the sites developer may need to provide details for avoiding any residual flood risks and flood mitigation / management measures. The Lead Local Flood Authority believe that managing flood risk would be feasible.

Existing site levels fluctuate and some areas are more exposed than others – trees growing on the site positively contribute to the wider landscape. Subject to suitable layout / design existing neighbour amenity is unlikely to be adversely effected by development, but residents of new homes may be affected by noise from the railway line. A noise assessment is needed to consider these effects and mitigation measures may be required to avoid any adverse effects.

Further detailed evidence would be needed to assess the effects of development on the SNCI together with any measures to avoid / mitigate / compensate for any adverse effects. An Ecological survey and Biodiversity Mitigation and Enhancement Plan will also need to be prepared.

The effects of further development around Crossways on the road networks has been modelled in two studies undertaken by Dorset County Council in 2016. A further detailed transport

assessment / statement would be needed for development on the site (together with the SHLAA/0048 if the sites are brought forward together). Dorset County Council believe traffic impacts arising from the development could be mitigated (this could involve improvements to local junctions / the crossing over the railway line).

Capacity appraisals would be required to confirm whether any network improvements are needed to ensure that there is capacity in the local water supply network / sewage network.

### Other planning considerations:

The sites promoter has suggested that the effects of new homes on protected heathland could be avoided or mitigated with a Suitable Alternative Natural Green Space (SANGs) positioned in the eastern part of the site, and that the effects of nitrogen on Poole Harbour could be avoided or mitigated by taking a field out of agricultural use.

The site could deliver 1071 homes at a density of 30 dwellings per hectare, but because of the requirement to provide a SANG and achieving well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity), officers consider that the site could be used effectively to deliver around 600 homes with the adjoining SHLAA site (SHLAA/0048).

Further masterplanning work, with neighbouring authorities, may be required to ensure connectivity between new homes, services and facilities.

### **Availability –**


The site is available within 6-10 years.

### **Achievability –**

The Council's economic viability work suggests the site is viable for new homes but addressing planning considerations (including delivering necessary infrastructure) may affect sites viability.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0048	<b>Site Plan:</b> 
<b>Address:</b> Caravan Park (Moreton Station), Station Road, Moreton	
<b>Parish:</b> Moreton	
<b>Site area:</b> 8.57	
<b>Capacity:</b> 257	
<b>Site Type:</b> Greenfield	
<b>Conclusion:</b> Suitable, subject to providing a Suitable Alternative Natural Green Space (SANG) and addressing other relevant planning considerations.	

### Summary assessment

Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	N / A
<b>Constraints</b>	<p>This property is within the Mineral Safeguarding Area and next to a Site Nature Conservation Interest.</p> <p>Potential effects on road network.</p>	<p>Consultation with relevant bodies to avoid / mitigate / compensate any potential negative impacts arising from development.</p> <p>Transport assessment / statement to assess effects of development and consider possible infrastructure improvements.</p>

<p><b>Other considerations</b></p>	<p>Impact on tourism</p> <p>Neighbouring authority's proposals for development and neighbouring sites.</p>	<p>Caravan Club would need to be relocated to ensure no loss of tourism accommodation.</p> <p>Work on a joint masterplan with neighbouring councils.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site is confirmed as available within 1-5 years.

Viable

Issue	Viable
No issue	The Council's economic viability work suggests the site is viable for new homes.

**Assessment**

**The site:**

The site is located on the western edge of the district next to Moreton Station with a site area of 8.54ha, (0.063ha brownfield).

Limited residential properties lie to the north of the site followed by open countryside, east of the site is open countryside, south of the site is a working quarry. The site is close to the settlement of Crossways (in an adjacent district) which is an equivalent size to a key service village in Purbeck. Basic amenities in Crossways are within walking distance of the site such as village shops, pub, post office and community hall. Also the site is adjacent a station servicing the main railline to London with the station in close proximity.

The majority of the site is covered in trees and although none of the trees or hedges are protected, they are well established. Caravan / camping pitches, car parking, roads and administrative buildings have been formed in cleared areas within the site. Ground levels vary across the sites with a series of dips and mounds.

Access could be provided off the Warmwell Road (B3390) but details would need to be assessed by DCC transport (there is a significant change in levels along parts of the western edge of the site and Warmwell Road which means that it will only be practicable to form an access at certain

points along this frontage). The site has telephone lines on it. Services for new homes could connect to existing utilities.

### **Relevant planning history:**

Minerals have previously been extracted from the site and planning permission granted for the wardens building connected with the caravan site use.

### **Relevant planning policies / background evidence:**

Purbeck Local Plan Part (PLP) 1 (2012) Policies BIO: Biodiversity and geodiversity, LHH: Landscape, historic environment and heritage – these policies state that development should conserve, and seek opportunities to enhance, the appearance and character of the countryside and biodiversity.

PLP1 Policy TA: Tourist accommodation and attractions – proposals that would result in the loss of accommodation with more than 6 bedrooms will not be permitted.

NPPF (2018) para 78 – opportunities for villages to grow and thrive should be identified in planning policies, especially where this supports local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

NPPF (2018) para 9 – planning policies should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account.

The neighbouring council (Dorset Councils Partnership) is considering an application for 500 homes next to Warmwell Road in Crossways. Dorset Councils Partnership is also considering making a further housing allocations (totalling 614 new homes) through its emerging local plan.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

As with the adjacent SHLAA site (SHLAA/0049) this site is well related to Crossways (with its existing services and facilities) and Moreton Railway Station. The railway station links to Weymoth and Dorchester to the west and Poole, Bournemouth and Christchurch to the east. The railway line also links to Wool station to the east, and nearby Dorset Innovation Park Enterprise Zone.

The site is within a statutory Minerals Consultation Zone and is being used as a sand and gravel pit. Further consultation with DCC / the landowner is needed to determine when the site will be available for development and the best approach to site restoration to allow re-development after minerals have been extracted.

The site is next to an Site Nature Conservation Interest (SNCI) and Natural England are aware that there are some features in the existing caravan park (including mature trees and areas of acid grassland) which positively contribute toward biodiversity. New homes should be designed, and laid out, to avoid harm to these features, and where harm cannot be avoided the adverse impacts should be mitigated / compensated for. The Suitable Alternative Natural Green Space that the site promoter has indicated could be provided on the adjacent SHLAA site (SHLAA/0049) has capacity to mitigate the effects of new homes on this site. Delivery, and phasing on completion of the SANG, will need to be considered (particularly in the sites are developed separately). The Council

has assumed that nitrogen from new homes can be offset with the mitigation offered up by the same landowner for the homes being considered on SHLAA/0049.

A trees report will be needed to survey existing trees, the findings from the report should guide the layout and design of new homes on the site, and any tree protection measures.

The effects of further development around Crossways on the road networks has been modelled in two studies undertaken by Dorset County Council in 2016. A further detailed transport assessment / statement would be needed for development on the site (together with the SHLAA/0048 if the sites are brought forward together).

Capacity appraisals would be required to confirm whether any network improvements are needed to ensure that there is capacity in the local water supply network / sewage network.

### Other planning considerations:

The site could deliver 257 homes at a density of 30 dwellings per hectare, but because of the requirement to retain existing trees and achieving well designed / attractive development which encourages healthy lifestyle (including open space for recreation / encourage biodiversity), officers consider that the site could be used effectively to deliver around 600 homes with the adjoining SHLAA site (SHLAA/0049).

The area is currently used as a Caravan Club site, Moreton Estate and the Caravan Club have been in discussion about its relocation. If this was feasible, re-developing the site would not have any negative impact on the tourism economy.

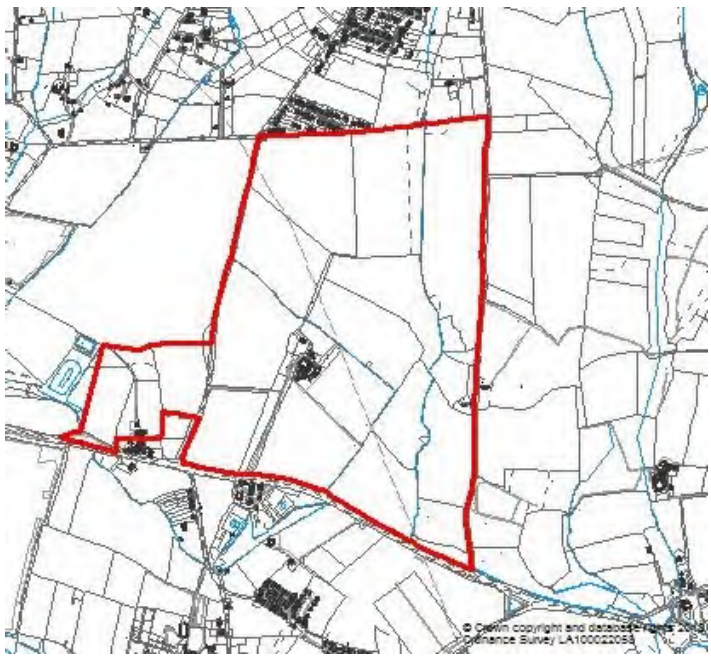
Further masterplanning work, with neighbouring authorities, may be required to ensure connectivity between new homes, services and facilities.

**Availability** – The land is available for development.

**Achievability** – The Council's economic viability work suggests the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0041	<b>Site Plan:</b> 
<b>Address:</b> Land at Bere Farm, near Lytchett Minster and Lytchett Matravers	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 118ha	
<b>Proposed capacity:</b> 3557	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable provided green belt release was feasible.	

### Summary assessment

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is suitable.	
<b>Constraints</b>	The land is within the statutory green belt, minerals safeguarding area, within 100m of a high pressure pipeline, is subject to surface water flooding with an equivalent to flood risk zone 3 and 2.  Ancient woodland, TPO's and SNCI are on areas of the site.	Consultation with several experts, as outlined below, would need to satisfy the council that no significantly adverse impacts would arise from development.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is confirmed as available.

Viable

Issue	Viable
No issues	Addressing planning considerations (including delivering necessary infrastructure) may affect sites viability.

**Assessment**

**The site:**

The site is located in the green belt to the north of the A35, a main A road connecting Hampshire and Devon via Dorset. Currently a greenfield site with open countryside to the south, west and east and the key service village of Lytchett Matravers to the north.

Within good reach of the key service village of Lytchett Matravers, the site is within easy access of doctors, convenience shopping, post office and community facilities. Neighbour amenity is unlikely to be affected directly at this location. Lytchett Matravers have a made neighbourhood plan.

Utilities would need to provide connections to existing utilities nearby. Wessex Water would require a connecting water main to the local sewers. The site is in the Lytchett Minster sewage treatment works catchment.

Mature hedges and trees can be found at the boundaries and ancient woodland can be found on the south east corner with tree protection orders.

The site gently rises to the south and has several potential points of access, most likely from Wareham Road or Foxhill's Road.

**Relevant planning history:**

Approved planning applications are all applicable to the running of, maintenance and improvement of the employment use of the village shop and farm found to the centre of the site.

Camping site has been refused.

**Relevant planning policies / background evidence:**

Policy DH: Dorset Heaths International Designations – development of 50 homes or more will need to provide mitigation for impacts on heathland.

Policy CO: Countryside – development outside of a settlement boundary will be permitted where it does not have a significant adverse impact...where it comprises small-scale outbuildings within the curtilage of existing buildings.



NPPF para 72 – large scale development, such as new settlements or significant extensions to existing villages and towns, (is acceptable) provided they are well located and designed, and supported by the necessary infrastructure and facilities.

NPPF para 72 – larger scale development should work with the support of their communities to identify suitable locations for such development where this can help to meet identified needs in a sustainable way.

NPPF Chapter 13: Protecting Green Belt land – Development within the greenbelt should be investigated through strategic plans, assessed against the five purposes of the green belt and exceptional circumstances proven to release the land from the green belt.

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

Ancient woodland can be found in the south east corner of the site along with tree protection orders, an arboriculture impact assessment and method statement would be required.

The site has been assessed through the Green Belt Review update and is deemed to be one of the areas serving the least purpose.

Part of the site is within a mineral safeguarding area so development here would need to liaise with Dorset County Council Minerals and Waste team to undertake an assessment of the potential for mineral development and may need to achieve prior extraction on site prior to any development.

This property is within 100m of a high pressure pipeline so consultation would be needed with Southern Gas Network.

This property is within a SNCI and this would need to be protected, Natural England are concerned that the site is close to designated sites at Morden and that the extent of land indicated as a SANG is unlikely to provide the necessary certainty that it would be both of sufficient size or in a suitable location to attract users. A larger more suitable SANG could be agreed by Natural England.

Watercourses pass over the site and areas, particularly to the south eastern corner, suffers from surface water flooding, some equivalent to flood risk zone 3. The Lead Local Flood Authority is satisfied that this can be mitigated and offset without impeding on areas nearby.

##### Other considerations

This site would be a large extension to Lytchett Matravers and is entirely within the green belt. Development here would be acceptable if; nowhere else in the District could accommodate housing; evidence showed the land does not achieve the five purposes of the green belt; and evidence detailed exceptional circumstances for its removal. Additionally, communities should be consulted and in support of large development here to be in accordance with the NPPF.

This location and the size of development proposed here is likely to place heavy traffic onto the A35 in concentrated areas where vehicles will move from and to the site. The effects of this would need further investigation to determine whether development here was achievable.

Landscaping buffers and scaling down of the skyline of development would need to be considered in ensuring limited impact on the landscape.

### **Availability –**

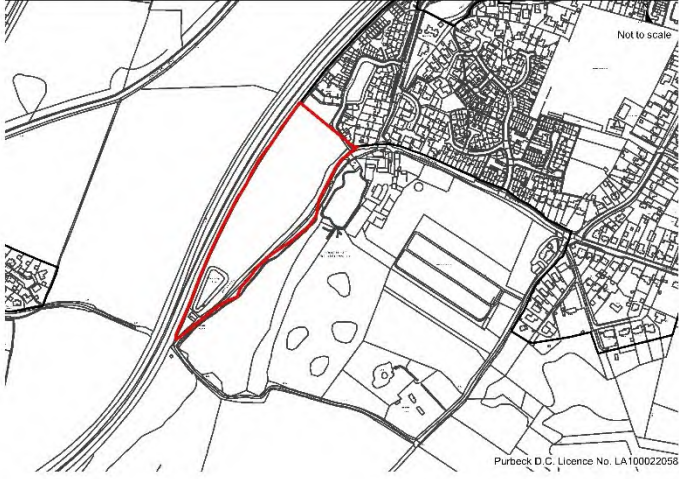
The site has been confirmed as available with one owner. Due to the size of the site, phased development may be needed. Land agent asks to bear in mind that a variety of different development concepts / proposals could come forward on **part** of this overall land area

### **Achievability –**

Addressing planning considerations (including delivering necessary infrastructure) may affect sites viability.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0039	<b>Site Plan:</b> 
<b>Address:</b> Land at Policemans Lane, Upton	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 4.7	
<b>Proposed capacity:</b> 90	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Subject to exceptional circumstances in the green belt, suitable.	

### Summary assessment

Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Upton (with its existing services and facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located in the green belt. Flood Risk. Minerals Safeguarding Area.	The Council has considered whether there are exceptional circumstances in its green belt study. Risks from surface water flooding can be avoided. Site promoter to consult Dorset County Council.

<p><b>Other considerations</b></p>	<p>Protected species and habitats. Design / layout. Noise from the A35. Impact road network.</p>	<p>Site promoters have identified a possible Suitable Alternative Natural Greenspaces (SANGs) to mitigate effects on heathland and Poole Harbour. An ecological survey needed to ascertain whether there are protected species on site and to guide Biodiversity Mitigation and Enhancement Plan.</p> <p>Design / layout should respond to the appearance and character of the surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, landscaping, space for recreation and biodiversity.</p> <p>Details of noise mitigation measures submitted with planning application.</p> <p>Transport assessment / statement required.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	Subject to response from Dorset County Council (Minerals and Waste Planning Authority) the site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site in the next 5 years.

Viable

Issue	Viable
No issues.	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

4.7 hectare greenfield site. Positioned next to the western edge of Upton. There are existing homes to the north of the site. The eastern side of the site is defined by Watery Lane, with open countryside further to the east. The western side of the site runs next to the Upton bypass (a busy dual carriage way – A35). Lytchett Minster is positioned further to the west.

The western boundary of the site with the Upton Bypass is enclosed by a 2 / 3 metre high wooden fence. The eastern boundary is enclosed by a mature hedgerow (there are also a number of Oak trees growing in the hedgerow). There are no significant changes in ground levels across the site.

There are local shops, a church, a children's play area and primary school in Upton within a 1.2km buffer from the sites boundaries. There are also a number of bus stops in the vicinity. Most of Upton's services and facilities are concentrated around the cross roads between Blandford and Dorchester Road, remain accessible from the site but are positioned further to the east of the site (around 1.3 km away).

### **Relevant planning history:**

No earlier planning applications or appeals that specifically relate to the SHLAA site. Planning permission recently granted (6/2014/0299 and 6/2016/0311) on adjoining land for 70 new homes after the Purbeck Local Plan Part 1 (PLP1) (2012) allocated the site for development.

### **Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF) 2018);
- A small part of the site (running parallel with the eastern boundary) is at moderate / high risk from surface water flooding and an ordinary water course also runs next to this boundary (chapter 14, NPPF 2018);
- The site is positioned close to an A Road (A35 – Upton Bypass) (chapter 15 NPPF 2018); and
- The site is part of a Minerals Safeguarding Area (chapter 14 Bournemouth, Dorset and Poole Minerals Strategy 2014).

Purbeck District Townscape Character Assessment for Upton (2012)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### *Constraints (as identified on constraints mapping):*

The Council has considered whether there are exceptional circumstances to remove the site from the green belt in its green belt study.

Only a small part of the site is effected by surface water flooding. It should be possible to avoid this risk by not building on this land and using it as part of a drainage scheme for managing surface water run-off from the development.

The site is positioned directly next to the A35. The Council recently granted planning permission for 70 homes next to the A35 to the north of the site. The Council has accepted that the adverse impacts of traffic noise from the road can be adequately mitigated on this neighbouring land. This suggests that it should be possible to address the similar issues on the current SHLAA site.

Details of noise mitigation measures for new homes on the SHLAA site would need to be agreed as part of any planning application.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

Other planning considerations:

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver new homes on the site and avoid any harmful impacts on existing homes and the appearance / character of the surrounding countryside.

The effects of new homes on protected heathlands and Poole Harbour will need to be avoided or mitigated. The Suitable Alternative Natural Greenspace (SANG) that was delivered for the 70 new homes to the north of the SHLAA site has excess capacity to address the effects of further homes. Natural England recently responded to a Local Plan Review consultation, where there the Council presented this site as part of an option for meeting the District's housing needs, raising no objection to this approach.

The northern side of the SHLAA site abuts the boundary with the recently built homes and an estate road which runs through centre of this site. The site promoter has prepared an indicative layout showing a new road linking up with the existing estate to the north to provide access into the site.

The collective impacts of new homes around Upton on the local and strategic road networks will need to be considered through a transport statement or assessment. Subject to the findings from this assessment improvements to existing transport infrastructure may be needed.

Trees / hedgerows should be accurately surveyed and taken into consideration when designing the new homes (subject to detailed layout it is likely that tree protection measures may need to be submitted as part of a planning application). The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating / increasing flood risk elsewhere. Site promoters should work with the sewage undertaker to ensure that there is capacity to accept further homes.

After taking account of: ground levels, views into the site, character of neighbouring development / surrounding landscape, access into / through the site, noise, drainage scheme, biodiversity and recreation, the site promoter has prepared indicative layout. There is not an existing shortage of land for meeting housing needs. The Council considers that delivering 90 homes on the site represents an effective use of land. The Council has adjusted the proposed site capacity to reflect this assessment.

The site promoters consider that land to the east of Watery Lane is also suitable for new homes. The Council disagrees as its Strategic Flood Risk assessment indicates that a large part of this land will be at risk from tidal flooding in the future and surface water flooding. For these reasons the Council has adjusted to the size of the SHLAA site to exclude this land.

### **Availability –**

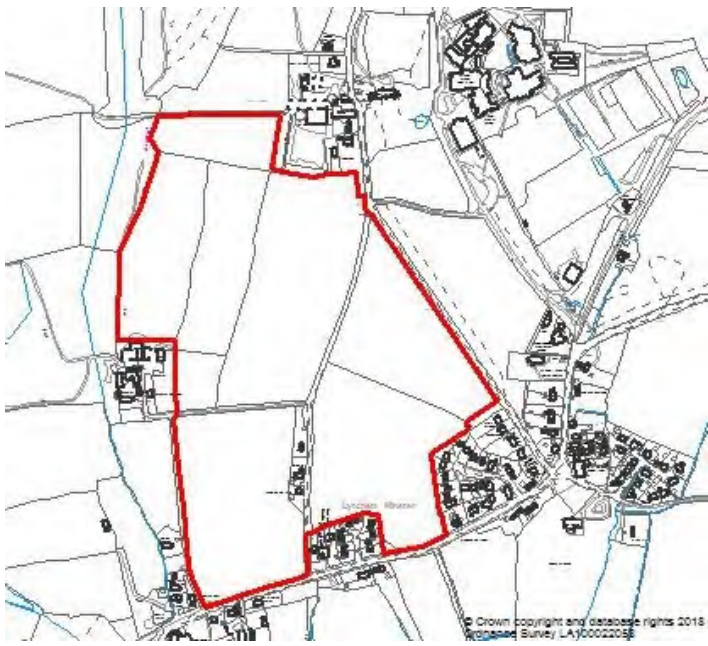
Subject to consultation with the Mineral and Waste Planning Authority the site promoters have confirmed that the land will be available for development in the next five years. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

The Council's economic viability (work) suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0035	<b>Site Plan:</b> 
<b>Address:</b> Land to west of Lytchett Minster	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 28.90	
<b>Proposed capacity:</b> 650	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Central / eastern part of the site suitable subject to exceptional circumstances in the green belt, suitable layout / design which respects heritage assets and a detailed assessment of flood risk / impacts of new homes on flood risk in the surrounding area.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The eastern side of the site is well related to the edge of Lytchett Minster – the sites outer western edges are not as well related to the existing village.	N / A



<p><b>Constraints</b></p>	<p>Site is within the green belt. Effects on European sites - the south western corner of the site falls within the 400m healthland buffer (there is also close to the site) and would be unsuitable for housing. Flood risk in the sites south western corner and surrounding area.</p> <p>Potential adverse effects on heritage assets – including the setting of the Lytchett Minster Conservation Area and a number of listed buildings. Minerals Safeguarding Area. Effects of new homes on Ancient Woodland.</p>	<p>The Council’s green belt study considers whether there are likely to be exceptional circumstances to change green belt boundaries.</p> <p>Exclude land which is inside 400 metres of a protected heathland and avoid / mitigate the adverse effects of remaining homes with a Suitable Alternative Natural Greenspace (SANG).</p> <p>Avoid development in the sites south western corner which is at a high risk from flooding and complete detailed flood risk assessment to assess the effects of development on flooding in the surrounding area (taking account of climate change and the cumulative flood risks).</p> <p>Design / layout of development should respect setting of nearby heritage assets.</p> <p>Consultation with the relevant authorities to understand and mitigate constraints where necessary.</p> <p>Further information required to assess the impacts of new homes on Ancient Woodland.</p>
<p><b>Other considerations</b></p>	<p>Impact on the road network. Noise from nearby roads could have an adverse impact on new homes. Mature trees growing around the site.</p>	<p>Detailed noise assessment required, and where necessary noise mitigation measures.</p> <p>Detailed tree survey required along with tree protection measures.</p>

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
Site is currently available	No ownership issues and developer would aim to commence development in the first 5 years.

Viable

Issue	Viable
No issues.	The Council's economic viability work suggests that the site is viable for new homes.

## **Assessment**

### **The site:**

65.39 hectare greenfield site used for agriculture (graded 3 and 4). There is also a small number of residential properties within the site, including a farm at the centre. The site is being promoted alongside SHLAA/0037. The site lies to the west of Lytchett Minster, outside the settlement boundary, and is surrounded by open countryside to the north and west. The south of the site is bounded by Dorchester Road. The site is also divided by Post Green Road (a rural laneway running in a north eastern direction through the site from Dorchester Road).

The eastern side of the site abuts Lytchett Minster conservation area and is close to some listed buildings, including the church and its graveyard. Post Green House is grade II listed and is likely to be affected by development here, particularly in the eastern part of the site.

### **Relevant planning history:**

No significant planning history

### **Relevant planning policies:**

Lytchett Minster Conservation Area Appraisal (2008)

Lytchett Minster Flood Risk Study (2017)

Purbeck Local Plan Review, Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints (as identified on constraints mapping):**

Two key constraints relating to this site require further consideration:

- Green belt: The Council has assessed whether there are likely to be exceptional circumstances for changes to green belt boundaries in its green belt study.
- Flood risk: Parts of the site are at high risk from flooding. It should be possible to avoid these risks by excluding this land from the development site, and / or incorporating the land has undeveloped green space for recreation / part of a drainage scheme for managing surface water from development. The surrounding area is also at risk of flooding from a

number of different sources including: surface water, ordinary water courses / river, groundwater and the sea. The embankment which carries the Upton Bypass (A35 Road) to the south of the village restricts overland flows of surface water / flood water from entering Poole Harbour. Water flows through culverts under the bypass can also be limited by tidal flooding (which extends from the edge of Poole Harbour up to the southern side of the bypass). A further detailed assessment is needed (which takes account of the combined effects of flooding from different sources, climate change, the evolution of the estuary and changing patterns of land use) to ascertain whether development on the site will increase the risks of flooding elsewhere and to examine whether further development could provide opportunities for reducing the causes / impacts of flooding in the surrounding area.

A portion of the site lies within 400m heathland buffer – new homes are not appropriate on this part of the site. Homes on the remaining part of the site (outside the 400 metre buffer) are likely to have an adverse effect on European sites (including Dorset heathlands and Poole Harbour). The site promoter / land owner has identified a possible SANG to the north west of the site to avoid / mitigate the adverse effects from homes on the remaining part of the site.

The eastern side of the site faces onto the edge of the Lytchett Minster Conservation Area and a number of listed buildings. The Council's conservation area appraisal notes that the part of the conservation areas special interest arises in part from the composition of great house, park and village. Listed buildings, and the undeveloped parkland setting around buildings, contribute to the conservation areas special interest. The layout, scale and detailed design of development on the site would need to take account of the settings of these assets to avoid harm to their significance.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

Further information is needed to assess the potential effects of development on a nearby Ancient Woodland. If new homes are likely to have an adverse effect on the woodland, causing deterioration, it is unlikely that the site promoter / landowner will be able to demonstrate that there are exceptional circumstances for the new homes given suitable alternative sites elsewhere in the District.

### Other planning considerations:

Utilities for new homes would connect to existing facilities; however, the scale of this site will need detailed consultation with service providers. Wessex Water have indicated that a capacity appraisal is required to confirm network improvements. Highways England have also raised concerns over the cumulative impact of development in this area, which could lead to severe impact on the strategic road network and therefore would need additional supporting information (this could be provided through a transport assessment / statement).

Noise from nearby roads could have an adverse effect on the occupants of new homes – a noise impact assessment would allow the impacts to be considered and guide any mitigation measures.

There are a number of mature trees growing across the SHLAA site – some of these make a positive contribution to the appearance and character of the countryside and the character and

appearance of the Lytchett Matravers Conservation Area (in particular trees growing either side of New Road create an attractive enclosed avenue). A detailed tree survey / protection measures would be required.

### **Availability –**

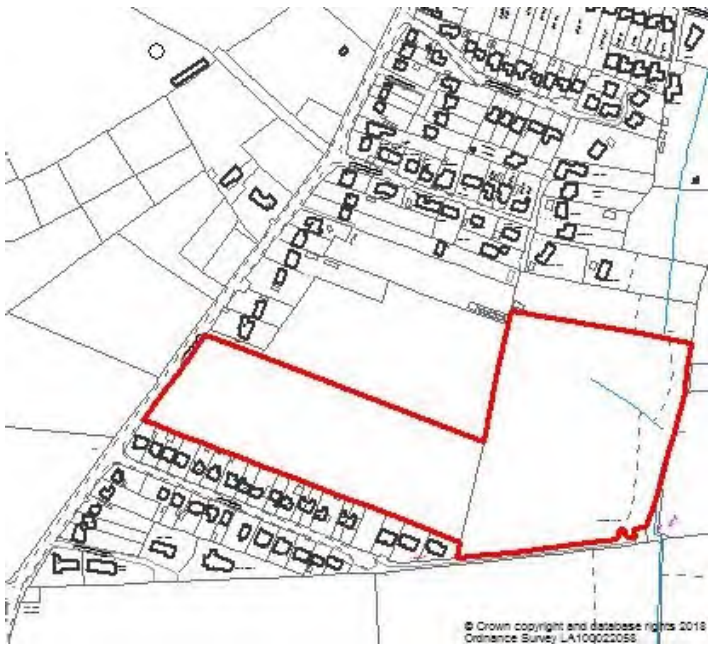
Site promoters have confirmed availability in 2018.

### **Achievability –**

The Council's economic viability (work) suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<p><b>Ref:</b> SHLAA/0026</p>	<p><b>Site Plan:</b></p> 
<p><b>Address:</b> Land to the east of Wareham Road, Lytchett Matravers</p>	
<p><b>Parish:</b> Lytchett Matravers</p>	
<p><b>Site area:</b> 5.29</p>	
<p><b>Proposed capacity:</b> 95</p>	
<p><b>Site type:</b> Greenfield</p>	
<p><b>Conclusion:</b> Subject to exceptional circumstances in the green belt, suitable.</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of Lytchett Matravers. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt. Flood risk. Groundwater source protection zone - not likely that development will affect the quality or quantity of groundwater.	The Council has considered whether there are exceptional circumstances in its green belt study. Risks from surface water flooding can be avoided. Not likely that development will affect the quality or quantity of groundwater.

<p><b>Other considerations</b></p>	<p>Protected species and habitats. Design / layout. High pressure gas pipeline</p>	<p>Site promoters have identified a possible Suitable Alternative Natural Greenspaces (SANGs) to mitigate impact on heathland / Poole Harbour. Ecological survey needed to ascertain whether they are protected species on site and to guide a Biodiversity Mitigation and Enhancement Plan.</p> <p>Design / layout should respond to the appearance and character of the surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, landscaping, space for recreation and biodiversity.</p> <p>Site promoter to consult Southern Gas Network to discuss layout / construction methods.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (Developable)
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site in the next five years.

Viable

Issue	Viable
No issues.	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

5.29 hectare greenfield site in agricultural use (grade 3). The site is positioned next to Wareham Road. There are existing houses on Burbridge Close (to the north of the site) and Glebe Road/ Castle View Drive (to the south of the site).

All of the sites boundaries are enclosed by mature hedges. There are a number of mature trees growing in the hedge along the western side of the site (to the rear of Numbers 28 to 34 Wareham Road) and along its northern boundary (to the south of Roman Way and Willowbrook). There are agricultural fields to the east and west (on the other side of Wareham Road). The western side of the site is relatively flat (First floor windows in the rear of existing homes on Glebe Road look over this land). Ground levels fall steeply across the eastern part of the site toward an open drain

(ordinary water course) and a small copse of trees growing to the east on neighbouring land. There are views from the site of the Purbeck hills to the south (Purbeck Ridge) and Poole Harbour to the south east.

There is an existing vehicular access through the sites western boundary onto Wareham Road. The site is located within walking distance of Lytchett Matravers Primary School and a sports field. There are local shops (including a grocery store), playing fields, library, pharmacy, doctors surgery, church, public house and community hall to the north of the site (around 1km away). There are a number of bus stops along Wareham Road within walking distance of the site.

Part of the site is within the consultation zone for a high pressure gas pipeline. Existing utilities (including gas, water, telecommunication lines and overhead power lines) run next to Wareham Road and could therefore be accessed by new homes on the site.

### **Relevant planning history:**

No earlier relevant planning applications or appeals.

### **Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF) 2018);
- A small part of the site (running parallel with the western boundary) is at moderate / high risk from surface water flooding and an ordinary water course also runs through this part of the site (chapter 14, NPPF 2018); and
- The site is positioned close to a high pressure gas pipeline.

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

The site has promoted together with land around the north east edges of Lytchett Matravers (at Flowers Drove and Blaney's corner). The Council has considered whether there are exceptional circumstances to remove the site from the green belt in its green belt study.

Only a small part of the site is effected by surface water flooding. It should be possible to avoid this risk by excluding this land from the development site, and using the land as part of drainage scheme for managing surface water run-off from the development. Indicative layouts prepared by the site promoter also suggest that this part of the site could form part of a soft landscaping scheme and provide recreational space.

The site is positioned close to a high pressure gas pipeline, the site promoters should consult Southern Gas Networks (SGN) to ensure they raise no objection to the development. SGN's response may affect layout of homes and detailed construction methods.

### Other planning considerations:

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver new homes on the site and avoid any harmful impacts on existing homes and the surrounding countryside. The site promoter recognises the prominence / sensitivity of the eastern side of the site in the surrounding countryside. They have not shown new homes in this part of their indicative layout and suggest that this part of the site should be landscaped to avoid adverse impacts.

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided or mitigated. The site promoter has identified a possible Suitable Alternative Natural Greenspace (SANG) to the north of the village to mitigate these effects (and those from homes on two other sites at Blaney's Corner and next to Flowers Drove). Natural England have indicated in responses to the latest Local Plan Review consultation (January 2018) that the proposed SANG is likely to mitigate the adverse effects of new homes from these sites. Details of the SANG (including design, management and delivery) would need to be agreed between parties at the planning application stage.

An existing vehicular access through the western side of the site onto Wimborne Road would need to be altered to make it suitable for the proposed homes. The collective impacts of new homes around Lytchett Matravers on the local and strategic road networks will need to be considered through more detailed transport assessment or transport statement. Links between the village and other neighbouring villages and towns may need to be formed (or enhanced) to encourage use of sustainable modes of transport.

Trees (in this instance particularly those growing in the hedgerows around the sites boundaries) and hedgerows growing on the site should be accurately surveyed and taken into consideration when designing the new homes (details of tree protection measures may need to be submitted as part of a planning application). An up-to-date ecological site survey is needed to ascertain whether there are protected species on site. The findings from the ecological survey should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating or increasing flood risk elsewhere (in particular noting landform on the site, flood risk and the position of an ordinary watercourse). Site promoters should work with the sewage undertaker to ensure that there is capacity in the network of sewers to accept further homes.

After taking account of: ground levels, views into the site, character of neighbouring development / surrounding landscape, access into / through the site, drainage scheme, biodiversity and recreation, the site promoter has prepared indicative layout. There is not an existing shortage of land for meeting housing needs. The Council considers that delivering 95 homes on the site represents an effective use of land on this site. The Council has adjusted the proposed site capacity to reflect this assessment.



### **Availability –**


The site promoters have confirmed that the land will be available for development in the next five years. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

The Council's economic viability (work) suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<p><b>Ref:</b> SHLAA/0025</p>	<p><b>Site Plan:</b></p> 
<p><b>Address:</b> Land to the east of Flowers Drove, Lytchett Matravers</p>	
<p><b>Parish:</b> Lytchett Matravers</p>	
<p><b>Site area:</b> 1.91</p>	
<p><b>Proposed capacity:</b> 30</p>	
<p><b>Site type:</b> Greenfield</p>	
<p><b>Conclusion:</b> Subject to exceptional circumstances in the green belt, suitable.</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers and its existing services and facilities. Subject to addressing constraints / other considerations acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt. Flood risk. Effects on groundwater source protection zone.	The Council has considered whether there are exceptional circumstances in its green belt study. Risks from surface water flooding could be avoided. Development not likely to have an effect on quality / quantity of groundwater.

<p><b>Other considerations</b></p>	<p>Effects on protected species and habitats. Suitable design / layout.</p>	<p>Site promoters have identified a possible Suitable Alternative Natural Greenspaces (SANGs) to mitigate the effects of new homes on protected heathland and Poole Harbour. Ecological survey needed to ascertain whether there are any protected species on site, and to guide preparation of a Biodiversity Mitigation and Enhancement Plan.</p> <p>Design / layout of new homes should respond to the appearance and character of surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, landscaping, space for recreation and biodiversity.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site in the next five years.

Viable

Issue	Viable
No issues.	The Council's economic viability (work) suggests that the site is viable for new homes.

**Assessment**

**The site:**

1.9 hectare greenfield site in agricultural use (grade 3). The site slopes steeply from south to north. A stand of mature trees encloses the sites northern boundary, and screens views into the site from countryside to the north. The site is located within a water source protection zone.

There are existing homes around the eastern, southern and western boundaries of the site (with open agricultural land to the north). The western side of the site faces onto Flowers Drove and there is an existing access through the south eastern side of the site (which faces onto Wimborne Road).

The site is located within walking distance (between 400 and 500 metres) of a local shops (including a grocery store), a playing fields, a library, a pharmacy, a doctor's surgery, a church, a public house and a community hall. The site is just under 1 km from Lytchett Matravers Primary School (to the south). There are a number of bus stops within walking distance of the site.

### **Relevant planning history:**

No earlier planning applications or planning appeals relating to the SHLAA site. The Council has given planning permission for a change of use of neighbouring agricultural land to a riding school with outdoor menage (6/2010/0624). The Council has refused planning permission for a new home on neighbouring land on a number of occasions because of the lack of very special circumstances in the green belt.

### **Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF) 2018);
- The site is designated as part of a water source protection zone (Policy GP : Groundwater Protection of the Purbeck Local Plan Part 1, 2012); and
- A small part of the site (western side next to Flowers) is at moderate / high risk from surface water flooding (chapter 14, NPPF 2018).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

The Council has considered whether there are exceptional circumstances to remove the site from the green belt in its green belt study (October 2018).

The Council included the site in Option A of the New Homes for Purbeck consultation in January 2018. It did not receive an objection from Wessex Water (water provider) on the grounds that development would risk the quality or quantity water supplies.

Only a small part of the site is effected by surface water flooding. It should be possible to avoid this risk by excluding this land from the site, and using the land as part of drainage scheme for managing surface water run-off from the development. Excluding this land will not have a significant impact on the sites capacity to deliver homes.

#### Other planning considerations:

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver new homes on the site and avoid any harmful impacts on existing homes and the appearance / character of the surrounding countryside.

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse

effects of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. The site promoter has identified a possible Suitable Alternative Natural Greenspace (SANG) to the north of the village to mitigate these effects (and those from homes on two other sites at Wareham Road and Blaney's Corner). Natural England have indicated in responses to the latest Local Plan Review consultation (January 2018) that the proposed SANG could avoid or mitigate the adverse effects of new homes from this site on European sites.

It is likely that an existing vehicular access through the south eastern side of the site onto Wimborne Road would need to be altered to make it suitable to serve 30 new homes. The collective impacts of new homes around Lytchett Matravers on the local and strategic road networks will need to be considered in a detailed transport assessment or transport statement. Links between the village and other neighbouring villages and towns, and existing transport infrastructure, may need to be formed or enhanced to encourage the use of sustainable modes of transport.

Trees / hedgerows should be accurately surveyed and taken into consideration when designing the new homes (details of tree protection measures may need to be submitted as part of a planning application). The site should also be surveyed for protected species. The findings from an up-to-date ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating / increasing flood risk elsewhere. Site promoters should work with the sewage undertaker to ensure that there is capacity to accept further homes.

After taking account of: ground levels, views into the site, character of neighbouring development / surrounding landscape, access into / through the site, drainage scheme, biodiversity and recreation, the site promoter has prepared indicative layout. There is not an existing shortage of land for meeting housing needs. The Council considers that delivering 30 homes on the site represents an effective use of land on this site. The Council has adjusted the proposed site capacity to reflect this assessment.

### **Availability –**


The site promoters have confirmed that the land will be available for development in the next five years. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

The Council's economic viability (work) suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0024	<b>Site Plan:</b> 
<b>Address:</b> Land at Blaneys Corner, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 1.30	
<b>Proposed capacity:</b> 25	
<b>Site type:</b> Greenfield.	
<b>Conclusion:</b> Subject to exceptional circumstances in the green belt, suitable.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers (and existing services / facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt. Flood risk. Effect on groundwater source protection zone.	The Council has considered whether there are exceptional circumstances in its green belt study. Risks from surface water flooding can be avoided. Not likely that development will affect the quality or quantity of groundwater.

<p><b>Other considerations</b></p>	<p>Effect on protected species and habitats. Suitable design / layout.</p>	<p>Site promoters have identified a possible Suitable Alternative Natural Greenspaces (SANGs) to mitigate effects of homes on heathlands / Poole Harbour. Ecological survey needed to ascertain whether they are protected species on site and to guide a Biodiversity Mitigation and Enhancement Plan.</p> <p>Design / layout should respond to the appearance and character of surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, landscaping, space for recreation and biodiversity.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site in the next five years.

Viable

Issue	Viable
No issues.	The Council's economic viability work suggests that the site is viable for new homes.

**Assessment**

**The site:**

3.8 hectare greenfield site in agricultural use. There is an open drain (ordinary water course) to the south of the site and a copse of trees. Ground levels fall across the site (from north to south) toward the drain. Most of the sites boundaries are enclosed by mature hedgerows.

The northern side of the site faces onto Wimborne Road, the rear of a number of existing homes and a building previously used by the British Legion. The western side of the site faces onto more homes (these front onto Wareham Road). The eastern boundary is not defined by any clear physical features, but aligns with the village's eastern boundary and the eastern boundary of a site allocated for new homes in the Purbeck Local Plan Part 1 (PLP1) (2012).

It is likely that services / utilities for new homes could be readily connected into existing networks which serve neighbouring homes. Wessex Water have confirmed that new homes on this site could be connected to water mains. A new vehicular / pedestrian access would need to be formed into the site (possibly through its northern / western boundaries that face Wimborne / Wareham Roads). The site is located within walking distance (between 400 and 500 metres) of local shops (including a grocery store), playing fields, a library, a pharmacy, a doctors surgery, a church, a public house and a community hall. The site is just under 1 km from Lytchett Matravers Primary School (to the south). There are also number of bus stops within walking distance of the site.

The site has been presented to the Council together with land next to Flowers Drove and Wareham Road (to the south of the village).

### **Relevant planning history:**

- 6/1976/0241 - O/A- Residential development. – Refused as inconsistent with emerging planning policy and no details of suitable drainage system for managing surface water from development; and
- 6/1981/0394 - O/A - Erect 3 dwellings, form new vehicular accesses. – Dismissed at planning appeal (after the Council failed to determine the application) on the grounds that development on this site would harm the rural setting of Lytchett Matravers.

Most recently the Council also refused planning permission to re-develop the site containing the former Royal British Legion Building (6/2018/0022) with 9 new homes because of harm arising from development on the appearance and character of the surrounding

### **Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF) 2018);
- The site is designated as part of a water source protection zone (Policy GP : Groundwater Protection of the Purbeck Local Plan Part 1, 2012); and
- A small part of the site (south eastern corner) is at moderate / high risk from surface water flooding (chapter 14, NPPF 2018).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability –**

#### Constraints:

The Council has considered whether there are exceptional circumstances to remove the site from the green belt in its green belt study. The study summarises discussions between the Council and site promoters on the size of the site and the position of its eastern boundary.



The Council included the site in Option A (a possible strategy for meeting the District's housing needs) of the New Homes for Purbeck consultation in January 2018. It did not receive an objection from Wessex Water (water provider) on the grounds that development would risk the quality or quantity of water supplies.

Only a small part of the site is effected by surface water flooding. It should be possible to avoid this risk by excluding this land from the site, and using the land as part of drainage scheme for managing surface water run-off from the development. Excluding this land will not have a significant impact on the sites capacity to deliver homes.

### Other planning considerations:

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver new homes on the site and avoid any harmful impacts on existing homes and the appearance / character of the surrounding area (including countryside to the east and the village / neighbouring homes).

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse effect of new homes on protected heathlands and Poole Harbour needs to be avoided / mitigated. The site promoter has identified a possible Suitable Alternative Natural Greenspace (SANG) to the north of the village to mitigate these effects (and those from homes on two other sites at Wareham Road and Flowers Drove). Natural England have indicated in responses to the latest Local Plan Review consultation (January 2018) that the proposed SANG is likely to mitigate the adverse effects of new homes from this site on European sites. Details would need to be agreed between parties at the planning application stage.

Vehicular and pedestrian access would need to be formed into the site – this is likely to be possible through the northern boundary onto Wimborne Road. The collective impacts of new homes around Lytchett Matravers on the local and strategic road networks will need to be considered in a detailed transport assessment or transport statement. Links between the village and other neighbouring villages and towns, and existing transport infrastructure, may need to be formed or enhanced to encourage the use of sustainable modes of transport.

Trees growing in the southern part of the site, along with those growing in the rear gardens of neighbouring homes and the hedgerow along the northern boundary, make a positive contribution to the character of the surrounding area. Existing trees / hedgerows should be accurately surveyed and taken into consideration when designing the new homes (details of tree protection measures may need to be submitted as part of a planning application). The findings from an up-to-date ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating or increasing flood risk elsewhere. Site promoters should work with the sewage undertaker to ensure that there is capacity to accept further homes.

After taking account of: ground levels, views into the site, character of neighbouring development / surrounding landscape, access into / through the site, drainage scheme, biodiversity and recreation, the site promoter has prepared indicative layout. There is not an existing shortage of land for meeting housing needs. The Council considers that delivering 25 homes on the site

represents an effective use of land on this site. The Council has adjusted the proposed site capacity to reflect this assessment.

### **Availability –**


The site promoters have confirmed that the land will be available for development in the next five years. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

The Council's economic viability (work) suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0008	<b>Site Plan:</b> 
<b>Address:</b> White Lovington, Rye Hill, Bere Regis	
<b>Parish:</b> Bere Regis	
<b>Site area:</b> 1.12	
<b>Proposed capacity:</b> 34	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Suitable, subject to adverse effects on European sites being mitigated and addressing other relevant planning considerations.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Acceptable subject to consultation with relevant bodies and further details of design.	N / A
<b>Constraints</b>	The land abuts 400m of SSSI heathland, there is a Tree Preservation Order on site. The land is within a water source protection zone and is at risk of sewer flooding equivalent to flood risk zone 2.	Avoid new homes in the part of the site within 400 metres of the heathlands boundary / at risk of sewer flooding. Further details and consultation would be needed to assess the impacts of development on protected trees / water source, and possible mitigation measures.

<b>Other considerations</b>	The emerging Bere Regis Neighbourhood Plan proposes to allocate this site for homes as part of their Neighbourhood Plan.	N / A
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues	Site is available.

Viable

<b>Issue</b>	<b>Viable</b>
No issues	Potentially viable

**Assessment**

**The site:**

The site lies close to the southern edge of Bere Regis. Bere Regis has good road links to the surrounding area along the A35 and A31, both major routes through Dorset. The site is an irregular shape. Some existing homes can be found around its northern edges with open countryside to the south and further to the west. There is a cemetery positioned to the west of the site. Located adjacent to Bere Regis’s current settlement boundary, the site could be accessed through a new vehicular access from White Lovington (adjacent cul-de-sac). New homes could be serviced by linking to existing utilities. Ground levels fall towards Rye Hill (adjacent road which runs next to the eastern edge of the site).

**Relevant planning history:**

No recent planning permissions or appeals relating to the site – planning permission previously given for the homes at White Lovington.

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (2012) Policy LHH Landscape, Historic Environment and Heritage: expects the ‘appearance, setting, character, interest, integrity, health and vitality of...heritage assets’ to be conserved (pg. 96, PLP1, 2012).

Purbeck Local Plan pre-submission draft (2018) Policy E2 asks for ‘great weight’ to be given to protection and where possible enhancing Purbeck’s heritage settings. The policy asks for specific considerations to be taken into account when assessing applications.

Bere Regis Conservation Area Appraisal, 2002.

Bere Regis Townscape Character Appraisal notes that there are principal views across the SHLAA site of the village from the surrounding area. The appraisal describes the homes at White Lovington as forming part of 'Modern estate development' character area where the layout of homes and their gardens positively contribute to the areas character (Bere Regis Townscape Character Appraisal, 2012).

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site is closely related to the edge of the village, with access to its existing services and facilities.

The site is adjacent to the 400m heathland buffer boundary where it is not likely that the adverse impacts of new homes on the heathland can be avoided or mitigated. Therefore the site area has been adjusted to exclude the area within the 400m heathland buffer. The Neighbourhood Plan has identified a potential site for a Suitable Alternative Natural Green Space (SANG) to further mitigate the adverse effects of new homes on the remaining parts of the site on Black Hill Heath. The site is also within the catchment for Poole Harbour – the adverse effects of new homes on the harbour could be mitigated.

Parts of the site are at risk from sewer flooding – these flood risks will need to be avoided. Foul and surface water drainage scheme would need to be sensitively designed. There are Tree Protection Orders affecting the site and neighbouring land. A detailed tree report is needed to guide the layout of development and any necessary tree protection measures. Highways England would need to be consulted to help assess impacts the strategic road network. The site is also in a water source protection zone so liaison with relevant bodies must be undertaken to ensure no negative impact occurs. There may be a conflict with a minerals safeguarding area and DCC would need to be consulted.

##### Other planning considerations:

Bere Regis Neighbourhood Plan group have proposed this site as one of their allocations.

#### **Availability –**

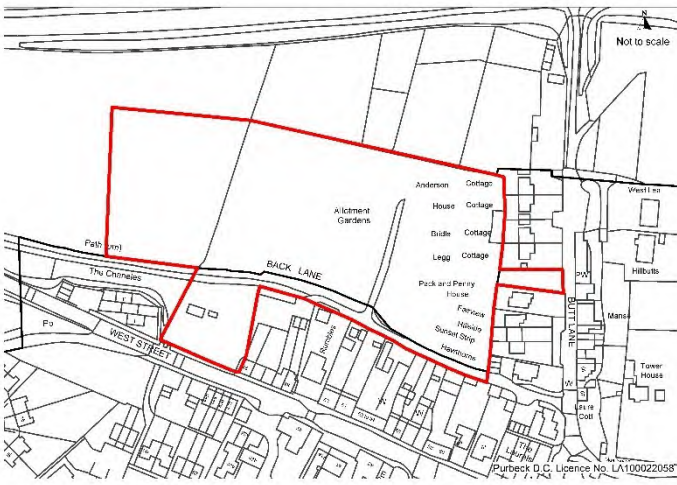
The site was confirmed available in 2018 and there are no land ownership issues. Due to it being relatively small there is no required phasing of development.

#### **Achievability –**

The Council's high level economic viability work suggests that the site is viable for new homes.

## SHLAA Assessment

### Details / summary

<p><b>Ref:</b> SHLAA/0006</p>	<p><b>Site Plan:</b></p> 
<p><b>Address:</b> Land north of West Street, Bere Regis</p>	
<p><b>Parish:</b> Bere Regis</p>	
<p><b>Site area:</b> 1.85</p>	
<p><b>Proposed capacity:</b> 55</p>	
<p><b>Site type:</b> Greenfield</p>	
<p><b>Conclusion:</b> Suitable, subject to addressing planning constraints and delivering Suitable Alternative Natural Green Space (SANGs)</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is acceptable.	N / A
<b>Constraints</b>	Sewer flooding, water source protection zone, conservation area, minerals safeguarding zone, noise impact, effect new homes on European sites.	With further details and consultation should be possible to avoid adverse impacts on the surrounding area. Possible SANGs identified in Bere Regis Neighbourhood Plan.
<b>Other considerations</b>	The emerging Bere Regis Neighbourhood Plan are proposing to allocate this site as part of their Neighbourhood Plan.	N / A

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site is available.

Viable

Issue	Viable
No issues	Potentially viable

**Assessment**

**The site:**

The 1.85ha greenfield site has capacity for 55 homes, currently it is in agricultural use containing some allotments. Located in the north of Bere Regis, the village has historic interest and easy access onto the A35 and A31 (both major routes through Dorset). The village itself contains shops, a school and local employers - all within walking distance of the site. Existing residential properties lie to the south and the major roads to the north.

The site is positioned next to the village’s settlement boundary and has several points of access via West Street, Butt Lane or Back Lane (accesses from Butt and Back Lane are narrow and may not be suitable). Utilities can be linked to neighbouring network. The site slopes steeply upwards towards the north but it is well screened and most of it is not visually prominent. Trees and mature hedges can be found on all boundaries and the southern part of the site abuts the Bere Regis Conservation Area (a small part of the site is within the conservation area).

**Relevant planning history:**

6/1989/0161 - Erect three dwellings, form new vehicular access - Withdrawn

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part One (2012) Policy LHH Landscape, Historic Environment and Heritage: expects the ‘appearance, setting, character, interest, integrity, health and vitality of...heritage assets’ to be conserved (pg. 96, PLP1, 2012).

Purbeck Local Plan pre-submission draft (2018) Policy E2 asks for ‘great weight’ to be given to protection and where possible enhancing Purbeck’s heritage settings. The policy asks for specific considerations to be taken into account when assessing applications.

The Bere Regis conservation area appraisal states the buildings on the eastern side of North Street ‘could benefit from some landscaping and screening’ (pg.6, Bere Regis Conservation Area Appraisal, 2002).

Bere Regis Townscape Character Assessment states that North Street has a 'very strong vernacular character' with a 'medium to high density in the south' gradually lowering towards the north. It also warns against highway improvements that could 'undermine the informal rural qualities of this road' (pg 35, Bere Regis Townscape Character Appraisal, 2012). It also notes that there is a positive village entrance to the west of the site and that there is intrusive noise to the north.

### **Relevant issues for this assessment:**

#### **Suitability**

##### Constraints (as identified on constraints mapping):

The site lies within the Bere Regis Conservation Area - development here would need to take account of the conservation areas special interest and the setting of listed buildings. Also, the allotments may require replacing, depending on ownership.

The Council's records indicate the site is not at risk from flooding – neighbouring land to the south is at risk from sewer flooding, surface water flooding and river flooding. The Lead Local Flood Authority considers that it should be feasible to design a suitable surface water drainage scheme. The site promoter will also need to consider the design of the foul water drainage system and the potential impacts of development on flood risk elsewhere in the village (Wessex Water would need to be consulted as part of this process).

The effects of development on the highways network would need to be assessed through a transport assessment / transport statement. Highways England would need to be consulted due to development in accumulation having potential to impact the strategic road network.

The site is also in a water source protection zone – the impacts of development on water sources would need to be assessed.

Defra's strategic noise map notes there is potential noise disturbance at this location. A noise assessment would be needed, and if there are likely to be adverse effects developers would need to think creatively about design and layout to mitigate the impacts.

There may be a conflict with minerals safeguarding area and the source protection zone and DCC would need to be consulted.

Natural England notes that the council will need to be mindful of the requirement to consider plans in combination, where multiple sites will need to be mitigated through a SANG. A possible SANG has been identified in the emerging neighbourhood plan which would be capable of mitigating the effects on both protected heathland and Poole Harbour.

##### Other planning considerations:

Bere Regis Neighbourhood Plan group have proposed this site as one of their allocations.

#### **Availability**

The site was confirmed available in 2018 and there are no land ownership issues. Due to it being relatively small and the sensible density being medium in keeping with the neighbouring properties, there is no required phasing of development.

#### **Achievability**

The Council's high level economic viability (work) suggests that the site is viable for new homes.




**Sites currently unsuitable for development**

**Absolute Constraints**

**SHLAA Assessment**

**Details / summary**

<b>Ref:</b> SHLAA/0141	<b>Site Plan:</b> 
<b>Address:</b> Camp Farm, Sandford	
<b>Parish:</b> Wareham St Martin	
<b>Site area:</b> 4.2ha	
<b>Proposed capacity:</b> 120	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> The principle of development here is unsuitable due to impacts on the heathland	


**Summary assessment**

Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is unsuitable due to impacts on heathland.	N/A

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0097	<b>Site Plan:</b> 
<b>Address:</b> Land south east of Purbeck School, Wareham	
<b>Parish:</b> Swanage	
<b>Site area:</b> 10.87	
<b>Proposed capacity:</b> 326	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable for new homes because of the risks from flooding.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is unacceptable.	N / A
<b>Constraints</b>	The site lies within flood zones 2 & 3 and is therefore unsuitable for new homes.	N / A
<b>Other considerations</b>	Not assessed as ruled out on flood risk	N / A

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0084	<b>Site Plan:</b>
<b>Address:</b> Rear of Abbeygate Cottages, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 1.27	
<b>Proposed capacity:</b> 38	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable for new homes because of the high risks from river flooding.	


### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is unacceptable.	N/A
<b>Constraints</b>	Flood risk zones 2 & 3	The site is ruled out due to the majority of site area within flood zone.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0071	<b>Site Plan:</b> 
<b>Address:</b> Rear of Winfrith House, High St, Winfrith Newburgh	
<b>Parish:</b> Winfrith Newburgh	
<b>Site area:</b> 1.51	
<b>Proposed capacity:</b> 45	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Site is unsuitable due to flood risk	


### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is unsuitable.	N/A
<b>Constraints</b>	Site is almost entirely within Flood zones 2 and 3.	N/A

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0051	<b>Site Plan:</b> 
<b>Address:</b> Land at Washpond Lane, Swanage	
<b>Parish:</b> Swanage	
<b>Site area:</b> 1.61	
<b>Proposed capacity:</b> 48	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable for homes as there is a high risk from flooding.	


### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Closely related to the edge of the town – acceptable subject to addressing constraints.	N / A
<b>Constraints</b>	Majority of site at high risk from flooding and therefore not suitable for homes.	N / A

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0037	<b>Site Plan:</b> 
<b>Address:</b> Land to the north of Ashbrook Walk, Lytchett Minster	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 1.35	
<b>Proposed capacity:</b> 41	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Not suitable as a large site because of risks from flooding.	

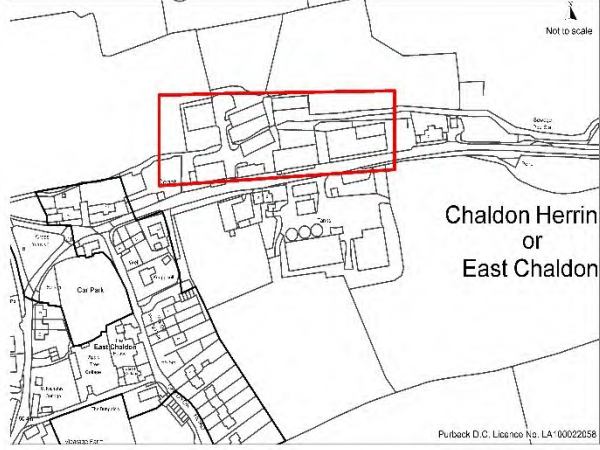
### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Closely related to the edge of Lytchett Minster – subject to addressing constraints and any other considerations development is acceptable in principle.	N / A
<b>Constraints</b>	Western part of the site at moderate / high risk from surface water flooding and eastern edge of the site at moderate / high risk from fluvial flooding.	Possible to avoid flood risk by excluding this land from the site. Excluding land will effect the sites capacity (reducing developable area to below 1 hectare) making it unsuitable as a large site.
<b>Other considerations</b>	Lies within green belt.	The Council has not assessed whether there are exceptional circumstances because the risks from flooding mean this is not a suitable large site.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0012	<b>Site Plan:</b> 
<b>Address:</b> Vicarage Farm Buildings, East Chaldon	
<b>Parish:</b> Chaldon Herring	
<b>Site area:</b> 1.10	
<b>Capacity:</b> 33 homes	
<b>Site Type:</b> Previously Developed	
<b>Conclusion:</b> Unsuitable because most of the site is effected by moderate / high risks from flooding.	

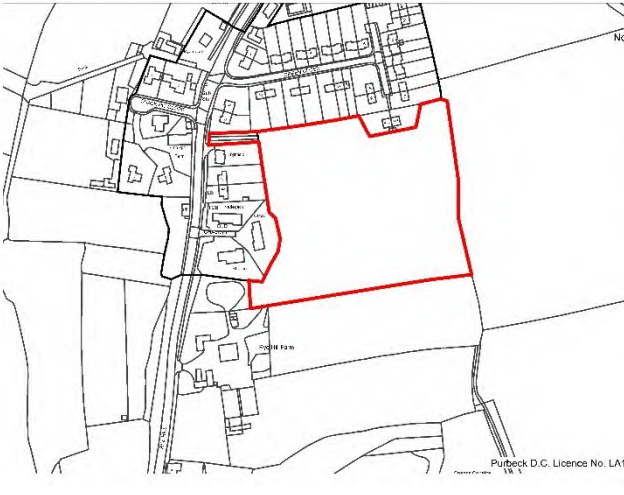
### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Chaldon Herring. Subject to addressing constraints may be acceptable in principle for a small number of homes.	N / A
<b>Constraints</b>	Most of site within Flood Zone 2 and 3 and at moderate / high risk of surface water flooding An ordinary watercourse crosses this site. Land at high risk of flooding unsuitable for homes and other suitable sites elsewhere at a lower flood risk capable of meeting housing needs.	N / A

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0011	<b>Site Plan:</b> 
<b>Address:</b> Land at Rye Hill Farm Bere Regis	
<b>Parish:</b> Bere Regis	
<b>Site area:</b> 2.26	
<b>Proposed capacity:</b> 68	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because no evidence that adverse effects on European sites could be avoided or mitigated.	

**Summary assessment**

Suitability

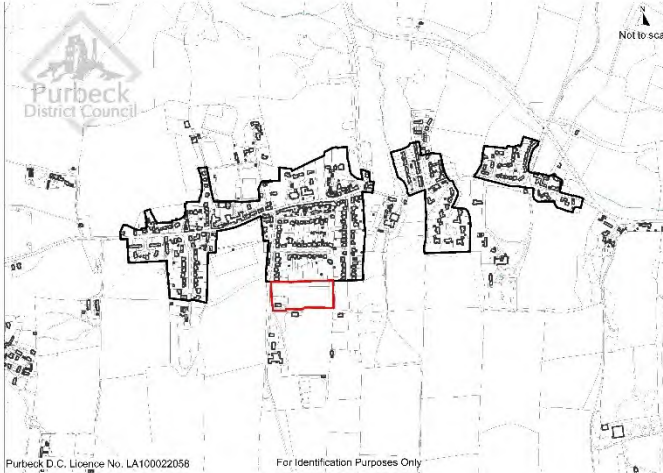
Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Bere Regis and existing services and facilities. Subject to addressing constraints acceptable in principle.	N/A
<b>Constraints</b>	Not suitable - effect on protected heathlands.	Part of the site (the western side of the site and point of access) is close to a protected heathland. The promoter has not demonstrated that the effects of new homes on the heathland could be satisfactorily mitigated. Suitable Alternative Natural Greenspaces being considered as part of the Neighbourhood Plan are not likely to be effective because of their position relative to the site and accessibility between the site and protected heathland.



**Not policy compliant**

**SHLAA Assessment**

**Details / summary**

<b>Ref:</b> SHLAA/0142	<b>Site Plan:</b> 
<b>Address:</b> Spyway Orchard, Langton Matravers	
<b>Parish:</b> Langton Matravers	
<b>Site area:</b> 1.60	
<b>Proposed capacity:</b> 48	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Site is unsuitable for development due to its size within the AONB	

**Summary assessment**

Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is unacceptable	
<b>Constraints</b>	Area of Outstanding Natural Beauty Purbeck Heritage Coast Mineral safeguarding area	Reduce the site area / capacity / density so site would not be major development within the AONB
<b>Other considerations</b>	Site has planning permission for rural exceptions site	

### Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues	Site confirmed available.

### Viable

<b>Issue</b>	<b>Viable</b>
No issues	Economic viability has not been tested.

## **Assessment**

### **The site:**

The site lies to the south of Langton Matravers within the Area of Outstanding Natural Beauty (AONB). Currently greenfield, the site is bordered by mature trees and hedges. Access could be from Durnford Drove. Utilities would connect to neighbouring existing services. The topography of the land is fairly flat.

### **Relevant planning history:**

Has planning permission for rural exceptions site.

### **Relevant planning policies / background evidence:**

NPPF para 179: Planning permission should be refused for major development other than in exceptional circumstances.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints (as identified on constraints mapping):**

Development of market homes of this size in the area of outstanding natural beauty would not be acceptable.

#### **Availability –**

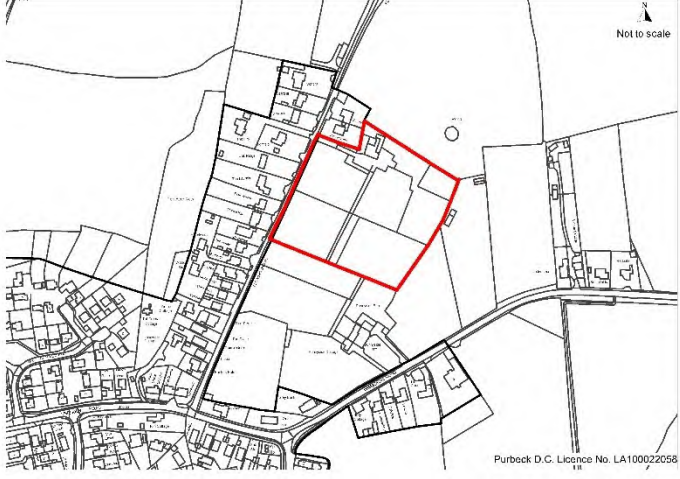
Land confirmed available.

#### **Achievability –**

Economic viability has not been tested on this site.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0137	<b>Site Plan:</b> 
<b>Address:</b> Land south of Sweetlands, Flowers Drove, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 2.30	
<b>Proposed capacity:</b> 69	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated.
<b>Other considerations</b>	Protected habitats.	Not clear how adverse impacts on protected heathland / Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

2.3 hectare greenfield site positioned next to the northern side of Lytchett Matravers. The site is used as horse riding school. Stables, an administrative buildings and an outdoor riding school connected with this use are concentrated on the sites northern side, the remainder of the site is divided into paddocks and used as a pasture to graze horses kept at school. Ground levels fall across the site from east to west toward Flowers Drove. The western boundary with Flowers Drove is enclosed by a mature hedge. A mature stand of trees, growing on adjoining land, screens views of the site from the south.

Existing vehicular access through the western boundary of the site from Flowers Drove.

Occupants of new homes on the site could access existing services and facilities in Lytchett Matravers including: local shop, library, pharmacy, doctors surgery, church, public house and community hall, are positioned further from the site (around the crossroads between Huntick and Wareham Road).

**Relevant planning history:**

A number of earlier planning applications relating to the current use of the land as a riding school (6/2010/0624 and 6/2012/0806). No recent applications or appeals relevant to SHLAA submission.

**Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF)).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

**Relevant issues for this assessment:**

### **Suitability -**

#### Constraints (as identified on constraints mapping):

The Council's green belt study (October 2018) considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

#### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear how these adverse impacts could be satisfactorily avoided / mitigated.

### **Availability –**


The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0136	<b>Site Plan:</b> 
<b>Address:</b> Jenny's Lane, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 2	
<b>Proposed capacity:</b> 60	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Partly suitable. Southern side of site is outside but well related to the edge of Lytchett Matravers. Northern side of site is not well related to the edge of the village.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated
<b>Other considerations</b>	Protected habitats.	Not clear how adverse impacts on protected heathland / Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

2.6 hectare greenfield site positioned next to the north eastern edge of the village. Currently in a mix of uses including: dwellinghouses (positioned on the eastern side of the site) and agricultural pasture. Ground levels fall from east to west across the site. Southern and western edges of the site are enclosed by hedgerows. Two points of access into the site from Jennys (western side of the site) and Peatons Lane (southern side of the site).

Services and facilities, including: local shop, library, pharmacy, doctors surgery, church, public house and community hall, are concentrated to the east (around 900 metres away) of the site around the crossroads between Huntick and Wareham Road. Lytchett Matravers Primary School (positioned on the southern side of the village) is more remote from the site.

**Relevant planning history:**

A number of earlier planning applications relating to homes (Hill House and Chartley) and stable buildings, but none that are directly relevant to use promoted SHLAA use for homes.

**Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF));
- The site is close to an Ancient Woodland (chapter 15, NPPF); and
- The site is designated as part of a water source protection zone (policy GP: Groundwater protection, Purbeck Local Plan Part 1 (PLP 1)).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Council Townscape Character Appraisal for Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The Council's green belt study considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The cumulative adverse effects of new homes on this site, and elsewhere around Lytchett Matravers, on protected heathlands and Poole Harbour will need to be avoided or mitigated. The site promoter has indicated that they have started negotiations with other land owners / agents who are also promoting land for homes around Lytchett Matravers to address these effects. The promoter has not provided formal confirmation as to how the adverse effects of homes from this site could be mitigated, or avoided, with their SHLAA submission. The site is not suitable because it is not clear how the adverse effects of new homes could be satisfactorily avoided or mitigated.

The southern edge of the SHLAA site is well related to the edge of the village (which runs along the northern the boundaries of those homes on the opposite side of Jennys Lane). The northern side of the SHLAA site is set back from the edge of the village and faces onto undeveloped open countryside to the north. Taking account of the sites characteristics (including different intensities of development to reflect the sites context), and existing land values of the homes, the site promoter estimates that the SHLAA site could deliver between 23 and 29 new homes. For these reasons the land would also not be suitable as a large SHLAA site.

Design and layout of any homes would need to sensitively respond to their surroundings. Because of the nature / character of existing roads the most appropriate vehicular access into the site is likely to be from Jennys Lane along the sites southern boundary.

#### **Availability –**

The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

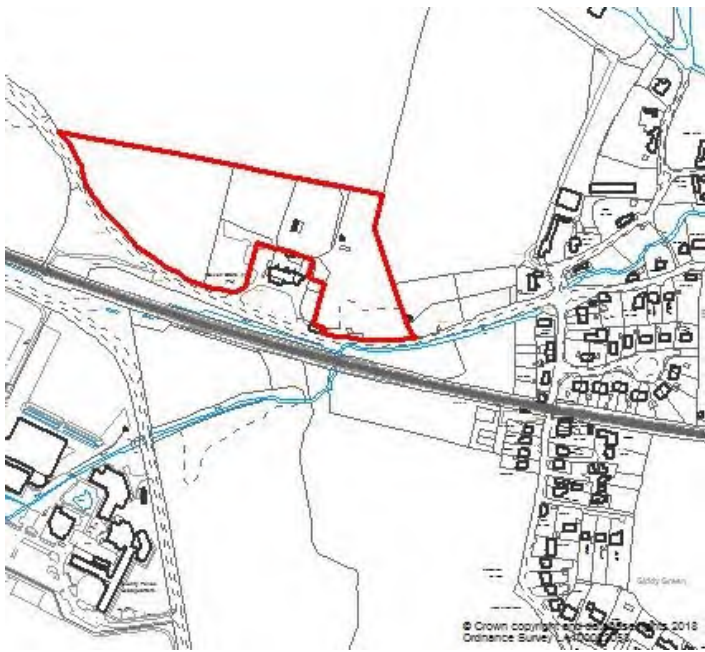
#### **Achievability –**

Site promoter has suggested that re-development with new homes may not be viable if the development site includes brownfield land (comprising existing homes: Hill House and Chartley) because of existing land values.



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0104	<b>Site Plan:</b> 
<b>Address:</b> The Seven Stars Inn, East Burton Road, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 3.71	
<b>Proposed capacity:</b> 111	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wool / East Burton and it is not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Unacceptable – isolated site surrounded by countryside to the west of East Burton and Wool.	N / A
<b>Constraints</b>	Adjacent to flood risk zones 2 & 3 and within River Frome catchment area. Minerals safeguarding area	Drainage schemes for surface / foul should not increase the risk from flooding elsewhere.  Consult Dorset County Council regarding minerals safeguarding.

<b>Other considerations</b>	Effect of new homes on European sites.	Not clear how adverse effects of new homes can be avoided or mitigated.
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issue	Landowner has indicated that there is a prospective buyer for the site who will develop in 3-5 years.

Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

3.7 hectare site to the west of Wool and surrounding the Seven Stars Public House. Most of the site appears to be in agricultural use for grazing, but it also includes a car parking area positioned to the west of the Seven Stars Public House and a caravan on the land to the north of the public house. The site is open and gently sloping with some mature trees on the eastern boundary. The southern side of the site faces onto East Burton Road – large sections of this boundary are enclosed by hedgerow. There is an existing vehicular access from East Burton Road into the site.

A stream runs to the south of the site next to the edge of East Burton Road.

**Relevant planning history:**

A number of earlier planning applications relating to the adjoining public house / caravans positioned around the public house, but none that are specifically relevant to the SHLAA site or its development with homes.

**Relevant planning policies / background evidence:**

Para 79 of NPPF states that councils should not encourage (when taking decisions on planning application or drafting planning policies) isolated homes in the countryside, unless specific circumstances apply.

**Relevant issues for this assessment:**

**Suitability -**

**Constraints (as identified on constraints mapping):**

The site lies within the River Frome catchment – parts of the site are also close (inside 20 metres) to the bank of a major river. Land to the south is at moderate / high risk from surface water and fluvial flooding. The public house and SHLAA site are positioned to the west of East Burton, surrounded by open countryside. The site is not closely connected to an existing town or village,

and as a consequence are not likely to enhance or maintain the vitality of East Burton / Wool. The Council does not consider that this site is appropriate for new homes.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. New homes are likely to have an adverse effects on protected Dorset heathlands and Poole Harbour. It is not clear how these adverse effects could be avoided or mitigated.

### **Availability –**

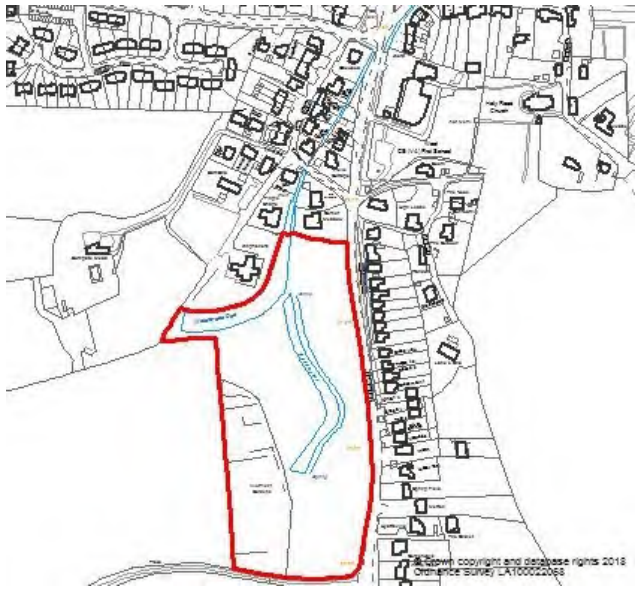
The site has been confirmed as available.

### **Achievability –**

Not assessed at present as principle of development is not acceptable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0103	<b>Site Plan:</b> 
<b>Address:</b> West of Lulworth Road, Wool	
<b>Parish:</b> Wool	
<b>Site area:</b> 3.38	
<b>Proposed capacity:</b> 101	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable as a site for large numbers of homes because of the risks from flooding and because it is unclear how the adverse effects of new homes on European sites can be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The northern part of the site is closely related to the edge of Wool.	N / A
<b>Constraints</b>	Flood risk zone 1-3 for majority of the site and an ordinary watercourse crosses site.	N / A
<b>Other considerations</b>	Effect on protected habits and species.	Not clear how the adverse effects of new homes on the site could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site is available for development 1-5 years

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

3.38 hectare green field site positioned to the south of Wool. There are watercress beds at the centre of the site. Most of the site is at a moderate / high risk from flooding. The eastern side of the site faces onto Lulworth Road. There are allotments to the west of the site.

**Relevant planning history:**

No relevant history

**Relevant planning policies / background evidence:**

Wool Townscape Character Assessment – highlights the important entrance to Wool at the south eastern side of the settlement. The topography of this area of the village is also noted as a strong feature of the distinctive character of the area.

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

**Relevant issues for this assessment:**

**Suitability -**

Constraints

Around two thirds of the sites area is at a high risk of flooding and therefore unsuitable for new homes. The remaining portion of the site is poorly related to the edge of Wool’s settlement boundary. The Wool Townscape Character Appraisal notes that the countryside around this part of the village positively contributes to the character of the area and contributes toward creating a positive entrance to the village. It may be difficult to develop the remaining third of the site, which is not affected by flood risk, in way which respect the appearance and setting of the village and the surrounding countryside.

The Council's records note that there may be protected species on site – a detailed survey would be needed, along with a report assessing the effects of development and any possible mitigation / enhancement measures.

The risks from flooding, and the challenges of achieving development which positively responds to its setting, mean that the site is not suitable for large numbers of homes.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. New homes at the site are likely to have an adverse effect on protected Dorset heathlands and Poole Harbour. It is not clear how these adverse effects on these European sites could be avoided or mitigated.

### **Availability –**

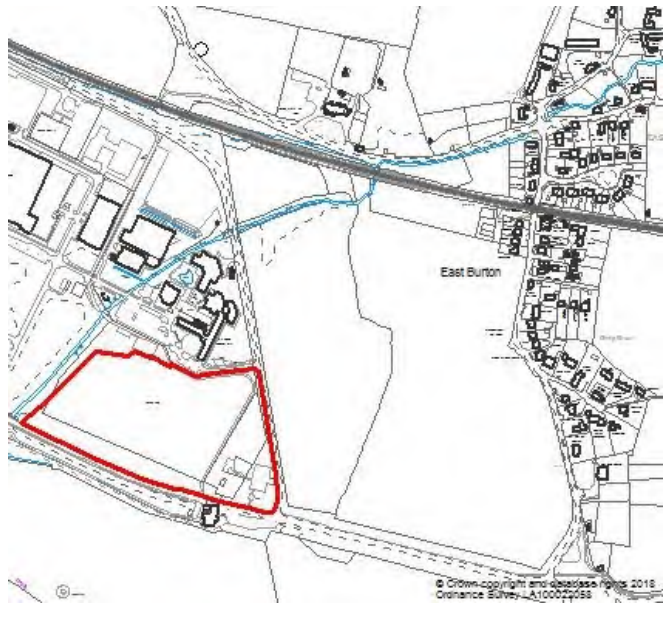
Confirmed as available in 2018

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0094	<b>Site Plan:</b> 
<b>Address:</b> Playing fields next to Dorset Innovation Park	
<b>Parish:</b> Wool	
<b>Site area:</b> 5 ha	
<b>Proposed capacity:</b> 150	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable due to distance from neighbouring settlements	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of residential development here is unacceptable due to its location being in an unsustainable location, removed from the existing settlements of Wool and East Burton, and the site being located on existing playing fields.	Playing fields would need to be relocated and or equal or better quality provided.
<b>Constraints</b>	River/coastal flooding - Flood Zone 2.	Ensure flood mitigation satisfies the Lead Local Flood Authority and does not worsen risk on or offsite.

<p><b>Other considerations</b></p>	<p>Site is allocated as safeguarded employment land in PLP1 but is not proposed to be within this boundary in the review of the plan.</p> <p>Located at the entrance of Dorset Innovation Park, the site may experience security issues in its relocation of the security fence.</p>	
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site confirmed available.

Viable

Issue	Viable
No issues	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

The application site is located at the entrance to Dorset Innovation Park a safeguarded employment site and a strategic employment site. The application site is 7.34 hectares. The existing site consists predominately of a field currently used for recreation purposes. The site also contains a woodland and a watercourse (River Win) to the west. To the southeast of the site is an existing car park and a building which was formerly used as a children’s nursery. The land is predominantly grassland that is relatively flat. The land is bordered by a small woodland to the west and pockets of trees to the south and east.

To the north of the site is the Dorset Police Headquarters, to the south the main gatehouse and to the west Willow Road. The site is located outside of the settlement boundary.

Access to the site could be provided from Monterey Avenue or by using the existing access provided for the former nursery.

Utilities would need to be connected to neighbouring.

The site is within walking distance of Wool and its facilities, albeit a long walk and no pavements to provide safety, however it is removed from the settlement.



### **Relevant planning history:**

6/2016/0433 – Outline application to erect 49 starter homes and replacement sports pavilion building with details of access and associated infrastructure. This application was withdrawn following concerns regarding the impacts of the development on protected heathland, security for the Technology Park and the loss of safeguarded employment land within the Technology Park. Due to the numbers of dwellings proposed, Natural England required that a SANG be provided on the site and this would have resulted in a loss of employment land.

### **Relevant planning policies / background evidence:**

NPPF, para 73 – “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.”

NPPF, para 74 – “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless;

- As assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the need for which clearly outweigh the loss.”

Purbeck Local Plan Part 1: Policy GI – Green Infrastructure, Recreation and Sports Facilities - “All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and / or suitable facilities are provided.”

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

During the course of a current planning application several variation of amended plans were submitted to address Sport England objections but the loss of the existing playing fields remains a concern.

The site is at risk of flooding being within flood zone 2.

### Other planning considerations:

The existing security fence will need removed and moved. The fence would need to cross the River Win which currently has a culvert on the south western boundary of the site. Providing necessary security could prove difficult as any fencing or netting covering the culvert may result in detritus collection from storm flooding causing water to back up and flood the banks further upstream.

The site is within PLP1 safeguarded employment land however it is not within the proposed boundary of the review of the Local Plan.

### **Availability –**

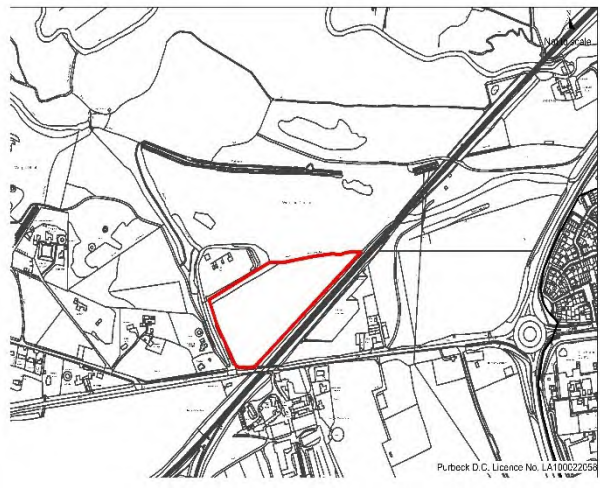
Land has been confirmed available for development.

### **Achievability –**

Viability not assessed a site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0092	<b>Site Plan:</b> 
<b>Address:</b> Land west of railway line at Worgret	
<b>Parish:</b> Arne	
<b>Site area:</b> 3.41	
<b>Proposed capacity:</b> 102	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wareham.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	New homes are unacceptable in principle.	N / A
<b>Constraints</b>	Within green belt. Adjacent to AONB. Within Minerals Safeguarding Area / Ball Clay Consultation Zone.	The Council has not assessed whether there are exceptional circumstances for new homes on the site because it considers development is unacceptable in principle.  Site promoter to consult Dorset County Council.
<b>Other considerations</b>	Effect of new homes on European sites.	Adverse effects of new homes on European sites would need to be avoided or mitigated – site promoter has separately identified possible Suitable Alternative Natural Green Space (SANGs) which may have capacity for new homes on this site.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No ownership issues	Land is available for development. It is not clear whether new homes could be delivered in 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

3.41 hectare greenfield site next to the railway line, and to the west of Wareham. To the north is open fields and an oil well. The site slopes towards the north and also to the south east. The southern side of the site faces onto the A352 Road. There are two scheduled monuments (linear earth works and a bowl barrow) to the west of the site on Worgret Heath.

**Relevant planning history:**

No previous planning applications or appeals which are directly relevant to the site. Minerals permissions relating to the adjoining oil well site. Oil has been extracted from the wells since the 1980s and most recently planning permission was given to extend the oil wells operation up to 25 August 2019.

**Relevant planning policies / background evidence:**

Para 81 of NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply.

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

**Relevant issues for this assessment:**

**Suitability -**

**Constraints**

The key issue in this assessment relates to the whether the site is appropriate in principle because of its relationship with Wareham. National policy discourages isolated homes in the countryside. Excluding a small group of homes to the west of the site, Worgret Manor Farm to the south and the oil well, the site is surrounded by countryside. As with neighbouring land the site appears to be used for agriculture. The railway (which runs along the sites eastern boundary) and Wareham Bypass (further to the east) act as strong physical barriers which separate the site from the

western edge of the town. The Council does not consider that the SHLAA site is a suitable location for new homes as they are likely to appear isolated in the countryside.

The relationship between the site and the surrounding countryside (and the proximity to the Area of Outstanding Natural Beauty to the south) may make it challenging to achieve acceptable design / layout for new homes which respects its surroundings (including scheduled monuments to the west).

The site is also in the green belt. The Council's green belt study has not assessed whether there would be exceptional circumstances to change green belt boundaries because the Council considers that new homes are unacceptable in principle.

The site is located in a Minerals Safeguarding Area / Ball Clay Consultation Zone. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. New homes are likely to have an adverse effect on Dorset heathlands and Poole Harbour. The site promoter has separately identified possible Suitable Alternative Natural Green Space (SANGs) (for new homes on SHLAA/0088) which may have capacity for new homes on this site. Further investigation is needed to ascertain whether the adverse effects of development could be avoided or mitigated through the SANG being considered for SHLAA/0088.

Suitable access would need to be formed into the site. The southern frontage onto A352 is limited (to 35 metres in width) and the road undulates at this stretch – this consideration may make it difficult to achieve a suitable access.

### **Availability –**

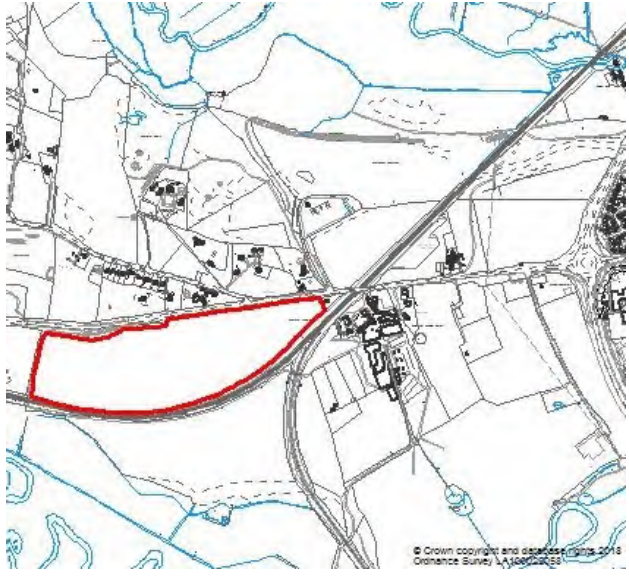
Confirmed as available in 2018

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0090	<b>Site Plan:</b> 
<b>Address:</b> Land north-west of Worgret Junction, Worgret	
<b>Parish:</b> Arne	
<b>Site area:</b> 12.56	
<b>Proposed capacity:</b> 377.7	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wareham, potential adverse impact on the Dorset Area of Outstanding Natural Beauty and it is not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	New homes are unacceptable in principle.	N / A
<b>Constraints</b>	<p>The site lies within AONB.</p> <p>Approximately one third of the site (to the west) lies within 400m of heathland.</p> <p>Within Minerals Safeguarding Area / Ball Clay Consultation Area.</p>	<p>New homes on the site will not conserve the natural beauty of the AONB. Not clear that these impacts could be moderated.</p> <p>Avoid homes inside the 400 metre buffer, but it is not clear how adverse effects on heathland and Poole Harbour on the remaining parts of the site could be avoided or mitigated.</p> <p>Site promoter to consult Dorset County Council.</p>

### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
Site is currently available.	Within 5 years

### Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

## **Assessment**

### **The site:**

12.56ha greenfield site. To the south and east is the railway line, beyond which are other parcels of land being promoted for development. To the north is the A352. An unmade track bounds the west of the site. A residential property is located at the north eastern corner. Some mature trees and hedges, although none is subject to a TPO. The site slopes gradually downwards towards the south.

### **Relevant planning history:**

No significant planning history

### **Relevant planning policies / background evidence:**

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as 'countryside' where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints (as identified on constraints mapping):**

National policy discourages isolated homes in the countryside. The site is surrounded by countryside – it does not have a close relationship with any existing towns or villages. As with neighbouring land the site appears to be used for agriculture. The railway (which runs along the

sites southern boundary) and Wareham Bypass (further to the east) act as strong physical barriers which separate the site from the western edge of the town. The Council does not consider that the SHLAA site is a suitable location new homes as they are likely to appear isolated in the countryside.

It is not likely that the adverse effects of new homes in the western third of the site on protected heathland could be avoided or mitigated because this part of the site is positioned inside 400 metres of the heaths boundaries. The remaining part of the site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. It is not clear how the adverse effects from homes on the remaining part of the site could be avoided or mitigated.

The site covers a large area to the south of the A352 Road down to the railway line. The site could theoretically deliver up to 378 homes. After considering the nature and setting of the site the Council considers that development with this number of homes would constitute major development. The Dorset AONB Team / Natural England have stated that new homes across the site are likely to appear prominent and obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that these adverse impacts could be satisfactorily moderated.

The site is located in a Minerals Safeguarding Area / Ball Clay Consultation Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

### **Availability –**

Confirmed as available in 2018

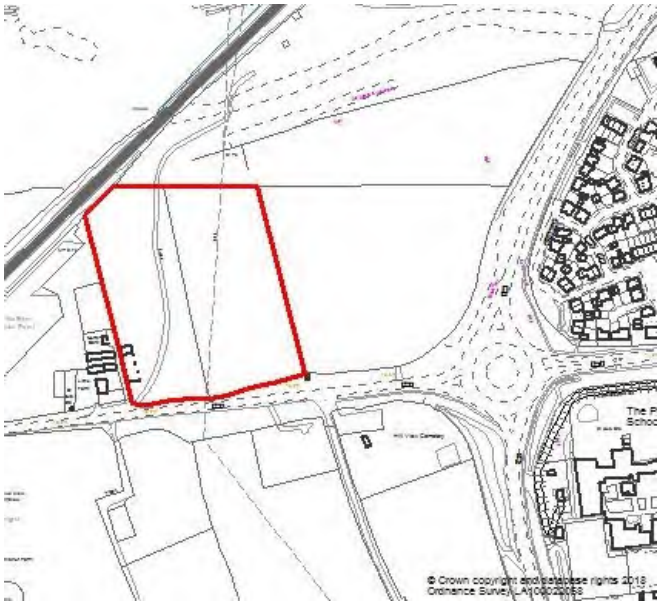
### **Achievability –**

Viability not assessed as site unsuitable.



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0089	<b>Site Plan:</b> 
<b>Address:</b> Land north of A352, Worgret Manor, Worgret, Wareham	
<b>Parish:</b> Arne	
<b>Site area:</b> 2.60	
<b>Proposed capacity:</b> 78	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wareham and it is not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	New homes are unacceptable in principle.	N / A
<b>Constraints</b>	Within green belt. Minerals Safeguarding Area	The Council has not assessed whether there are exceptional circumstances for new homes on the site because it considers development is unacceptable in principle.  Site promoter to consult Dorset County Council.
<b>Other considerations</b>	Effect of new homes on European sites.	It is not clear how the adverse effects of new homes on European sites could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
Site is currently available.	Within 5 years

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

2.6 hectare greenfield site, agriculture grade 3 and 4. The site lies west of the Wareham bypass and north of the A352. To the west is Little Farm, which is also being promoted separately for development.

The site is relatively flat with some mature hedging around the perimeter. Electricity lines run from north to south through the site.

**Relevant planning history:**

No earlier relevant planning applications or appeals which are specifically relevant to the proposed development.

**Relevant planning policies / background evidence:**

Para 81 of NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply.

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

**Relevant issues for this assessment:**

**Suitability -**

One of the key issues in this assessment relates to the whether the site is appropriate in principle because of its relationship with Wareham. National policy discourages isolated homes in the countryside. The eastern side of the site is separated from the recently built homes at ‘Westgate’ by Wareham Bypass and a field. The bypass acts as a strong physical barrier that creates distinctive and permanent edge around this side of the town. Land to the west of the edge is

associated with the countryside and lacks the close connection with the facilities and services in Wareham. The Council does not consider that the SHLAA site is a suitable location for new homes as they are likely to appear isolated in the countryside.

The site is located in a Minerals Safeguarding Area / Ball Clay Consultation Zone. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. New homes are likely to have an adverse effect on protected heathlands and Poole Harbour. It is not clear how these effects could be avoided or mitigated.

Because of the sites close relationship with the surrounding countryside it may difficult to achieve a suitable design / layout for development which respects its surroundings / does not appear overly prominent or obtrusive.

### **Availability –**

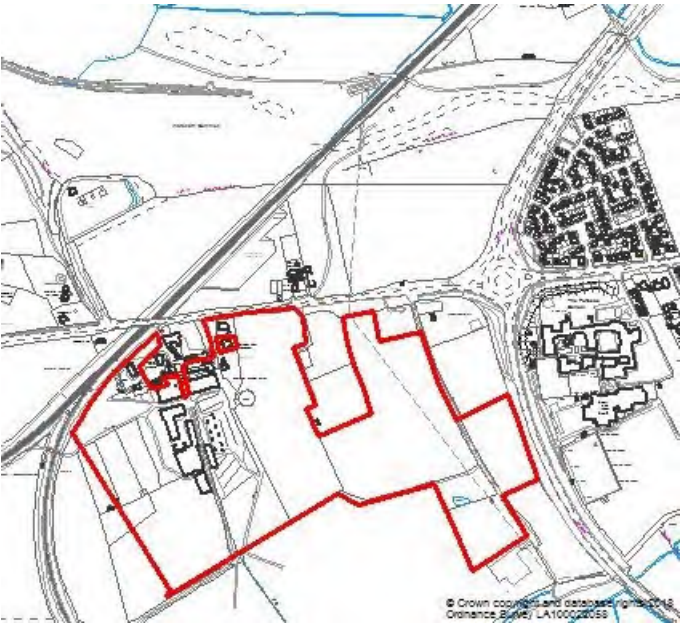
Confirmed as available in 2018

### **Achievability –**

Not assessed at present as principle of development is not acceptable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0088	<b>Site Plan:</b> 
<b>Address:</b> Land at Worgret Manor, Worgret, Wareham	
<b>Parish:</b> Arne	
<b>Site area:</b> 20	
<b>Proposed capacity:</b> 500	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wareham and no exceptional circumstances for major development in the Dorset Area of Outstanding Natural Beauty (AONB).	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	New homes are unacceptable in principle.	N / A
<b>Constraints</b>	Site lies within Dorset AONB – no exceptional circumstances as alternative housing sites in sustainable locations outside the AONB. Flood risk. Minerals Safeguarding Area / Ball Clay Consultation Area	Flood risk can be avoided by excluding land from development site.  Site promoter to consult Dorset County Council.

<p><b>Other considerations</b></p>	<p>Effect of homes on protected heathlands and Poole Harbour. Noise. Effect of traffic on the highways network.</p>	<p>A possible SANG has been identified to the south of the site – detailed design and access to the SANG needs to be agreed.</p> <p>Noise survey needed to assess likely significance of effects and any potential mitigation.</p> <p>Transport assessment / transport statement required to assess potential effects.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No ownership issues	Within 5 years

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

20 hectare site that includes Worgret Manor and is mostly greenfield, agriculture grade 3, 4 and 5. The site is adjacent to the Wareham bypass, a cemetery is to the east and a railway line runs along the western boundary. A number of mature hedges subdivide the fields within the site and there are some established trees, which aren't subject to a TPO. Worgret Manor Hotel (now used for bed / breakfast) and Worgret Farm House to the north of potential development site are grade II listed buildings.

Electricity lines and pylons run from north to south across the site and there are also telephone lines around the manor. There is a gradual slope southwards towards the River Frome. Parts of the southern area of the site are in the flood zone.

**Relevant planning history:**

No earlier planning applications or appeals that are specifically relevant to the current assessment.

### **Relevant planning policies / background evidence:**

Para 81 of NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply.

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as 'countryside' where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints

The Council considers that one of the key constraints to development at this location is the separation between the site and Wareham to the east. Wareham bypass creates a clearly defined edge around the town (which corresponds with the edge of the settlement boundary) and acts as a physical barrier between the site and the town (particularly for pedestrians). It would be difficult to read development at this site as an extension to Wareham as the roundabout and bypass create such a strong boundary to the westward edge of the town and clearly separate the site from the edge of the town. Development in the eastern part of the site (which has the closest relationship with the edge of the town) may not be appropriate because of the potential effects on the AONB – in practice concentrating development in the western part of the site will make it appear more remote and detached from the town.

The site covers a large area extending from the A352 southward toward the River Frome. Ground levels fall across the site towards the river valley. The site could theoretically deliver up to 500 homes. After considering the nature and setting of the site the Council considers that development with up to 500 homes would constitute major development. The Dorset AONB landscape character assessment identifies that the site is in the Frome Valley Pasture landscape character area (LCA). The description of the LCA mentions the strong local character and the distinct and recognisable pattern of features including:

- grazed valley floor pasture;
- historic water meadows;
- long open views; and
- the tranquil nature of the landscape.

The LCA also notes that the area is largely unaffected by development with a continuation in open landform and a sense of visual unity. These elements are present, to a lesser and greater extent,

on the site being promoted. There is a need for homes in the district, but this need has diminished since the last Local Plan Review consultation in 2016. Development across the site is likely to have an adverse effect on landscape character. Evidence from the Dorset AONB Partnership, the consultant representing the land owner (Barton Wilmore) and the District Council's Senior Landscape Architect suggests that it might be possible for some of the detrimental landscape effects of development to be moderated. These moderation measures could include focusing development in the western side of the site (along with ensuring sensitive design, layout, landscaping and strategic screen planting) and avoiding development in the eastern part of the site. These measures will affect the sites capacity to deliver homes and the level of housing need it can address. After considering the relationship between the site and Wareham, and the effect of moderation measures on the sites capacity, there is scope to deliver homes at sustainable sites elsewhere outside the AONB. For these reasons the Council is not satisfied that the promoted development is justified by exceptional circumstances.

The site is within a Minerals Safeguarding Area, Ball Clay Consultation Area and in / near an oil extraction site (Stoborough Wellsite). The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible. The potential impacts of development on oil extraction sites will also need to be assessed.

Surface water flooding effects a small part of the SHLAA site (running through the eastern part of the site toward the valley floor). An ordinary water course also runs through this part of the site toward the River Frome. Land to the south of the site effected by river flooding from the Frome. It should be possible to avoid this risk by excluding the land from the site, without any significant impact on the sites capacity to deliver homes. Appropriate drainage schemes for surface and foul water would need to be prepared.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes would need to be avoided or mitigated. A further 94ha to the south of the land promoted for homes is available for use as a Suitable Alternative Natural Greenspace (SANG). The detailed design of the SANG, including access into the land across railway lines, requires further consideration (Natural England would need to be involved in any discussions).

The site is positioned close to a busy roads (Wareham Bypass and the A352) and a railway line. Assessments would be required to assess the significance of noise on the occupants of new homes and to ascertain whether these effects could be satisfactorily moderated through mitigation.

This large site could deliver up to 500 homes – the effect of these homes on the road network would require detailed assessment through either a transport statement or transport assessment.

The site would need to be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

### **Availability –**

Confirmed as available.

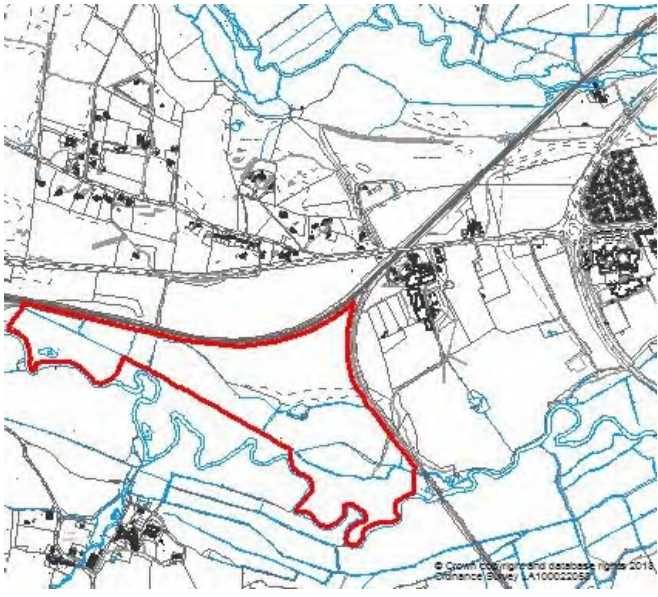
**Achievability –**

Not assessed at present as principle of development is not acceptable.



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0087	<b>Site Plan:</b> 
<b>Address:</b> Land south west of Worgret Junction, Worgret, Wareham	
<b>Parish:</b> Arne	
<b>Site area:</b> 38.13	
<b>Proposed capacity:</b> 1144	
<b>Site type:</b> Greenfield	
<p><b>Conclusion:</b> Unsuitable in principle because site is not closely related to Wareham, the site is inaccessible, development would potentially have adverse impacts on the Dorset Area of Outstanding Natural Beauty and it is not clear how adverse effects on European sites could be avoided or mitigated.</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	New homes are unacceptable in principle.	N / A
<b>Constraints</b>	<p>The site lies within AONB. A significant part of the site (to the west) lies within 400m of heathland. Flood risk – a significant proportion is at a high risk from flooding and unsuitable for new homes. Within Minerals Safeguarding Area / Ball Clay Consultation Area.</p> <p>Accessibility – it is not clear how the site could be readily accessed.</p>	<p>New homes on the site will not conserve the natural beauty of the AONB. Not clear that these impacts could be moderated.</p> <p>Avoid homes inside the 400 metre buffer.</p> <p>Site promoter to consult Dorset County Council.</p>

<p><b>Other considerations</b></p>	<p>Effect on European sites.</p>	<p>It is not clear how adverse effects on heathland and Poole Harbour on the remaining parts of the site could be avoided or mitigated.</p>
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Availability

<p><b>Issue</b></p>	<p><b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b></p>
<p>Site is currently available.</p>	<p>The site is available for development</p>

Viable

<p><b>Issue</b></p>	<p><b>Viable</b></p>
<p>Not assessed.</p>	<p>Viability not assessed as site unsuitable.</p>

**Assessment**

**The site:**

38.13 greenfield site used for agriculture. Ground levels fall across the site from north to south. Physically enclosed by railway lines along two of its boundaries. The southern side of the site faces onto the valley floor of the River Frome. The southern part of the site is effected by flood risk. The western part of the site is positioned close to a protected heathland.

**Relevant planning history:**

No significant planning history

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### Relevant issues for this assessment:

#### Suitability -

##### Constraints (as identified on constraints mapping):

National policy discourages isolated homes in the countryside. The site is surrounded by countryside – it does not have a close relationship with any existing towns or villages. As with neighbouring land the site appears to be used for agriculture. The Council does not consider that the SHLAA site is a suitable location for new homes as they are likely to appear isolated in the countryside.

It is not likely that the adverse effects of new homes in the western part of the site on protected heathland could be avoided or mitigated because this part of the site is positioned inside 400 metres of the heaths boundaries. It is not clear how the adverse effects on homes on the remaining part of the site could be avoided or mitigated.

The site covers a large area to the south of the A352 Road down to the railway line. The site could theoretically deliver over 1000 homes. After considering the nature and setting of the site the Council considers that development with this number of homes would constitute major development. The Dorset AONB Team / Natural England have stated that new homes across the site are likely to appear prominent and obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that these adverse impacts could be satisfactorily moderated.

Large parts of the site are unsuitable for homes because of the high risks from river flooding. These risks could be avoided by excluding this land from any development site.

It is unclear how the site could be physically accessed – forming a suitable access may be difficult and costly to achieve and may effect viability.

The site is located in a Minerals Safeguarding Area / Ball Clay Consultation Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

##### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. New homes are likely to have an adverse effect on European sites. It is not clear how these adverse effects could be avoided or mitigated.

#### Availability –

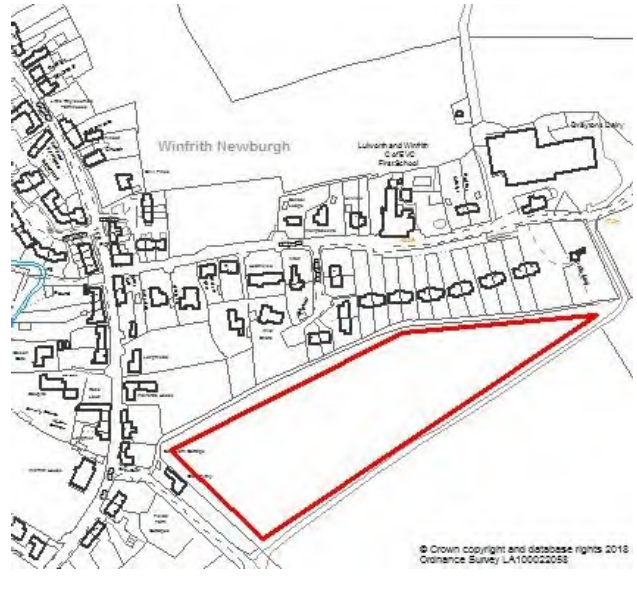
Confirmed as available in 2018

#### Achievability –

Not assessed given the sites suitability.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0078	<b>Site Plan:</b> 
<b>Address:</b> Land to the south of School Lane, Winfrith Newburgh	
<b>Parish:</b> Winfrith Newburgh	
<b>Site area:</b> 1.89	
<b>Proposed capacity:</b> 57	
<b>Site type:</b> Greenfield	
<p><b>Conclusion:</b> Unsuitable because development in parts of site likely to have an adverse impact on the natural beauty of the Area of Outstanding Natural Beauty (AONB), not clear whether a suitable access could be formed into the site and not clear how adverse effects on European sites could be avoided or mitigated.</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Closely related to the edge of the village – subject to addressing other constraints development acceptable in principle.	N / A
<b>Constraints</b>	Within AONB. Adjacent to Winfrith conservation area	New homes on the site will not conserve the natural beauty of the AONB. Not clear that these impacts could be moderated. Suitable / design layout for new homes needed to conserve the special interest of the conservation area.

<p><b>Other considerations</b></p>	<p>Not clear how adverse effects of new homes on European sites could be avoided or mitigated.</p> <p>Not clear that suitable access could be formed into the into site.</p>	
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Availability

<p><b>Issue</b></p>	<p><b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b></p>
<p>No issue</p>	<p>Site is available</p>

Viable

<p><b>Issue</b></p>	<p><b>Viable</b></p>
<p>Not assessed.</p>	<p>Viability not assessed as site unsuitable.</p>

**Assessment**

**The site:**

1.89 hectare greenfield site used as agricultural land. Farmland to the south and east of the site. Homes in the settlement of Winfrith to the north and west of the site. Ground levels rise from the edge of the village toward an unmade track running next to the field. The northern and western edges of the site are enclosed by a hedgerow.

**Relevant planning history:**

None

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site covers an area of just under 2 hectares. It could theoretically deliver up to 57 homes. In this instance the Council considers that further information would be needed before reaching a conclusion as to whether this scale of development is likely to constitute major development for the purposes of the National Planning Policy Framework. Irrespective of this the Council considers that new homes across the south eastern part of the site are likely to appear prominent and obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that these adverse impacts could be satisfactorily moderated.

The site is next to the Winfrith Conservation Area – it may be challenging to layout homes out in a way which preserves the conservation areas character or appearance particularly given its position set back from main roads running through the village and the linear character of development. The Council's conservation area appraisal also notes a number of buildings close to the site which make a positive contribution to the conservation area – development on site would need to respect the setting of these locally significant buildings.

##### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. Not clear how adverse effects of new homes on European sites could be avoided or mitigated.

One of the key planning issues relating to development on this site is the difficulty in achieving a safe access as well as a suitable layout for homes which also preserves or enhances the character or appearance of the Winfrith Conservation Area. This may be possible but is likely to be difficult to achieve.

#### **Availability –**

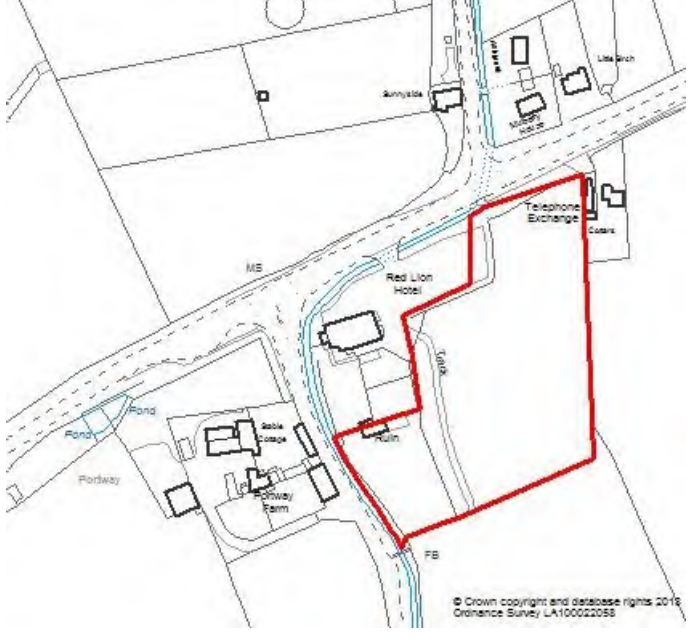
Confirmed as available in 2018

#### **Achievability –**

Not assessed given suitability of the site.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0077	<b>Site Plan:</b> 
<b>Address:</b> Land adjacent The Red Lion, Winfrith Newburgh	
<b>Parish:</b> Winfrith Newburgh	
<b>Site area:</b> 1.21	
<b>Proposed capacity:</b> 36	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable a large site because potential impacts on character and appearance of the Winfrith Conservation Area / Dorset Area of Outstanding Natural Beauty (AONB) and access into the site.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Positioned to the north of the village – fronting onto A352 Road.	N / A
<b>Constraints</b>	Within AONB – large numbers of homes (up to the sites capacity) likely to appear obtrusive from the surrounding countryside. Developing at site capacity (or in the indicative layout for 30 homes prepared by site promoters) is likely to have an adverse Impact on the Winfrith Conservation Area. Neighbouring land at	AONB / conservation area - Reduce intensity of development, ensure layout / design of homes respects context and retain tree / vegetation around sites boundaries.  Ensure development does not increase flood risk elsewhere

	risk from flooding. Within Minerals Safeguarding Area	through suitable drainage scheme. Consultation with the relevant authorities to understand and mitigate constraints where necessary.
<b>Other considerations</b>	Existing access into site from A352 cannot safely accommodate trips connected with development.	Consider forming a new access from water lane. New access would require land drainage consent and design would need to preserve or enhance the appearance or character of the conservation area.

Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues	Within 1-5 years

Viable

<b>Issue</b>	<b>Viable</b>
Planning constraints may have an impact on the viability of development	Further assessment needed after planning considerations addressed.

**Assessment**

**The site:**

1.2 hectare greenfield site that lies north of Winfrith Newburgh. The site is adjacent to the Red Lion Hotel / Public House next to the A352 Road and opposite the junction with Gatemore Road. To the west is Water Lane, which is subject to flooding. The site is surrounded by mature hedging and some trees. The site is in the Winfrith Conservation Area and Dorset Area of Outstanding Natural Beauty.

**Relevant planning history:**

A number of earlier planning applications relating to the public house.

**Relevant planning policies / background evidence:**



Para 81 of NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply.

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as 'countryside' where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Conserving Character, Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Winfrith Newburgh Conservation Area Appraisal Document (2014)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site is also being promoted for a 'barn complex' which would provide letting rooms / bed and breakfast and function room. The Council has not assessed the sites suitability for this development in the SHLAA.

The site is positioned to the north of Winfrith fronting onto the A352 Road – it is located some distance from the settlement boundary for the existing village (there is a buffer of undeveloped open space that separates the site from the village). Development across the site would not necessarily respect the linear pattern of building next to roads, that is evident elsewhere in the village. New homes could appear isolated from the village, particularly if the layout of development failed to respect the surrounding area.

Developing up to the sites capacity with new homes, or up to the number (30 new homes) suggested in the indicative layout prepared by the sites promoter, is likely to be harmful to the appearance and character of the Winfrith Conservation Area and the natural beauty of the AONB. It may be possible to overcome these planning issues through sensitive design / layout (this in turn may limit the number of homes which can be delivered on the site).

Adjoining land is at risk from river flooding, the River Win runs around the northern and eastern edges of the site. Surface water run-off from development would need to be carefully managed through an appropriate drainage scheme to avoid increasing flood risk elsewhere. The Council would also encourage the site promoter to explore the opportunities to reduce the causes / effects of flooding in the surrounding area. The site promoter would need to demonstrate that The Sequential Test had been passed if they decide to form a new access into the site across the Win onto Water Lane as the land is at a high risk from flooding. Site promoter would also need to provide evidence to demonstrate that the site could be safely accessed in the event of a flood on neighbouring land – and if necessary evacuated.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

As this site has been subject to flooding and surrounding access roads are within flood risk zones, this could have an impact on development potential.

### Other planning considerations:

The existing access from the A352 into the site is not likely to be suitable (because of the nature of the road, the existing junctions configuration and its position relative to existing junctions to the east and west) for the proposed number of homes which the site could deliver. It may be possible to achieve a new access through the western side of the site across the River Win, but the site promoter would need to demonstrate that flood risk considerations could be addressed.

### **Availability –**

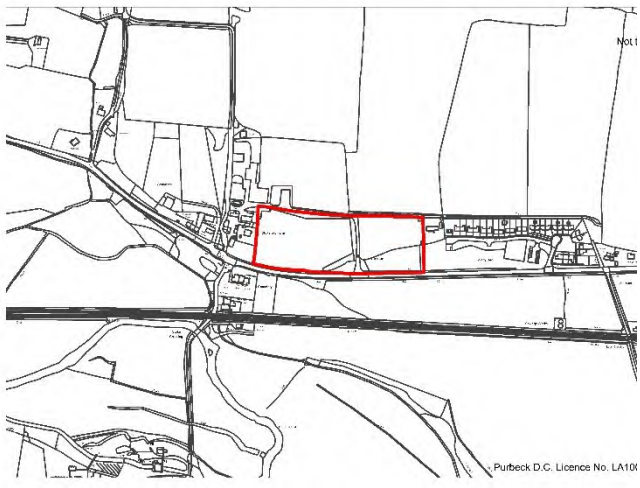
Confirmed as available in 2018.

### **Achievability –**

Forming a new access (including bridge over the River Win) may affect development viability, particularly if the number of homes that can be delivered on site is reduced to achieve an acceptable layout / design.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0075	<b>Site Plan:</b> 
<b>Address:</b> Stokeford Farm, East Stoke	
<b>Parish:</b> East Stoke	
<b>Site area:</b> 2.5	
<b>Proposed capacity:</b> 75	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not an appropriate location for large numbers of homes and because not clear how adverse impacts on European sites can be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	No a sustainable location for large numbers of new homes.	Site promoter to re-consider suitability as a possible small site (Policy H8 of the emerging Purbeck Local Plan).
<b>Constraints</b>	Flood risk. Effects on the setting of the Dorset Area of Outstanding Natural Beauty (AONB). Effect on the setting of grade II listed buildings. Mineral Safeguarding Area / Ball Clay Consultation Area.	Risks from surface water flooding can be avoided. Design / layout of development to respect the setting of nearby listed buildings and AONB. Site promoter to consult Dorset County Council.
<b>Other considerations</b>	Protected species and habitats.	It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site. It is not clear whether new homes could be delivered in the next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

2.5 hectare green field site positioned next to the A352 Road to the west of Wareham. Site appears to be in agricultural use as grazing land. Ground levels fall across the site from north to south toward the A352. There are a group of farm buildings to the west of the site (Stokeford Farm – planning permission has previously been given for a change of use of farm buildings to offices) and existing homes at Middlefield to the east. There is an existing vehicular access through the sites southern boundary onto the A352. This side of the site is enclosed by a hedgerow, which also includes some mature trees.

The Church of St Mary and a war memorial positioned to the south west of the site are both grade II listed buildings. The land to the south of the site (on the opposite side of the A352) is designated as part of the Dorset AONB.

**Relevant planning history:**

No relevant earlier planning applications or appeals.

**Relevant planning policies / background evidence:**

- Flood risk (chapter 14, National Planning Policy Framework (NPPF) 2018);
- Effect of development on setting of the AONB (chapter 15 NPPF 2018 and policy LHH: Landscape, Historic Environment and Heritage Purbeck Local Plan Part (PLP)1);
- Effect of development on setting heritage assets (chapter 16 NPPF 2018 and policy LHH PLP1); and
- Minerals Safeguarding Area / Ball Clay Consultation Zone (chapter 17 NPPF 2018 and chapter 14, Bournemouth, Dorset and Poole Minerals Strategy (2014))

Conserving Character, Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Purbeck Local Plan Review Settlement Strategy Update (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The SHLAA site is located in next to East Stoke (population 120 people), to the west of Wareham. The Council's Settlement Strategy Update (2017) notes that East Stoke 'has no key facilities and services'. The Council does not consider that the site is a suitable location for large numbers of homes.

Part of the site (to the west of the track which divides the land) is at moderate risk from surface water flooding. This flood risk could be avoided by excluding this land from the site. The site promoter could also consider whether this part of the site could be used as part of a drainage scheme for managing surface water run-off from development.

Development in the SHLAA site could affect the settings of the Parish Church of St Mary and East Stoke War Memorial (both grade II listed buildings). A thorough appraisal of these buildings significance should guide the layout / design of development on the SHLAA site in order to avoid harm to special character. The layout / design of development should also respond to its landscape setting, and in particular the 'Frome Valley Pasture' character area which is part of the Dorset AONB. The 2008 character assessment notes the presence of linear and nucleated settlements along the river terrace margins.

The site is located in a Minerals Safeguarding Area / Ball Clay Consultation Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The effect of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear how these adverse effects could be satisfactorily avoided / mitigated.

#### **Availability –**


The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0065	<b>Site Plan:</b> 
<b>Address:</b> Land to the east of Farm Lane and Shepherds Way, West Lulworth	
<b>Parish:</b> West Lulworth	
<b>Site area:</b> 5.77	
<b>Proposed capacity:</b> 173	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because of potential adverse impact on the Dorset Area of Outstanding Natural Beauty (AONB) and because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the West Lulworth (and its existing services and facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	Adverse impact on AONB - New homes on the site are not likely to conserve the natural beauty of the AONB.	Effect on the AONB – It is not clear that potential adverse impacts could be moderated.
<b>Other considerations</b>	Adverse effects on protected habitats.	It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development. It is not clear whether these homes could be delivered in the next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

5.77 hectare greenfield positioned next to the eastern edge of the village. The site sits on land positioned between the edge of the village and Lulworth Camp British Army base. The site is used as agricultural grazing. Ground levels fall steeply from the northern eastern side of the site south wards towards the edge of West Lulworth. The gardens of numbers 1 to 21 Shepherds Way back onto the site.

Site boundaries are formed from agricultural style fences and hedgerows. The north western side of the site runs next to the B3070 (the road linking West Lulworth and Wool). A public footpath also runs along this boundary. Potential for vehicles to access into the site from either School Lane or B3070 (it is likely that existing points of access would need to be altered to allow re-development with homes). The site is within a water source protection area.

Lulworth Primary School is located close to the site. The remaining facilities in West Lulworth (including public houses, restaurants, shops, café and a community hall) are between 300 and 700 metres from the site. Land to the south east of the site is designated as a Site of Nature Conservation Interest.

**Relevant planning history:**

No earlier planning permissions relating to the site. The Council granted planning permission for the primary school (to the south of the site) in 2014 (6/2014/0410).

**Relevant planning policies / background evidence:**

- The site is in the Dorset Area of Outstanding Natural Beauty (AONB) and Purbeck Heritage Coast (chapter 15 National Planning Policy Framework (NPPF) 2018 and policy LHH: Landscape, Historic Environment and Heritage Purbeck Local Plan Part (PLP) 1); and
- The site is designated as part of a water source protection zone (Policy GP : Groundwater Protection of the PLP 1, 2012).

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB 2008

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site covers a large area, on sloping ground which is prominent in views from the surrounding countryside (particularly from high ground on Bindon Hill to the south). The AONB landscape character assessment notes that the largely undeveloped character of the 'Lulworth Wooded Pasture' character area has helped to conserve landscape features (page 73). The undulating appearance, and existing use of the site, positively contribute to the landscapes character. The site could theoretically deliver up to 173 homes. After considering the nature and setting of the site the Council considers that 173 new homes would constitute major development. The site is readily visible from public rights of way which run along, and up to, Bindon Hill. New homes on the site would appear prominent in the landscape. 173 new homes across the site are not likely to conserve the natural beauty of the AONB. It is not clear that potential adverse impacts could be satisfactorily moderated.

Further information is required to ascertain whether development is likely to affect the quality or quantity of groundwater supplies. The nature of the proposed use is not likely contaminate drinking water supplies subject to a suitable surface / foul water drainage scheme.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites. The adverse effects of new homes on protected heathlands will need to be avoided / mitigated. It is not clear how these adverse impacts could be satisfactorily avoided / mitigated.

#### **Availability –**

Site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.


#### **Achievability –**

Viability not assessed as site unsuitable.



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0060	<b>Site Plan:</b> 
<b>Address:</b> Land off Keyworth Drive, Sandford	
<b>Parish:</b> Wareham St. Martin	
<b>Site area:</b> 2.80	
<b>Proposed capacity:</b> 84	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable due to potential impacts on the heathland	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development is unacceptable due to impacts on heathland	
<b>Constraints</b>	<p>The site is within the green belt.</p> <p>The site is also within a mineral safeguarding area.</p> <p>There are TPO's on site.</p> <p>The site is within 400m of a SSSI heathland and within 500m of Ancient Woodland</p>	<p>The site will be assessed through the green belt study. And consultation would need to take place to ascertain if any minerals need to be extracted prior to development.</p> <p>However, the impact on the heathland is insurmountable and negates necessity to mitigate or address any other constraints.</p>

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site is confirmed available

Viable

Issue	Viable
No issue	Viability not assessed as site unsuitable

**Assessment**

**The site:**

Located within Sandford, a key service village in Purbeck, this site is on greenfield land within the green belt with a small section of its north eastern border dedicated to an outdoor gym and a playing field. Open countryside lies to the south of the site and Sandford is to the north and west. The topography of the land is flat.

Facilities such as a school, shop, pub, leisure facilities and pharmacy in Sandford are easily accessible from the site.

Access to the site could be from Keyworth Drive and DCC Highways are satisfied that the site would not impact negatively on the transport network, subject to mitigation measures.

**Relevant planning history:**

6/1996/0681 - O/A - Development for housing, employment, commercial uses, shopping, community facilities, open space with associated landscaping and infrastructure, including Stage 1 of Sandford/Northport Bypass. - Withdrawn

**Relevant planning policies / background evidence:**

PLP1 Policy BIO: Biodiversity and geodiversity – New development will need to ensure there are no adverse effects upon the integrity of European protected sites.

PLP1 Policy DH: Dorset Heaths International Designations – open space will be needed to mitigate for impacts from developments between 400m and 5k of heathlands habitats.

NPPF, paragraph 73 – “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determined what open space, sports and recreational provision is required.”

Paragraph 74 – “Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless;

- As assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the need for which clearly outweigh the loss.”

PLP1 Policy GI – Green Infrastructure, Recreation and Sports Facilities:

“All open space, sport and recreation areas will be protected. Any loss of these uses will only be permitted where there is a proven excess of such provision and the proposed loss will not result in a current or future shortfall in the plan period and / or suitable facilities are provided.”

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site is close to but not within 400m of a heathland. However Natural England are very concerned about net gain of visitors accessing the heathland by a path that is close to the site. A SANG would be unable to mitigate for this and therefore development here is unfeasible.

Additionally, the development of this site would include loss of playing fields so development here would need to satisfy Sport England that playing fields of equal quality and size could be provided elsewhere.

##### Other planning considerations:

Utilities could be connected to neighbouring properties however there is limited capacity available in the local foul water system so a capacity assessment would need to be carried out.

The Parish Council are in favour of this site as the parish requires ‘affordable housing for local people’.

#### **Availability –**

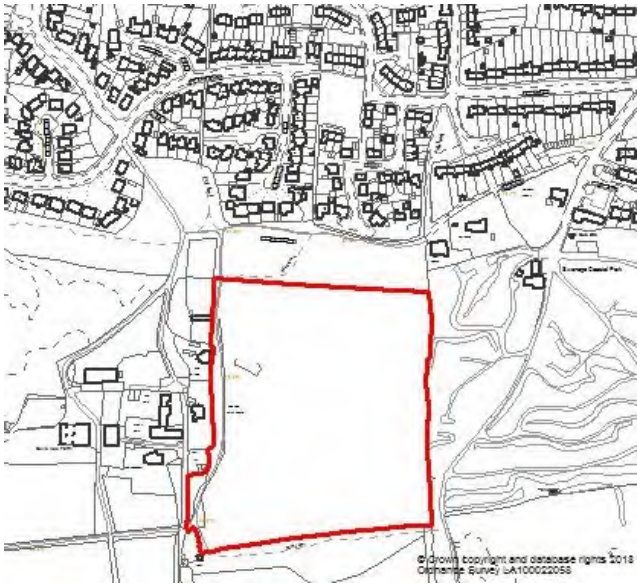
Site has been confirmed available.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0057	<b>Site Plan:</b> 
<b>Address:</b> Belle Vue Farm, Swanage	
<b>Parish:</b> Swanage	
<b>Site area:</b> 4.40	
<b>Proposed capacity:</b> 132	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because of potential impact on the Dorset Area of Outstanding Natural Beauty (AONB) and because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Swanage (Swanage is well served by existing services and facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	Adverse effect on the AONB. Records of protected species on site / nearby land designated as a Site of Special Scientific Interest.	New homes on the site will not conserve the natural beauty of the AONB. Not clear that these impacts could be moderated. Site surveyed for protected species, assessment to guide Biodiversity Mitigation and Enhancement Plan prepared.

<b>Other considerations</b>	Adverse effects on protected habitats.	It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site. It is not clear whether new homes could be delivered in the next 5, 10 or 15 years.

Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

4.4 hectare greenfield site used for agricultural grazing (formally used for stone quarrying). Ground levels rise across the site to the north and the Purbeck Limestone Plateau. Positioned to the south of Swanage close to the edge of the town. There is a caravan site (Swanage Coastal Park) to the east of the site and a group of farm buildings to the west (Belle Vue Farm). To the south of the site are agricultural fields. Public rights of way run around the edges (Priest’s Way Bridleway) and diagonally across the site.

There is a Site of Special Scientific Interest (Belle Vue Quarry) to the west of the site. Historic Environment Records note a number of potential non-designated heritage assets across the site, connected with its previous use as a quarry.

**Relevant planning history:**

No earlier planning applications or appeals directly relating to the SHLAA site. The Council’s planning records show numerous earlier planning applications relating to Swanage Coastal Park caravan site.

**Relevant planning policies / background evidence:**

- The SHLAA site is in the Dorset Area of Outstanding Natural Beauty (AONB) (chapter 15 National Planning Policy Framework (NPPF) 2018);
- Protected species noted on site (chapter 15 NPPF 2018); and

- The site is part of a Minerals Safeguarding Area (chapter 14 Bournemouth, Dorset and Poole Minerals Strategy (2014)).

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

District Landscape Character Assessment Swanage (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site covers a large area extending southward from the edge of the town. Ground levels rise across the site towards the south and the Purbeck Limestone Ridge. The site could theoretically deliver up to 132 homes. After considering the nature and setting of the site the Council considers that development on this scale would constitute major development. The site is readily visible from public rights of way in the vicinity. New homes on the site would appear prominent and obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that these adverse impacts could be satisfactorily moderated.

The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites. The adverse effects of new homes on protected heathlands will need to be avoided / mitigated. It is not clear from the submission how these adverse effects could be satisfactorily avoided / mitigated.

#### **Availability –**

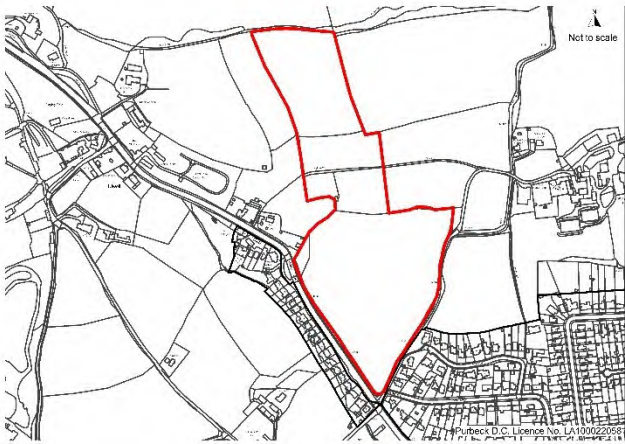
Site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0053	<b>Site Plan:</b> 
<b>Address:</b> Junction of Ulwell Road & Whitecliffe Road, Swanage	
<b>Parish:</b> Swanage	
<b>Site area:</b> 8.58	
<b>Proposed capacity:</b> 257	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because of potential impact on the Dorset Area of Outstanding Natural Beauty (AONB) and because not clear how adverse effect on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, southern part of the site is well related to the edge of the Swanage with access to existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	New homes on the site will not conserve the natural beauty of the AONB. Records of protected species on site.	Not clear how adverse impact on AONB could be moderated. Site surveyed for protected species and Biodiversity Mitigation and Enhancement Plan prepared.
<b>Other considerations</b>	Adverse effect protected habitats.	It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site. It is not clear whether new homes could be delivered in the next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

8.5 hectare green field site. Positioned on the northern side of Swanage next to Ulwell Road. The site extends back from Ulwell Road toward the Purbeck Chalk Ridge. Ground levels also rise steeply across the site from the south to the north. The site is formed from a group of agricultural fields separated by fencing and hedgerows. There is also a hedgerow / trees growing along the sites boundary with Ulwell Road (ground levels are higher within the site than those on Ulwell Road).

**Relevant planning history:**

No relevant earlier planning applications or appeals.

**Relevant planning policies / background evidence:**

- The SHLAA site is in the Dorset Area of Outstanding Natural Beauty (AONB) (chapter 15 National Planning Policy Framework (NPPF) 2018);
- Flood risk (chapter 14 NPPF 2018);
- Protected species noted on site (chapter 15 NPPF 2018).

Conserving Character Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Purbeck District Townscape Character Assessment Swanage (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)



### Relevant issues for this assessment:

#### Suitability -

##### Constraints (as identified on constraints mapping):

The site covers a large area extending from Ulwell Road northward. Ground levels rise across the site towards the north and the Purbeck Chalk Ridge. The site could theoretically deliver up to 257 homes. After considering the nature and setting of the site the Council considers that development with up to 257 homes would constitute major development. The site is readily visible from public rights of way which run along, and up to, the chalk ridge. New homes across the site are likely to appear prominent and obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that these adverse impacts could be satisfactorily moderated.

Surface water flooding affects a small part of the SHLAA site (along part of its eastern boundary). It should be possible to avoid this risk by excluding the land from the site, without any significant impact on the site's capacity to deliver homes.

The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites. The effect of new homes on protected heathlands will need to be avoided / mitigated. It is not clear from the submission how these adverse impacts could be satisfactorily avoided / mitigated.

#### Availability –

Site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

#### Achievability –

The site is likely to be viable for new homes.



Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
Available	Unclear when new homes could be delivered.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable. Addressing issues connected with site stability may effect development viability.

**Assessment**

**The site:**

1 hectare greenfield site positioned to the south of Swanage (off Manwell Road). The site is bounded by the settlement to the north and open countryside elsewhere. The surrounding area, and possibly the site, has previously been used for quarrying.

**Relevant planning history:**

No recent planning applications or appeals relating to the site.

**Relevant planning policies / background evidence:**

Lies within Swanage Local Plan Area Boundary. The site is also within SLP Policy OSR Open Space and Recreation; PLP1 Policy GI Green Infrastructure Recreation and Sports Facilities.

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

**Relevant issues for this assessment:**

**Suitability -**

**Constraints (as identified on constraints mapping):**

The site is within the AONB. It also lies within an area of former stone quarrying. It is adjacent to the Townsend Nature Reserve (SAC and SSSI).

The Dorset AONB Team has advised the Council that due to the prominent position, there is likely adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. Natural England have advised the Council that there is no way to mitigate the negative impact on the adjacent nature reserve.

The constraints in terms of landscape impact are therefore too significant to consider this site as a suitable development opportunity.

Other planning considerations:

The land could be unstable because of a previous use as a quarry. Assessments and specialist construction may be needed.

**Availability –**

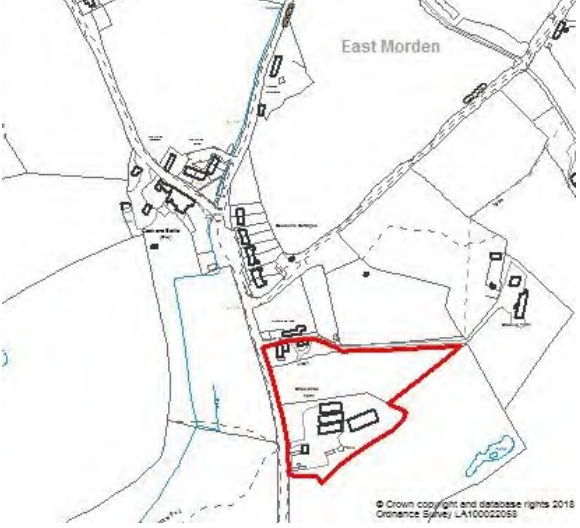
The Council understands that the land is available for development.

**Achievability –**

Not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0044	<b>Site Plan:</b> 
<b>Address:</b> Stickland Farm, East Morden	
<b>Parish:</b> Morden	
<b>Site area:</b> 1.54	
<b>Proposed capacity:</b> 46	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not an appropriate location for large numbers of homes (taking account of the size of the existing village / heritage assets) and because not clear how adverse effects on European sites can be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	No a sustainable location for large numbers of new homes.	Site promoter to re-consider suitability as a possible small site (Policy H8 of the emerging Purbeck Local Plan).
<b>Constraints</b>	The site is located in the green belt - exceptional circumstances needed for changes to green belt boundaries. Development across the site is not likely to be consistent with the character or appearance of the Morden Conservation Area. Non-designated heritage asset 'Morden Brick Yard' – New homes could have an effect on the assets significance.	The Council has not considered whether there are exceptional circumstances because of the sites unsuitability on other grounds. Design / layout of development to respect the character and appearance of the conservation area and the setting of Orchard Cottage. Further information needed to assess the significance of non-designated heritage asset.

<b>Other considerations</b>	Adverse effect on protected habitats.	It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.
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### Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues.	The site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site. It is not clear whether new homes could be delivered in the next 5, 10 or 15 years.

### Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

## **Assessment**

### **The site:**

1.54 hectare green field site. The western side of the site faces onto Quarr Hill. There is an existing vehicular access through this side of the site. Ground levels fall across the site from west to east. The western edge of the site is defined by a hedge a number of mature trees. A public right of way runs along the sites northern boundary. There are a number of mature trees growing across the site.

The site is positioned in the Morden Conservation Area. Parts of the site have previously been used as Morden Brick Yard - a non-designated heritage asset. The woodland (East Morden Withy Bed) on the opposite side of Quarr Hill is designated as an Ancient Woodland.

### **Relevant planning history:**

No relevant earlier planning applications or appeals.

### **Relevant planning policies / background evidence:**

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF) 2018);
- The SHLAA site is in the Morden Conservation Area (chapter 16 NPPF and policy LHH: Landscape, Historic Environment and Heritage of the Purbeck Local Plan Part 1 (PLP1));
- The SHLAA site is positioned next to an Ancient Woodland (East Morden Withy Bed);

Morden Conservation Area Appraisal (2018)

Purbeck Local Plan Review Settlement Strategy Update (2017)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The Council's Settlement Strategy Update (2017) notes that Morden has a total of 6 services / facilities with a population of 154 people. For the purposes of the settlement strategy update the Council ranked towns and villages according to their size and the number of services and facilities that their residents could access. Tier 1 settlements includes the largest towns with the most services and facilities available for their residents, while Tier 5 settlements included the smallest villages with the fewest services and facilities available to their residents. Morden is ranked as a Tier 5 settlement. The Council does not consider that the site is suitable location for large numbers of homes.

Buildings in the Morden Conservation Area tend to be positioned next to and facing the street. The hedgerow and trees growing along the sites western boundary also positively contribute to the appearance and character of this part of the conservation area. Large numbers of new homes set back from the street are not likely to preserve or enhance the conservation areas character or appearance. It may provide difficult to achieve an appropriate layout.

New homes on the site could lead to a deterioration of the adjacent Ancient Woodland on the opposite side of the road. If assessments indicates that there are likely to be adverse impacts there are unlikely to be exceptional circumstances to justify development as there are other sites capable of meeting the District's housing needs elsewhere in the District.

The Council has not considered whether there are exceptional circumstances to remove this site from the green belt as it is unsuitable for a number of other reasons.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The effect of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear from the submission how these adverse effects could be satisfactorily avoided / mitigated.

#### **Availability –**

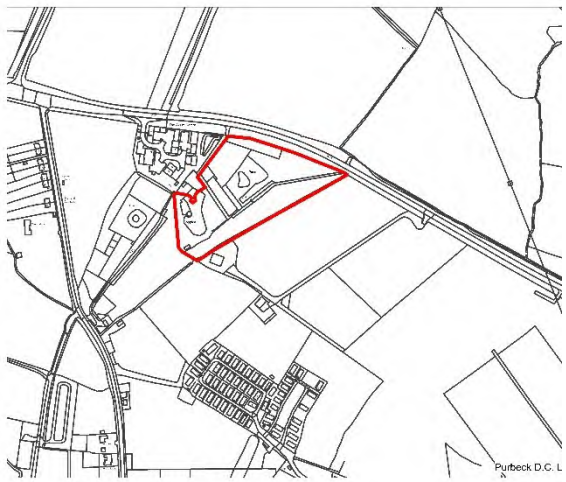
The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0042	<b>Site Plan:</b> 
<b>Address:</b> Papushka, Dorchester Road Organford (Adj Axiom Centre)	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 2.42	
<b>Proposed capacity:</b> 73	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable due to location being far from existing settlements	

### Summary assessment

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of residential development is unacceptable.	This site could be considered as an extension to the Axiom centre's safeguarded employment site if needed however the size of the site would need to be reduced to avoid flood risk.
<b>Constraints</b>	<p>Entire site is in the green belt.</p> <p>Risk of surface water flooding equivalent to flood risk zones 2 and 3, covers 1/3 of the site found in the north eastern corner.</p> <p>There are TPO orders covering approximately 1/3 of the site, found in the south western corner.</p> <p>Connection to nearby adequate utilities may prove costly.</p>	<p>The site would need assessed through the green belt review and found to be lacking when tested against green belt purposes and that there were exceptional circumstances for its release from the green belt.</p> <p>Mitigation for surface water flooding would need to satisfy the Lead Local Flood Authority that development here would not worsen flood risk on or off site, the size of the site may need to be reduced.</p> <p>Arboricultural report will need to be presented with any application here and ensure trees remain protected.</p>



Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues	Site has been confirmed as available now.

Viable

Issue	Viable
No issues	Viability not assessed as site unsuitable

**Assessment**

**The site:**

Open countryside can be found on the north, east and south of this greenfield site. The Axiom centre, a safeguarded employment site, is adjacent. Running along its northern boundary is the A35, a main road through Dorset connecting Devon to Hampshire. There is potential for access from A35 or Organford Road. The nearest villages are Lytchett Matravers, Organford and Sandford but none are within walking distance.

Utilities would need to be linked to those existing. The topography of the land is relatively flat.

**Relevant planning history:** None.

**Relevant planning policies / background evidence:**

NPPF Para. 79 – Planning policies and decisions should avoid the development of isolated homes in the countryside.

Policy CO: Countryside – development outside of a settlement boundary is only acceptable under certain criteria of which none apply to this site.

**Relevant issues for this assessment:**

**Suitability -**

Constraints (as identified on constraints mapping):

The Statutory Green Belt covers the site and would need to be assessed through the green belt review to establish how well it meets the purposes of the green belt and whether there are any exceptional circumstances for its removal.

There are tree preservation orders on site that would need to be protected. Additionally, the site is subject to surface water flooding equivalent to flood risk zones 2 and 3 and any development here would need to satisfy the Lead Local Flood Authority that flood risk wouldn't be worsened on or offsite. Utilities would need to connect to nearby existing utilities.

Other considerations

The site is not located close to any public transport or amenities. It is located next to the Axiom centre, a safeguarded employment site. This site is perhaps more suited for an extension to this site.

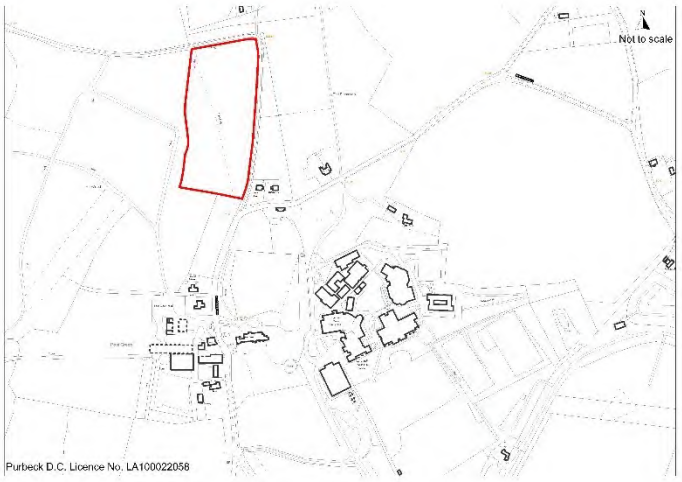
At the present size, the site could accommodate 73 homes, if this site size was reduced to avoid flood risk zones, and could still achieve 50 or more homes, the site would need to provide a SANG.

**Availability** – The landowner has expressed an intention to sell the site for development.

**Achievability** – Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0038	<b>Site Plan:</b> 
<b>Address:</b> North of Lytchett Minster	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 2.34	
<b>Proposed capacity:</b> 70	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because the site is remote from Lytchett Minster and would lead to isolated pattern of development.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Not acceptable in principle – The Council considers that the location of the site is not suitable for development based on its detachment from the main settlement of Lytchett Minster.	N / A
<b>Constraints</b>	Within the green belt. Within 200m of Ancient Woodland.	The Council has not assessed whether there are exceptional circumstances because the site is not suitable in principle.  Assessment needed to ascertain whether development would lead to a deterioration of the Ancient Woodland.

<b>Other considerations</b>	Lytchett Minster Conservation Area lies to the south of the site – development could effect the setting of this heritage asset / listed buildings.	Design / layout to take account of the conservation areas / listed buildings special interest.
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues	Within 1-5 years

Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

2.34 hectare greenfield site surrounded by open countryside. To the north is a solar farm. To the east and west are wooded areas (including Hill Wood). The site is relatively flat, with a gradual downward slope towards the west. A public right of way wraps around the eastern and northern edges of the site. There are some trees and mature hedges along site boundaries, but none subject to TPO.

**Relevant planning history:**

No relevant planning history.

**Relevant planning policies / background evidence:**

Para 81 of NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside, unless specific circumstances apply.

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints

The key constraint to development at this site is its detached location outside the settlement of Lytchett Minster. The site is not related to the existing built form and is likely to have significant impact on the surrounding landscape. The site also abuts the Lytchett Minster Conservation area, where the openness of the site would risk harming the setting of nearby listed buildings and existing character of the conservation area. It is therefore viewed that development at this site is not suitable in principle.

#### **Availability –**

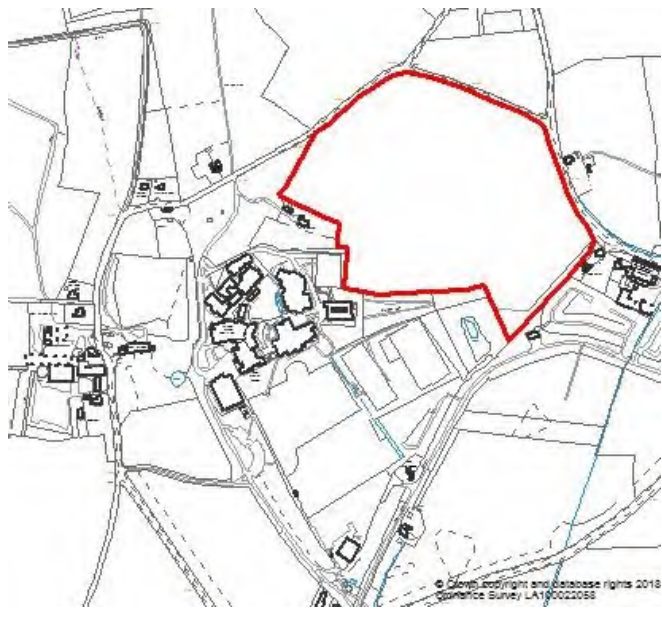
Confirmed as available in 2018.

#### **Achievability –**

Not assessed as principle of development is not supported.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0036	<b>Site Plan:</b> 
<b>Address:</b> North East of Lytchett Minster	
<b>Parish:</b> Lytchett Minster and Upton	
<b>Site area:</b> 10.03	
<b>Proposed capacity:</b> 301	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because of the sites relationship with Lytchett Minster and potential effects of development on nearby heritage assets.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Not suitable - the site is also considerably detached from the main settlement of Lytchett Minster.	N / A
<b>Constraints</b>	Potential adverse impacts on heritage assets – Lytchett Minster Conservation Area / listed buildings. Site within the green belt.	Difficult to avoid adverse impact on the nearby listed buildings as well as the historic parkland within the conservation area.  The Council has not assessed whether there are exceptional circumstances because the site is unsuitable for other reasons.

<b>Other considerations</b>	Effect on protected heathlands and Poole Harbour.	The effects on protected heathland would need to be avoided / mitigated.
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Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
Site is currently available	1-5 years

Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

10.02ha greenfield site. To the south west is the Lytchett Minster School. To the west is the Courtyard Craft Centre. To the south is the South Lytchett Manor caravan site. To the north is open countryside. The land dips gradually towards the centre from both east and west directions.

**Relevant planning history:**

No significant history

**Relevant planning policies / background evidence:**

Lytchett Minster Conservation Area Appraisal (2008)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

**Relevant issues for this assessment:**

**Suitability -**

**Constraints (as identified on constraints mapping):**

The site lies within the green belt and is considerably detached from the main settlement of Lytchett Minster.

It sits within the Lytchett Minster conservation area and is a former area of park from the 1850s. It is also adjacent to some listed buildings. This is a particularly sensitive area in terms of it forming a historic area of parkland whose openness is key to its historic importance. There are several mature trees some hedges along boundaries and some trees in the centre. The conservation area status gives a level of protection to them.

The constraints therefore deem this site unsuitable for development.

Other planning considerations:

Not considered as site is not suitable

**Availability –**

Site is available but deemed unsuitable


**Achievability –**

Site is deemed unsuitable



## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0032	<b>Site Plan:</b> 
<b>Address:</b> Land Adj Primary School, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 5.43	
<b>Proposed capacity:</b> 244	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers (with its existing services and facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated.

<b>Other considerations</b>	Adverse effect on protected habitats.	Not clear how adverse impacts on protected heathland or Poole Harbour could be avoided or mitigated.
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### Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues.	The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.

### Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

## Assessment

### The site:

5.43 hectare greenfield site used as pasture to graze animals. Ground levels fall gently from the north eastern corner of the site in a south westerly direction. The site is enclosed by mature hedges / trees. The eastern side of the site faces onto Wareham Road.

Links would need to be made to existing utilities / services – this is likely to be possible given the relationship between the site and existing homes to the east. Possible to form a vehicular access into the site from Wareham Road.

The site is within walking distance of Lytchett Matravers Primary School and close to a sports pitch. Other facilities / services, including: local shop, library, pharmacy, doctors surgery, church, public house and community hall, are positioned further from the site (around the crossroads between Huntick and Wareham Road).

### Relevant planning history:

No earlier planning applications or appeals directly relating to the SHLAA site. Numerous planning applications relating to Lytchett Matravers Primary School including: permission to erect a multi use games area to the north of the SHLAA site (6/2006/0109).

### Relevant planning policies / background evidence:

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF)).
- Lytchett Matravers Neighbourhood Plan (2017)  
Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018  
Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The Council's green belt study (October 2018) considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The effect of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear from the submission how these adverse impacts could be satisfactorily avoided / mitigated.

#### **Availability –**

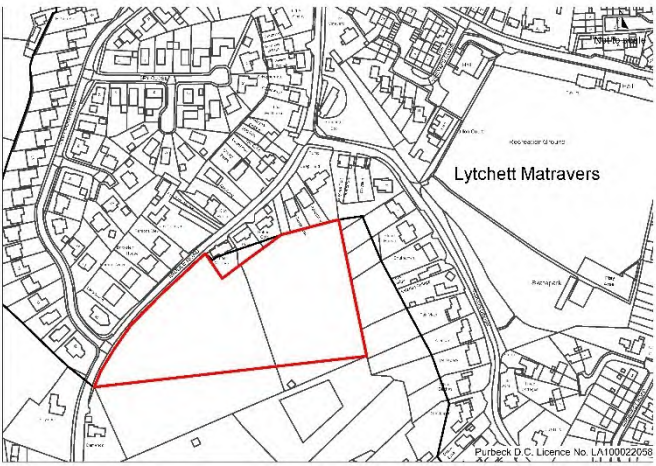
The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site. It is not clear whether new homes could be delivered in 5, 10 or 15 years.

#### **Achievability –**

The site is likely to be viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0030	<b>Site Plan:</b> 
<b>Address:</b> Adj Middle Road, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 2.7	
<b>Proposed capacity:</b> 81	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated.

<p><b>Other considerations</b></p>	<p>Adverse on protected habitats.</p>	<p>Not clear how adverse impacts on protected heathland or Poole Harbour could be avoided or mitigated. Ecological survey is needed to ascertain whether there are protected species on site and to guide a Biodiversity Mitigation and Enhancement Plan.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
<p>No issues.</p>	<p>The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.</p>

Viable

Issue	Viable
<p>Not assessed.</p>	<p>Viability not assessed as site unsuitable.</p>

**Assessment**

**The site:**

1.85 hectare green field site, positioned next to Middle Road and the south western side of the village. The land appears to be used to graze horses. The site forms part of a larger pocket of undeveloped land, and the head of a valley, between existing homes to the north, north west and north east. Levels fall across the site to the south west and south. The Lytchett Matravers Townscape Character Appraisal describes the southern part of the site as a picturesque open valley. The undulating landform positively contributes to the character of the countryside and the setting of the village. There are also picturesque views out of the site looking southward toward the Purbeck Chalk Ridge.

Sites boundaries are defined by mature hedgerows. There are also some notable trees growing in hedgerows around the sites boundaries. There are two existing vehicular accesses into the site from Middle Road. Links between existing utilities / services and any new homes on the site would need to be formed – this is likely to be possible given the sites relationship with existing development on Middle Road and Eldons Drive.

Existing services and facilities in Lytchett Matravers, including: Lytchett Matravers Primary School, sports pitches, local grocery shop, library, pharmacy, doctors surgery, church, public house and community hall, can be accessed from the site.

### Relevant planning history:

No earlier relevant planning applications or appeals.

### Relevant planning policies / background evidence:

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF)); and
- Parts of the site are effected by moderate / high risk surface water flooding (chapter 14 NPPF).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### Relevant issues for this assessment:

#### Suitability -

##### Constraints (as identified on constraints mapping):

The Council's green belt study (October 2018) considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

A sizeable area of the site is effected by moderate / high risk surface water flooding. The records of flood risk indicate that surface water flows across the site (on the land to the rear of existing homes on Eldons Drove) from north west to south west to the bottom of the valley. Excluding land at risk from flooding will reduce the size of the site and its capacity to deliver new homes. A suitable drainage scheme, for surface and foul water, would be needed to avoid increasing flood risk elsewhere.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The site promoter has stated that they have been in negotiations with Wyatt Homes and Natural England in an attempt to secure agreement that the adverse effects from new homes on the site could be mitigated by the Suitable Alternative Natural Greenspace (SANG) controlled by Wyatt Homes. The Council does not have evidence of a formalised agreement between these parties, or any other evidence to demonstrate that it is likely that the adverse effects of new homes on protected heathlands and Poole Harbour could be avoided or mitigated.

The existing valley, including the undulating open character of the SHLAA site, positively contributes to the character of the countryside and the villages setting. To avoid adverse impacts it may be necessary to limit the proportion of the site which is developed, the parts of the sites closest to the rear of homes on Eldons Drove are least prominent, and prepare a suitable soft landscaping scheme.

### **Availability –**

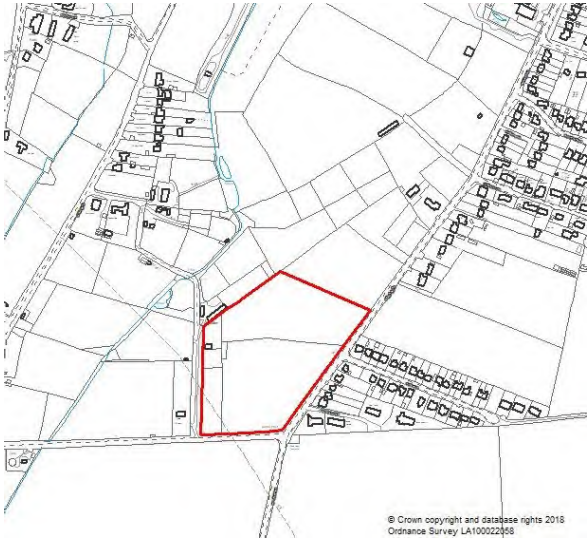
The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site. It is not clear whether new homes could be delivered in 5, 10 or 15 years.

### **Achievability –**

The site is likely to be viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0029	<b>Site Plan:</b> 
<b>Address:</b> Land adj Glebe Road, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 3.60	
<b>Proposed capacity:</b> 108	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but related to the southern edge of the Lytchett Matravers. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated.
<b>Other considerations</b>	Adverse effects on protected habitats.	Not clear how adverse impacts on protected heathland or Poole Harbour could be avoided or mitigated.



Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

3.6 hectare greenfield site which appears to be used as agricultural pasture. The site is positioned around the southern side of the village, to the west of existing homes along Glebe Road. For the most part the site is surrounded by undeveloped farmland. The eastern side of the site faces onto Wareham Road. Its boundaries are formed from hedgerows / agricultural fences. There are a number of mature trees growing around the edges of the site. There are no significant changes in level across the site.

It is likely that connections could be made between existing utilities and services, running next to Wareham Road, and new homes on the SHLAA site. Possible to form a vehicular access into the site from Wareham Road or the road running next to the sites southern boundary.

The site is within walking distance of Lytchett Matravers Primary School and close to a sports pitch. Other facilities and services, including: local shop, library, pharmacy, doctors surgery, church, public house and community hall, are positioned some distance from the site (around 1.5 km away).

**Relevant planning history:**

No earlier relevant planning applications or appeals.

**Relevant planning policies / background evidence:**

The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF)).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The Council's green belt study (October 2018) considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear how these adverse impacts could be satisfactorily avoided / mitigated.

#### **Availability –**


The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0028	<b>Site Plan:</b> 
<b>Address:</b> Land Off High Street, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 3.80	
<b>Proposed capacity:</b> 114	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of Lytchett Matravers (and existing services and facilities). Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located green belt.	The Council has not considered whether there are exceptional circumstances in its green belt study as it is not clear how adverse impacts on European sites could be avoided or mitigated.

<b>Other considerations</b>	Adverse effect on protected habitats.	Not clear how adverse impacts on protected heathland / Poole Harbour could be avoided or mitigated.
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### Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues.	The site promoter has confirmed that the land is available for development. Not clear whether homes will be delivered in next 5, 10 or 15 years.

### Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

## Assessment

### The site:

3.8 hectare greenfield site currently used for grazing, positioned to the north of Lytchett Matravers, next to existing homes on Charborough Close. Open countryside surrounds the site to the north. Almost all of the sites northern edge also abuts an Ancient Woodland (Dyetts Coppice). Ground levels fall across the site from its southern edge, next to Lytchett Matravers, northward toward the Ancient Woodland and surrounding countryside. This part of the site appears prominent in the surrounding countryside. The sites boundaries are enclosed by mature hedgerows and its northern side is fringed by the trees growing in Dyetts Coppice. Some of the trees growing on neighbouring land are protected by preservation orders. There is a Site of Nature Conservation Interest adjoining the sites northern boundary.

Parts (the centre of the site and next to its western boundary) of the site are effected by surface water flooding. There is an existing vehicular access into the site from High Street.

The site is located around 700 metres from local shops (including a grocery store), playing fields, a library, a pharmacy, a doctor's surgery, a church, a public house and a community hall. The site is just under 1.5 km from Lytchett Matravers Primary School (to the south). There are a number of bus stops within walking distance of the site.

### Relevant planning history:

No earlier planning applications or appeals that are directly relevant to the SHLAA site or the sites development with homes.

### Relevant planning policies / background evidence:

- The site is in the green belt (chapter 13, National Planning Policy Framework (NPPF));

- Two small areas within the site are at a moderate / high risk from surface water flooding (chapter 14 NPPF and Policy FR: Flood Risk Purbeck Local Plan Part 1 (PLP1);
- Effect of development on Ancient Woodland - New homes could lead to a deterioration of the Ancient Woodland (chapter 15 NPPF); and
- Water Source Protection Zone (Policy GP: Groundwater protection, PLP1).

Lytchett Matravers Neighbourhood Plan (2017)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Purbeck District Townscape Character Appraisal, Lytchett Matravers (2012)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The Council's green belt study (October 2018) considers whether there are exceptional circumstances for changes to green belt boundaries to meet the District's housing needs. The Council has not considered whether there are exceptional circumstances for this site because it is not clear that other considerations (which effect its suitability) can be appropriately addressed.

Only a small part of the site is effected by surface water flooding. It should be possible to avoid this risk by excluding this land from the site and using the land as part of drainage scheme for managing surface water run-off from the development. Excluding this land will not have a significant impact on the sites capacity to deliver homes.

The site is designated as part of the water source protection area – further details of the proposed development are needed to assess to the potential impacts on water sources.

Development on the site could result in the deterioration of the adjacent Ancient Woodland – further information / consultation / assessment are needed before reaching on a judgement on the potential effects. If new homes would lead to a deterioration to the woodland there unlikely to be exceptional circumstances to justify development as there are other sites capable of meeting the District's housing needs.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands (including Upton Heath, Corfe Mullen Pastures, Holton and Sandford Heaths and Morden Bog) European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided or mitigated. It is not clear how these adverse effects could be satisfactorily avoided or mitigated.

Development on across this sloping site is likely to appear prominent and obtrusive in the countryside. Avoiding harmful landscape impacts, by confining new homes to the land directly next to the edge of the village, may lead to a contrived layout that does not respect its surroundings. Developers may find it challenging to achieve a suitable layout for new homes without adverse

impacts on the appearance and character of the surrounding countryside and the edge of the village.

### **Availability –**


The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0027	<b>Site Plan:</b> 
<b>Address:</b> Adjacent to Peach Cottage, Foxhills Road, Lytchett Matravers	
<b>Parish:</b> Lytchett Matravers	
<b>Site area:</b> 1.60	
<b>Proposed capacity:</b> 48	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable as a large site because of flood risk, access into the south western side of the site and trees protected by a preservation order.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Lytchett Matravers. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	The site is located in the green belt. Tree preservation order protects some trees on the site. Flood risk.	The Council has not considered whether there are exceptional circumstances because it does consider that the site has capacity for more than 30 homes. Survey trees and, subject to findings from survey, layout homes in a manner which would allow trees to be retained. Risks from surface water flooding can be avoided.

<p><b>Other considerations</b></p>	<p>Design / layout Protected species and habitats.</p>	<p>Design / layout should respond to the appearance and character of the surrounding area taking account of the need for a suitable drainage scheme, existing trees / hedgerows, landscaping / space for recreation and biodiversity.</p> <p>Further details of how the adverse impacts of new homes on protected heathland / Poole Harbour could be avoided or mitigated. Ecological survey needed for protected species and Biodiversity Mitigation and Enhancement Plan.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
<p>Who's controlling the site? Issues with land ownership? History on deliverability</p>	<p>The site promoter has confirmed that the land is available for development. Not clear whether new homes could be delivered in the next 5, 10 or 15 years.</p>

Viable

Issue	Viable
<p>Economic viability report Planning constraints?</p>	<p>The Council's economic viability suggests that the site is viable for new homes. Planning constraints / other considerations are not likely to make development unviable.</p>

**Assessment**

**The site:**

1.59 hectare greenfield site. Most of the site is currently used to graze animals. The south western corner of the site appears to be almost completely covered in trees / shrubbery. There is a gradual fall in levels from the north east corner to south and west across the site. The site is positioned to the east of Lytchett Matravers, between the edge of the village and Foxhills Road. There are undeveloped fields to the south and to the east of Foxhills Road. The sites eastern boundary, next to Foxhills Road is formed by a mature hedge (this hedge positively contributes to the character of Foxhills Road). The northern boundary with Deans Drove is defined by a post and rail wooden fence.



The site is located within walking distance of Lytchett Matravers Primary School and a sports field. There are local shops (including a grocery store), playing fields, library, pharmacy, doctors surgery, church, public house and community hall to the north of the site (around 1km away). There are a number of bus stops along Wareham Road within walking distance of the site. A public sewer runs east / west across the middle of the site.

### **Relevant planning history:**

The site has a long planning history with several applications for market homes refused in the 1970s and 1980s. The most recent, and relevant, planning application (6/2016/0743) was refused in 2018 for 'Development of the site with 16 affordable houses to rent, and 7 open market houses, with associated access, parking and landscaping.' Permission was refused because the Council considered that the proposed homes were not well served by public transport and the applicant had failed to demonstrate that the site was the most appropriate location for a rural exceptions site.

### **Relevant planning policies / background evidence:**

- The site is in the green belt (Chapter 13 National Planning Policy Framework(NPPF)) ;
- A small part of the site (running parallel with the eastern boundary) is at moderate / high risk from surface water flooding and an ordinary water course also runs next to this boundary (Chapter 14 NPPF and policy FR: Flood Risk Purbeck Local Plan Part 1 (PLP1)) ; and
- A number of trees growing on the site are protected by tree preservation orders (policy LHH: Landscape, Historic Environment and Heritage PLP1)..

Lytchett Matravers Neighbourhood Plan (2017)

The Lytchett Matravers Townscape Character Appraisal (2012) notes an important gap / soft landscaped fringe around the edge of the village to the south of the site / important trees and hedges within the site / views out of the village into the site.

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

### **Relevant issues for this assessment:**

#### **Suitability -**

#### *Constraints (as identified on constraints mapping):*

There are protected trees growing along the sites southern, eastern and western boundaries. It should be possible to prepare a layout for new homes which avoids any harmful impacts on these trees. Retaining these trees is likely to effect the numbers of homes which could be delivered on this site.

An ordinary water course runs through part of the site (the western site next to the edge of Lytchett Matravers). Land next to the watercourse is at risk from surface water flooding. It should be possible to avoid this risk by excluding this land from the site. This part of the site could be used in connection with a drainage scheme for managing surface water run-off from the development. Excluding this land from the site is likely to effect the number of homes which could be delivered on the site.

Because of these limitations (as well as access into the south western corner of the site) the Council does not consider that the site has capacity for more than 30 new homes and is therefore

unsuitable as a large site. For these reasons the Council has not assessed whether there are exceptional circumstances for changes to green belt boundaries. A proposal for up to 30 new homes could potentially be assessed against Policy H8: 'Small sites next to existing settlements' of the Purbeck Local Plan Pre-submission draft (2018-2034) in the future.

### Other planning considerations:

The northern side of the site faces onto Deans Drove and its eastern side faces onto Foxhills Road. There is an existing vehicular access through the northern side of the site onto Deans Drove. It's not clear how the south western part of the site (which is also at risk from flooding) could be accessed by vehicles / people. For these reasons this part of the site is not likely to be suitable for development.

Subject to a suitable layout, scale, height, mass and appropriate hard / soft landscaping it should be possible to deliver new homes on the site and avoid any harmful impacts on existing homes and the appearance / character of the surrounding countryside. The collective impacts of new homes around Lytchett Matravers on the local / strategic road networks will need to be considered. Links between the town other neighbouring villages / conurbation may need to be formed or enhanced to encourage use of sustainable modes of transport.

It is not clear from the submission how adverse impacts of new homes on protected habitats (including heathlands and Poole Harbour) could be avoided or mitigated. Wyatt Homes are promoting other land for new homes around Lytchett Matravers and have identified a possible Suitable Alternative Natural Greenspace (SANG) to avoid, or mitigate, the effects of this development. There could be capacity in the SANG to address the effect of new homes on this site. The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

### **Availability –**

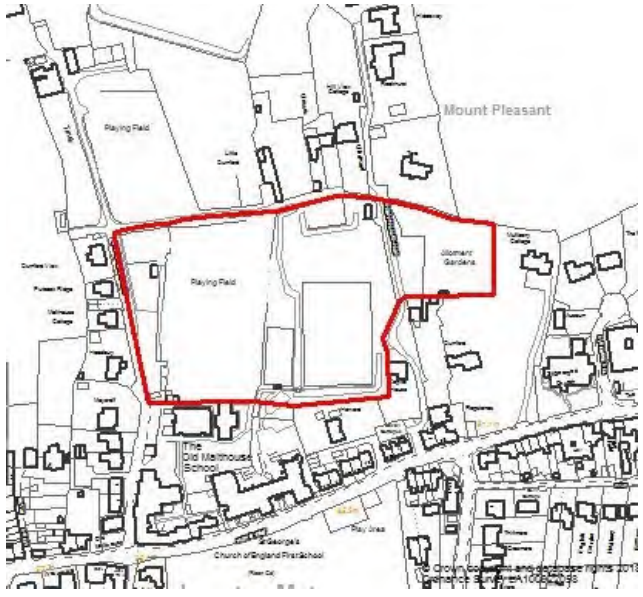
The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

The site is likely to be viable for new homes.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0022	<b>Site Plan:</b> 
<b>Address:</b> The Old Malthouse Site, Langton Matravers	
<b>Parish:</b> Langton Matravers	
<b>Site area:</b> 1.9	
<b>Proposed capacity:</b> 57	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable as a large site because of loss of sports pitches / allotments, harm to the historic environment / Area of Outstanding Natural Beauty (AONB) and because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of Langton Matravers and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A
<b>Constraints</b>	Loss of sports pitches. Potential adverse effects on the historic environment and adverse Impact on AONB. Impact on protected trees. Minerals Safeguarding Area.	Provide equivalent replacement pitches or limit scale development to avoid loss of pitches / harm to the significance of heritage assets / AONB. Layout / design should take existing protected trees into consideration. Site promoter to consult Dorset County Council.

<p><b>Other considerations</b></p>	<p>Adverse effects on protected habitats. Suitable design / layout.</p>	<p>It is not clear how adverse effects on heathland and Poole Harbour could be avoided or mitigated.</p> <p>Design / layout should respond to the appearance and character of the surrounding area taking account of the need for a suitable drainage scheme, soft landscaping and space to enhance biodiversity.</p>
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Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
<p>No issues.</p>	<p>The site promoter has confirmed that the land is available for development. It is not clear whether new homes could be delivered in 5, 10 or 15 years. The constrained nature of the site, and its surroundings, may mean that homes are delivered in the medium to longer term (10 or 15 years).</p>

Viable

Issue	Viable
<p>Not assessed.</p>	<p>Viability not assessed as site unsuitable.</p>

**Assessment**

**The site:**

4.9 hectare site used in connection with The Old Malthouse School. The site includes: previously developed land (including a car parking area and the land around a sports pitch pavilion), sports pitches, tennis courts and allotments. The Council has described the site as greenfield because the majority of the site is used as sports pitches / tennis courts / allotments. The SHLAA site does not include The Old Malthouse school buildings in the southern part of the site (which are positioned inside the settlement boundary for Langton Matravers).

The site is positioned on the northern edge of Langton Matravers. There are existing homes to the south (which front onto High Street), east (positioned around Mount Pleasant Lane) and west (fronting onto Old Malthouse Lane) of the site. Ground levels fall across the site from west to east, with three distinct terraced levels falling across the site (the car parking area / sports pavilion building and the grassed sports pitch are separated by a retaining wall).

There are grade II listed buildings to the north east (Little Durnford and Windward) and the site is within the Langton Matravers Conservation Area. Trees growing around the site are protected because of their position in the conservation area (some trees are also individually protected by tree preservation orders).

Utilities would need to connect to existing facilities at neighbouring properties. The site is in close proximity to some facilities and services, such as a school, village shop and village hall.

### **Relevant planning history:**

Numerous earlier planning applications relating to The Old Malthouse School.

### **Relevant planning policies / background evidence:**

- The site is in the Dorset Area of Outstanding Natural Beauty (AONB) (chapter 15, National Planning Policy Framework (NPPF) and policy LHH: Landscape, Historic Environment and Heritage Purbeck Local Plan Part 1(PLP1));
- Development on site could affect the setting of listed buildings and the character or appearance of the Langton Matravers Conservation Area (policy LHH: Landscape, Historic Environment and Heritage PLP1);
- Policy GI: Green Infrastructure, Recreation and Sports Facilities, PLP1; and
- The site is part of a Minerals Safeguarding Area.

Conserving Character, Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Langton Matravers Conservation Area Appraisal Document (adopted 2008)

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### *Constraints (as identified on constraints mapping):*

Dorset AONB Team have indicated that appropriately designed / laid out low density development on site could conserve landscape character. Development would need to preserve or enhance the character or appearance of the Langton Matravers Conservation Area and conserve the setting of nearby listed buildings. The Council's Conservation Area Appraisal describes the playing field on the western side of the site as a notable green space and references significant views (from the northern side of the site) toward the Corfe Valley. Intensive development across the site is not likely to preserve the appearance or character of the conservation area and may adversely effect the setting of listed buildings.

Sport England objects to development across the site because of the loss of sports pitches. There is no audit which demonstrates that these pitches are surplus to requirements (more detailed assessment to determine whether possible replacement pitches are: of an equivalent or better quality and quantity). The allotments, whilst private, also fall within the definition of open space in the NPPF. As with sports pitches, there is not an audit which demonstrates that these

allotments are surplus to requirements or can be replaced with allotments of equivalent size and quality elsewhere.

The site is located in a Minerals Safeguarding Area. The site promoter should consult with Dorset County Council to ascertain whether development would sterilise an important minerals resource and ascertain whether prior extraction of the mineral is necessary / feasible.

Because of planning constraints, and other planning considerations, the Council does not consider that the site is suitable for 57 homes.

### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites. The adverse effects of new homes on protected heathlands will need to be avoided / mitigated. It is not clear from the submission how these adverse impacts could be satisfactorily avoided / mitigated.

There are two potential existing points of access into the site from High Street: along Mount Pleasant Lane (to the east) and from Old Malthouse Lane (to the west). The width of the access (along the lower section of Mount Pleasant Lane) and junctions between these accesses and High Street may need to be altered to avoid highway safety issues. Subject to these alterations the Local Highways Authority (Dorset County Council) has indicated that it would be possible to form a safe access into the site provided the number of new homes is limited (they suggest that up to 30 homes may be appropriate).

The Lead Local Flood Authority raises no concerns subject to a suitable drainage scheme for managing surface water. The site falls entirely within Flood Zone 1 (low risk – fluvial flooding). Even though it is on the Purbeck ridge, localised variations justify site specific investigation into whether soakaways could be used to manage surface water from development.

Wessex Water has confirmed that an off-site connecting sewer would be required for foul water disposal. There are local connections in the foul water system. There is limited capacity available in existing surface water systems. Restricted flow rates will apply to any sewer connection. It is within the Swanage sewage treatment works catchment.

### **Availability –**


Covenants restrict the use of part of the site. Provided any scheme avoids development on the land effected by these covenants, the Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0021	<b>Site Plan:</b> 
<b>Address:</b> Valley Road, Langton Matravers	
<b>Parish:</b> Langton Matravers	
<b>Site area:</b> 6.16	
<b>Proposed capacity:</b> 185	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because of impact on the Dorset Area of Outstanding Natural Beauty (AONB) and because not clear how adverse effects on European sites could be avoided or mitigated.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside and to the north of Langton Matravers, but close enough to existing village (services / facilities) to be acceptable in principle for a small number of homes subject to addressing other constraints.	N / A
<b>Constraints</b>	Adverse effect on the AONB - New homes on the site will not conserve the natural beauty of the AONB.	Not clear that these impacts could be moderated.
<b>Other considerations</b>	Adverse effect on protected habitats.	It is not clear how adverse effects on heathlands and Poole Harbour could be avoided or mitigated.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues.	Subject to response from Dorset County Council (Minerals and Waste Planning Authority) the site promoter has confirmed that the land is available for development and that it should be possible to deliver new homes on the site. It is not clear whether new homes could be delivered in the next 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

6.14 hectare greenfield site. Ground levels fall across the site from south to north toward Valley Road (A351), which runs next to the sites northern boundary. There is an existing vehicular access though this northern side of the site – the boundary is defined by a mature hedgerow. There is an Ancient Woodland (Farm Wood) next to the sites western boundary. Existing homes at Lower Steppes, Steppes and Serrells Mead are located to the south and south east of the site. There are a number of mature trees growing in the site.

**Relevant planning history:**

No earlier planning applications or appeals relating to the SHLAA site. Planning permission granted on adjoining land to the south (between the edge of the site and Steppes) for rural exceptions affordable homes (6/2011/0192 and 6/2012/0152).

**Relevant planning policies / background evidence:**

- The SHLAA site is in the Dorset Area of Outstanding Natural Beauty (AONB) (chapter 15, National Planning Policy Framework (NPPF) 2018);
- The SHLAA site is positioned next to an Ancient Woodland (Farm Wood) (chapter 15 NPPF 2018);
- A small part of the site (next to Valley Road) is at moderate / high risk from surface water flooding (chapter 14 NPPF 2018); and
- The site is within a Minerals Safeguarding Area (chapter 14 Bournemouth Dorset and Poole Minerals Strategy (2014)).

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

Conserving Character, Landscape and Character Assessment and Management Guidance for the Dorset AONB (2008)



The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

##### Constraints (as identified on constraints mapping):

The site covers a large area extending up to Valley Road. Ground levels rise to the north of the site up to the Purbeck Chalk Ridge. The site could theoretically deliver up to 185 homes. After considering the nature and setting of the site the Council considers that development on this scale would constitute 'major development'. The site is readily visible from public rights of way which run along, and up to, the chalk ridge. Landscape character appraisal notes a distinctive character arising from nucleated villages, small pastures, woodland and dense hedges. New homes, extending northward from Langton Matravers, on the site would appear prominent and potentially obtrusive in the landscape. Development is not likely to conserve the natural beauty of the AONB. It is not clear that the adverse impacts from development could be satisfactorily moderated.

Development on the site could result in the deterioration of the adjacent Ancient Woodland – further information / consultation / assessment are needed to determine the potential effects of new homes. There unlikely to be exceptional circumstances if it is concluded that development would cause a deterioration to the Ancient Woodland as there are other sites capable of meeting the District's housing needs without causing deterioration to irreplaceable habitats.

Surface water flooding effects a small part of the SHLAA site next to Valley Road. It should be possible to avoid this risk by excluding the land from the site, without any significant impact on the sites capacity to deliver homes.

The site is located in a Minerals Safeguarding Area. The site promoter should consider consulting with Dorset County Council to ascertain whether development would sterilise an important minerals resource and whether prior extraction of the mineral is necessary / feasible.

##### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites. The adverse effect of new homes on protected heathlands and will need to be avoided / mitigated. It is not clear how these adverse effects could be satisfactorily avoided / mitigated.

Trees / hedgerows should be accurately surveyed and taken into consideration when designing the new homes (details of tree protection measures may need to be submitted as part of a planning application). The site should also be surveyed for protected species. The findings from the ecological report should be taken into consideration when designing the new homes and form the basis for preparing a Biodiversity Mitigation and Enhancement Plan.

Drainage systems, for surface and foul water, should be designed to avoid creating / increasing flood risk elsewhere. Site promoters should work with the sewage undertaker to ensure that there is capacity to accept further homes.

### **Availability –**

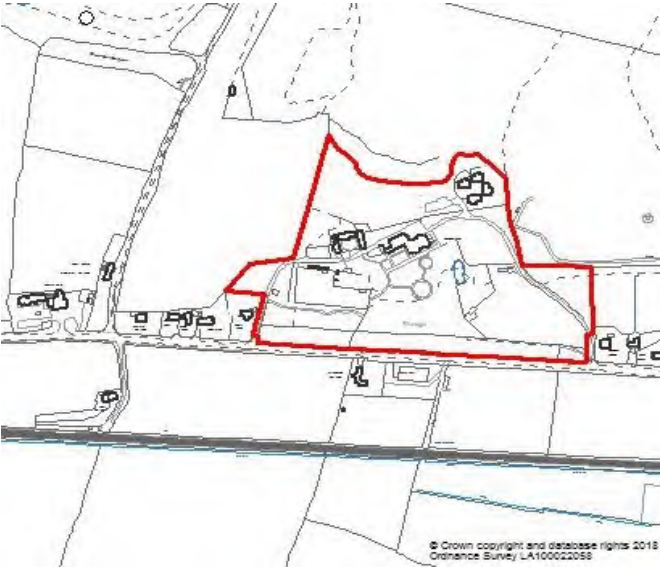
Subject to consultation with the Mineral and Waste Planning Authority the site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0020	<b>Site Plan:</b> 
<b>Address:</b> Binnegar Hall, Wool Road, East Stoke	
<b>Parish:</b> East Stoke	
<b>Site area:</b> 7.15	
<b>Proposed capacity:</b> 215	
<b>Site type:</b> Previously Developed	
<b>Conclusion:</b> Unsuitable in principle for large numbers of homes.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Unsuitable location for large numbers of homes.	The site has planning permission for 46 homes and is listed on the Council's brownfield land register.
<b>Constraints</b>	Within 200m of ancient woodland Site has a TPO.	Further information to assess the impact of new homes on Ancient Woodland.  Detailed tree survey required, and where necessary tree protection measures.
<b>Other considerations</b>	Effect of new homes on European sites (including protected heathland and Poole Harbour).	Not clear how the adverse effects could be avoided or mitigated.

### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No ownership issues	Site is available and would be expected to be complete in 3-5 years

### Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

## **Assessment**

### **The site:**

7.15 hectare site that is part previously developed and part green field. The southern side of the site faces onto the A352 Road. Ground levels rise from this side of the site northwards. The site contains a number of buildings which are set back from the frontage with the A352 Road. These buildings were formerly used as a care home.

There are also large numbers of mature trees growing along / close to the sites southern and northern boundaries. The trees growing within the site are protected by an area Tree Preservation Order. The closest sizeable settlement is Wareham, located around 3 kilometres to the east.

### **Relevant planning history:**

The site includes buildings which were previously used as a care home. The Council has granted planning permission to change the use of these buildings to form a number of dwellings (46 in total) including both flats and houses (6/2015/0541 and 6/2013/0138). The Council is currently considering an application for variation on conditions imposed on one of these earlier permissions (6/2018/0417).

### **Relevant planning policies / background evidence:**

Policy LD: General Local Development, Purbeck Local Plan Part (PLP) 1 (2012)

Chapter 15, National Planning Policy Framework (NPPF) (2018)

Purbeck Local Plan Review Strategic Flood Risk Assessment (SFRA) Level 1, January 2018

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints**

The size and capacity of the promoted site would deliver a large number of homes in a relatively remote location in the countryside that is supported by little or no services / facilities. The site is

suitable for homes, but lacks the supporting infrastructure and facilities that are present in towns / key service villages / other villages with settlement boundary elsewhere in the District. The site has planning permission for 46 homes, and is included on the Council's brownfield land register, but is not suitable for 215 homes which could be delivered on site.

Further detailed information required to assess whether the re-development with up to 215 homes is likely to have an adverse impact on the Ancient Woodland or any protected trees growing on the site.

### Other considerations

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. It is not clear how the adverse effects could be avoided or mitigated.

### **Availability –**

The site promoters have confirmed that the land will be available for development. The Council is not aware of any other matters that might affect delivery of new homes on this site.

### **Achievability –**

Not assessed as site considered unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0018	<b>Site Plan:</b> 
<b>Address:</b> Home Farm, East Lulworth	
<b>Parish:</b> East Lulworth	
<b>Site area:</b> 2.37	
<b>Capacity:</b> 71	
<b>Site Type:</b> Previously developed	
<b>Conclusion:</b> Unsuitable due to separation from existing settlements and impact on Area of Outstanding Natural Beauty	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development in this location is unsuitable.	N/A
<b>Constraints</b>	Within 500m of Ancient Woodland Within the Dorset AONB Surface water flooding - annual flood risk equivalent to Flood Risk Zone 3, 2 and 1.	
<b>Other considerations</b>	The site is not adjacent to an existing settlement and is within the AONB, major development here would be deemed inappropriate.	

#### Availability

Issue	Summary
No ownership issues	Site submitted as available

### Viability

Issue	Summary
Not assessed	Site submitted as available

### Assessment

#### The site:

Site is currently in agricultural use and lies in the open countryside within the Area of Outstanding Natural Beauty. The site is surrounded by and contains mature hedging.

#### Relevant planning history

None

#### Relevant planning policies / background evidence:

NPPF para 79 – avoid isolated homes in the countryside

Policy CO: Countryside – no homes in the countryside.

#### Relevant issues for this assessment:

New homes across this site would have great impact on the Area of Outstanding Natural Beauty and it is not clear whether adverse impacts could be satisfactorily avoided or mitigated.

Homes here would be isolated from existing settlements and would be contrary to policy CO: Countryside and the NPPF para 79. Also an area of the site is subject to flooding and it is unclear whether this can be mitigated.

Therefore the site is unsuitable for residential development.

#### Availability –

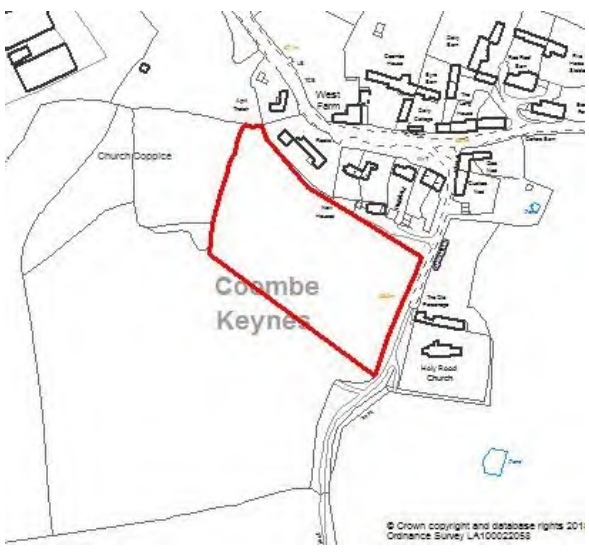
Site is available.

#### Achievability –

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0016	<b>Site Plan:</b> 
<b>Address:</b> Land at Coombe Keynes	
<b>Parish:</b> Coombe Keynes	
<b>Site area:</b> 1.10	
<b>Proposed capacity:</b> 33	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable due to impact on the Area of Outstanding Natural Beauty.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	The principle of development here is unacceptable unless the capacity was significantly reduced.	Reduce the size and capacity of the site and reassess as a smaller site.
<b>Constraints</b>	Within 500m of Ancient Woodland Within the Dorset AONB Within a water source protection zone	
<b>Other considerations</b>	Coombe Keynes village has no settlement boundary and few amenities. Development here would be less sustainable than in other villages and towns in Purbeck.	



### Availability

Issue	Summary
No issues	The site has been confirmed as available in 2018

### Viability

Issue	Summary
Not assessed	Viability not assessed as site unsuitable.

### Assessment

#### The site:

The site is currently greenfield. Open countryside lies to the south, east and west of the site and the village of Coombe Keynes to the north.

Utilities could connect to existing services and properties here could access any facilities in the village though there are few.

#### Relevant planning history:

None

#### Relevant planning policies / background evidence

Policy CO: Countryside – only exceptional development allowed outside of settlement boundaries, the criteria of which, this site does not fulfil.

NPPF para 79 – avoid isolated homes in the countryside.

#### Relevant issues for this assessment:

#### Suitability: -

#### Constraints

The impact homes here may have on the Area of Outstanding Natural Beauty is unknown and the ability to mitigate for any impact. However at this scale, impact is likely to be significant.

Should the site size or capacity be significantly reduced, and upon consultation with the Dorset AONB team, this site may prove possible at a reduced capacity.

#### Availability –

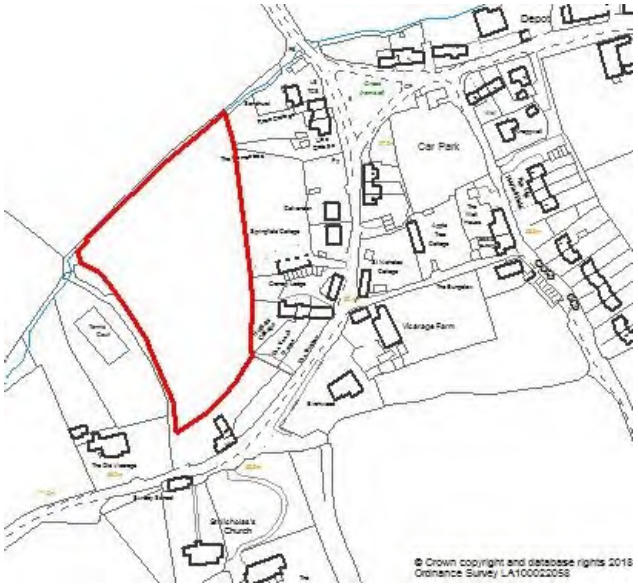
Site has been confirmed available in 2018.

#### Achievability –

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0015	<b>Site Plan:</b> 
<b>Address:</b> Adjacent to Hunters Cottage, East Chaldon	
<b>Parish:</b> Chaldon Herring	
<b>Site area:</b> 1.11	
<b>Proposed capacity:</b> 33	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because potential adverse effects of the setting of heritage assets and the appearance and character of the Dorset Area of Outstanding Natural Beauty (AONB).	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Related to the western edge of the village – acceptable in principle subject to relevant constraints.	N / A
<b>Constraints</b>	Within Dorset AONB and Purbeck Heritage Coast. Part of the site lies within flood risk zones 2 & 3 and close to the bank of a major river. Adjacent to Chaldon Herring Conservation Area and listed buildings	Constraints are too significant to overcome through mitigation.

Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No ownership issues	Not clear whether new homes could be delivered in 5, 10 or 15 years.

Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

1 hectare greenfield site lies to the west of East Chaldon’s settlement boundary and is largely surrounded by open countryside. The site is enclosed by hedgerows along its west and south east boundaries. The rear gardens of a number of existing homes back onto the site’s eastern boundary. The site appears to be used for agriculture.

**Relevant planning history:**

No significant history

**Relevant planning policies / background evidence:**

Purbeck Local Plan Part 1 (PLP1) Policy LD encourages development within the settlement boundary. Land outside the settlement boundary will be classed as ‘countryside’ where development will only be permitted in exceptional circumstances as set out in Policy CO: Countryside.

Conserving Character, Landscape Character Assessment and Management Guidance for the Dorset AONB (2008)

Chaldon Herring Conservation Area Appraisal Document (2014)

**Relevant issues for this assessment:**

**Suitability -**

Constraints (as identified on constraints mapping):

New homes across the site are likely to appear prominent and obtrusive in this part of the AONB (particularly when viewed from the ridge line to the north). It is not clear whether the adverse impacts on landscape character could be satisfactorily avoided or mitigated.

The site is not designated as part of the Chaldon Herring Conservation Area, but it is directly adjacent to it. Existing buildings in the conservation area are positioned in a largely linear pattern of development which follows the roads / lanes which run through the village. Development that is set back from road within the SHLAA site (to the rear of existing buildings which address a road) will not reflect the pattern of development elsewhere in the village. To the north east of the site is Rose

Cottage (grade II listed building) and to the south are 14 and 15 East Chaldon (both grade II listed buildings). 'Back land' development across the SHLAA site is likely to harm the setting of the conservation area, and may have an adverse impact on setting of these listed buildings.

Land around the sites northern boundary is at moderate / high risk from flooding. These risks could be avoided by excluding this land from the SHLAA site.

### **Availability –**

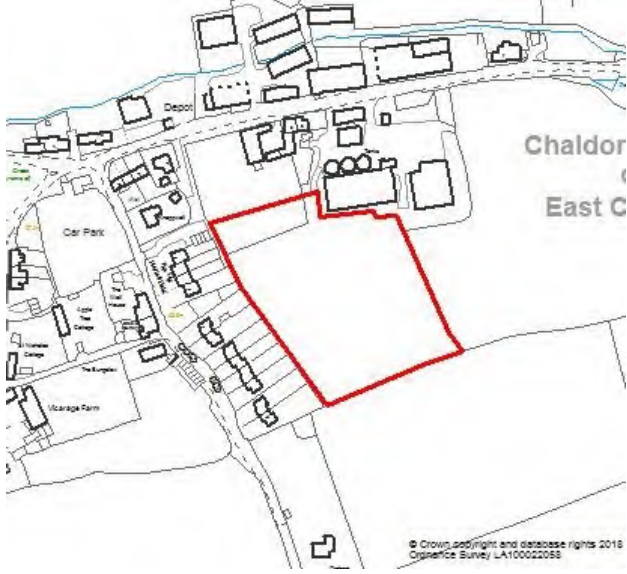
Site promoters have confirmed availability in 2018.

### **Achievability –**

Not assessed given suitability.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0014	<b>Site Plan:</b> 
<b>Address:</b> Rear 1 – 8 Chydyok Road East Chaldon	
<b>Parish:</b> Chaldon Herring	
<b>Site area:</b> 1.16	
<b>Capacity:</b> 35	
<b>Site Type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable due to impacts on the Area of outstanding Natural Beauty.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Principle of development is unacceptable	Reduce site size / capacity and reassess
<b>Constraints</b>	Within a conservation area Within the Dorset AONB Within a water source protection zone Within the Purbeck Heritage Coast	

#### Availability

Issue	Summary
No issues	The site has been confirmed as available in 2018

### Viability

Issue	Summary
Not assessed	Viability not assessed as site unsuitable.

### Assessment

#### The site:

The site is currently greenfield. Open countryside lies to the south and east of the site and the village of Chaldon Herring to the west and north.

Utilities could connect to existing services and properties here could access any facilities in the village though there are few.

#### Relevant planning history:

None

#### Relevant planning policies / background evidence

Policy CO: Countryside – only exceptional development allowed outside of settlement boundaries, the criteria of which, this site does not fulfil.

Policy LD: Location of Development – primarily to fit the hierarchy of settlements with settlement boundaries.

NPPF para 79 – avoid isolated homes in the countryside.

#### Relevant issues for this assessment:

**Suitability:** -

#### Constraints

The impact homes here may have on the Area of Outstanding Natural Beauty is unknown and the ability to mitigate for any impact. However at this scale, impact is likely to be significant.

Should the site size or capacity be significantly reduced, and upon consultation with the Dorset AONB team, this site could be reassessed at a reduced capacity.

#### **Availability –**


Site has been confirmed available in 2018.

#### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0007	<b>Site Plan:</b> 
<b>Address:</b> Land adjacent to Green Close, Bere Regis	
<b>Parish:</b> Bere Regis	
<b>Site area:</b> 1.12	
<b>Proposed capacity:</b> 34	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because entire site at moderate risk from sewer flooding, with available and appropriate housing sites elsewhere in Bere Regis at lower risk from flooding.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Bere Regis and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A.
<b>Constraints</b>	Flood risk – the site is at a moderate risk from sewer flooding. There are available and appropriate sites elsewhere in Bere Regis for the proposed development at a lower risk of flooding. Part of the site is close to a major river bank.	N / A
<b>Other considerations</b>	Bere Regis Parish Council have not selected this site for homes in their emerging Neighbourhood Plan.	N / A

### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issues with land ownership.	This plot could be deliverable in 6-10 years.

### Viable

Issue	Viable
Not assessed.	Viability not assessed as site unsuitable.

## **Assessment**

### **The site:**

3.23ha greenfield site in agricultural use. The western side of the site faces onto Rye Hill. There is an embankment next to the edge of the road, ground levels inside the site are higher than the adjacent road. There are also trees / vegetation growing along the sites western edge. Existing field boundaries further to the south and east are formed from hedgerows. To the east is the Bere Stream and open fields beyond. To the south is the former Bere Regis First School site with homes further to the south and to the north and west. Close to shops, a school and a pub (within a 600 metre radius). There are employers elsewhere in the village.

Public right of way running from the Rye Hill frontage southward. Utilities would need to connect to existing services at neighbouring properties (existing sewers cross the site). Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.

### **Relevant planning history:**

- No earlier planning applications relating to the site.
- Not allocated for any specific use in the current local plan.

### **Relevant planning policies / background evidence:**

- Sewer flooding / surface water flooding (chapter 14, National Planning Policy Framework (NPPF) 2018 and policy FR: Flood risk Purbeck Local Plan Part 1 (PLP1)).

Purbeck District Council Townscape Character Appraisal for: Bere Regis (2012)

Emerging Bere Regis Neighbourhood Plan.

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Suitability -**



### Constraints (as identified on constraints mapping):

The Site at moderate risk from sewer flooding and development at the site is likely to increase the risk of sewer flooding on neighbouring land because of the existing networks capacity / ground water infiltration into the existing sewer network. Development site would not be suitable unless there are no appropriate and available alternative sites for new homes in areas with a lower risk from flooding. The Parish Council has identified a number of alternative sites for new homes in the emerging Bere Regis Neighbourhood Plan.

### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear how these adverse impacts could be satisfactorily avoided / mitigated. Further information is needed to demonstrate that Suitable Alternative Natural Greenspaces (SANGs) being considered in the Bere Regis Neighbourhood Plan would also mitigate the effects from homes on the SHLAA site.

It is unlikely that there would be any material planning impact on neighbours from housing development here. Development in the east and south eastern parts of the site may appear prominent when viewed from public rights of way to the east. Development in these parts of the site does not relate well to the pattern of existing development (specifically the eastern edge of the existing villages settlement boundary) and could appear obtrusive in the surrounding landscape.

Site falls inside water source protection zones 1, 2 and 3. Further assessment is needed to ascertain whether development would affect the quality or quantity of water supplies. Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. The County Council says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.

### **Availability –**

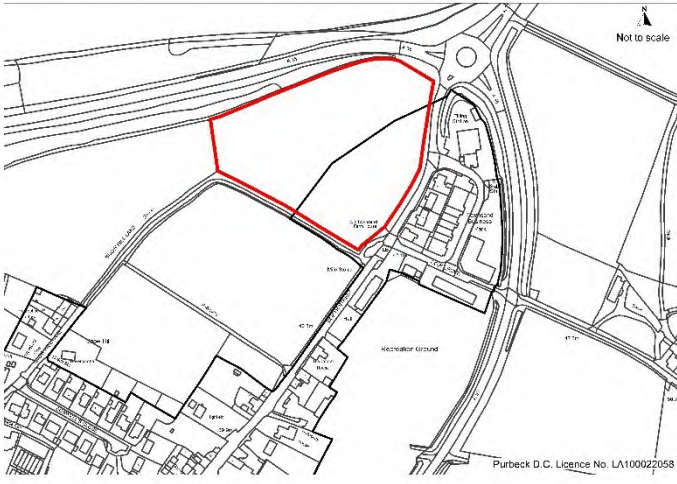
Site confirmed as available.

### **Achievability –**

Viability not assessed as site unsuitable.

## SHLAA Assessment

### Details / summary

<p><b>Ref:</b> SHLAA/0005</p>	<p><b>Site Plan:</b></p> 
<p><b>Address:</b> Land north of Snow Hill Lane, Bere Regis</p>	
<p><b>Parish:</b> Bere Regis</p>	
<p><b>Site area:</b> 1.70</p>	
<p><b>Proposed capacity:</b> 59</p>	
<p><b>Site type:</b> Greenfield</p>	
<p><b>Conclusion:</b> The site is unsuitable for new homes whilst the land is safeguarded for employment use</p>	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Site unacceptable for development whilst the land is still safeguarded for employment use.	Ensure traffic implications are mitigatable.
<b>Constraints</b>	The site is within 500m of ancient woodland, 67m of an A road and within a water source protection zone.	Consult with relevant bodies.
<b>Other considerations</b>	The Local Plan Bere Regis Neighbourhood Plan are proposing to allocate this site for employment. Some of the site is currently safeguarded employment land.	

### Availability

Issue	Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)
No issue	Site confirmed as available within 1-5 years

### Viable

Issue	Viable
No issue	Site is potentially economically viable.

## **Assessment**

### **The site:**

The site lies in the north of Bere Regis, a village in the parish of Bere Regis home to historic interest and with excellent road links to the A35 and A31, both major routes through Dorset. Residential properties lie to the south and A roads surround the north, east and west followed by the open countryside.

Access could potentially come from the roundabout, North Street is another option but is a constrained street. Utilities could connect to existing connections. The topography of the land is relatively flat.

An existing garage and employment buildings are to the east of the site.

### **Relevant planning history:**

6/1999/0005 - O/A - Develop land for residential (128 houses on 4.8ha) and industrial (0.8ha), with access roads/parking/open space and village hall, form open space and playing fields with associated works and landscape works - Refused

### **Relevant planning policies / background evidence:**

PLP1 Policy E Employment – some of this land is designated as safeguarded employment land and would not be suitable for residential development.

### **Relevant issues for this assessment:**

#### **Suitability -**

#### **Constraints (as identified on constraints mapping):**

The site is within 500m of ancient woodland, 67m of an A road and within a water source protection zone.

Consultation with Woodlands Trust, Historic England, DCC Highways and the Lead Local Flood Authority would need to consider any negative impacts that may be caused arising from development here.

### Other planning considerations:

Bere Regis Neighbourhood Plan are considering this site for employment in their proposals. A considerable proportion of the site is currently allocated as safeguarded employment land through the Purbeck Local Plan Part One.

### **Availability**

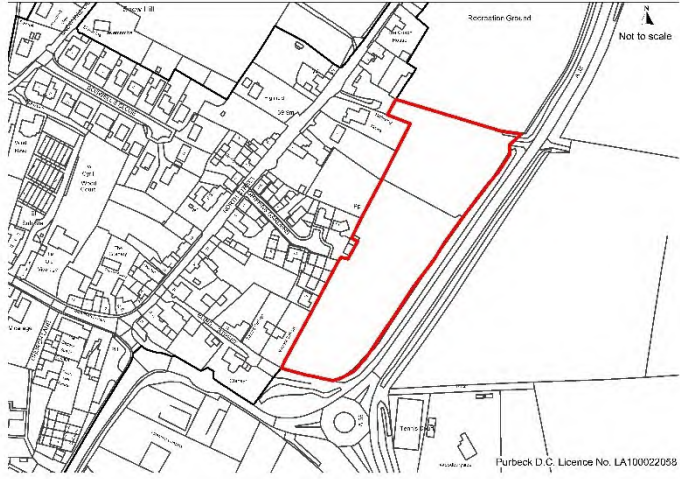
The land was been confirmed as available in 2018.

### **Achievability**

The site is economically viable.

## SHLAA Assessment

### Details / summary

<b>Ref:</b> SHLAA/0003	<b>Site Plan:</b> 
<b>Address:</b> Land adjacent to A35, Bere Regis	
<b>Parish:</b> Bere Regis	
<b>Site area:</b> 1.32	
<b>Proposed capacity:</b> 39	
<b>Site type:</b> Greenfield	
<b>Conclusion:</b> Unsuitable because possible alternative sites for homes elsewhere in Bere Regis at a lower risk from flooding, loss of sports pitches and lack of suitable access into the site.	

### Summary assessment

#### Suitability

Issue	Summary	Opportunities to overcome problems
<b>Principle of development</b>	Outside, but well related to the edge of the Bere Regis and existing services and facilities. Subject to addressing constraints acceptable in principle.	N / A.
<b>Constraints</b>	<p>All of the site at moderate risk from sewer flooding, parts of the site also at moderate / high risk from surface water flooding. There are available and appropriate sites elsewhere in Bere Regis for the proposed development at a lower risk of flooding. The site is designated as part of a water source protection zone.</p> <p>Part of the site is used as a sports pitch – the Council does not have an assessment to</p>	Further evidence submitted to demonstrate that the existing sports pitch is surplus to requirements or can be replaced with a equivalent facility.

	<p>showing that the pitches are surplus to requirements or that it can be replaced by a pitch which is better / equivalent quality.</p> <p>Access into the site – Dorset County Council has previously raised objection to development on the grounds of difficulties in achieving a safe vehicular access from neighbouring roads.</p>	
<b>Other considerations</b>	<p>Effect on the setting of the Bere Regis Conservation Area and the character of the surrounding area. Effect of new homes on protected habitats - it is not clear how these adverse impacts could be satisfactorily avoided / mitigated.</p>	<p>Design / layout of homes to respect the setting of the Bere Regis Conservation Area.</p>

Availability

<b>Issue</b>	<b>Available 1-5 years? (Deliverable) 6-10 years? (Developable) 11-15 years? (developable)</b>
No issues with land ownership.	This plot could be deliverable in 6-10 years.

Viable

<b>Issue</b>	<b>Viable</b>
Not assessed.	Viability not assessed as site unsuitable.

**Assessment**

**The site:**

1.3 hectare green field site positioned next to Bere Regis on the land between the eastern side of the village and the A35 Road. There are no significant changes in ground levels across the site. The eastern side of the site runs next to the A35 Road. The road is positioned on higher ground and this side of the site is enclosed by an established hedge. The western side of the site faces onto neighbouring homes on Blind Street, Griffin Street and North Street. This boundary is defined by hedging.

The northern part of the site is used as a sports pitch / recreation ground – the adjoining land (further to the north) is also used as a sports pitches / recreation ground. A public right of way runs along the sites southern boundary. Bere Regis (designated as a Key Service Village in the Purbeck Local Plan Part (PLP) 1) has a number of existing facilities and services within walking

distance of the site. The land to the west of the of the site is also designated as part of the Bere Regis Conservation Area.

### **Relevant planning history:**

No relevant earlier planning applications or appeals.

### **Relevant planning policies / background evidence:**

- Sewer flooding / surface water flooding (chapter 14, National Planning Policy Framework (NPPF) 2018 and policy FR: Flood risk PLP1).

Purbeck District Council Townscape Character Appraisal for: Bere Regis (2012)

Emerging Bere Regis Neighbourhood Plan. The emerging plan proposes that the SHLAA site should be designated as a local green space. At the time of preparing this assessment the draft plan has been submitted to the Council to publicise and arrange an examination.

The Dorset Heathlands Planning Framework 2015 – 2020 (2016)

Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (2017)

### **Relevant issues for this assessment:**

#### **Suitability -**

#### Constraints (as identified on constraints mapping):

The Site at moderate risk from sewer flooding and development at the site is likely to increase the risk of sewer flooding on neighbouring land because of the existing networks capacity / ground water infiltration into the existing sewer network. Development site would not be suitable unless there are no appropriate and available alternative sites for new homes in areas with a lower risk from flooding. The Parish Council has identified a number of alternative sites for new homes in the emerging Bere Regis Neighbourhood Plan.

Part of the site is used as a sports pitch. It is not clear whether the sports pitch is surplus to requirements or whether the site promoter could demonstrate that pitch could be replaced with a pitch which is either equivalent / or of better quality (taking account of its size, quality and location) than the existing pitch. The Parish Council is propose that the remaining part of the site is designated as a local green space in the emerging Bere Regis Neighbourhood Plan. If designated as a local green space development would only be appropriate on the site if there were very special circumstances.

Dorset County Council has previously advised the Council that it may be difficult to form a safe vehicular access into the site.

#### Other planning considerations:

The site is between 400 metres and 5 kilometres from the boundary of Dorset heathlands European sites and within the drainage catchment for Poole Harbour European site. The adverse effects of new homes on protected heathlands and Poole Harbour will need to be avoided / mitigated. It is not clear how these adverse impacts could be satisfactorily avoided / mitigated. Further information is needed to demonstrate that Suitable Alternative Natural Greenspaces (SANGs) being considered in the Bere Regis Neighbourhood Plan would also mitigate the effects from homes on the SHLAA site.

Subject to a suitable design / layout it is unlikely that there would be any material planning impact on neighbours from housing development here. The appearance, layout, detailed design and size of any homes would also need to respect the appearance and character of the Bere Regis Conservation Area.

Site falls inside a water source protection zone. Further assessment is needed to ascertain whether development would affect the quality or quantity of water supplies. Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, but their grouping in a relatively small area could cumulatively impact on the strategic road network.

### **Availability –**

Site confirmed as available.

### **Achievability –**

Viability not assessed as site unsuitable.



### Site selection process

27. The SHLAA provides the crucial evidence to inform the process of selecting sites for allocation in the Local Plan. As there is a limited number of suitable large sites that have passed the SHLAA assessment (23), with a few of these subject to further green belt review in a separate study, each will be considered as potential allocated sites in the latter part of the site selection process, outlined in the housing background paper.
28. The site selection methodology follows six stages through which sites are filtered and subject to more detailed assessment in order to identify the proposed site allocations for inclusion in the Local Plan. The six stages are listed below, with stages 1-3 forming part of the SHLAA and covered in this document:
  1. Site selection – initial identification of sites including those identified in the SHLAA and call for sites at different stages since the local plan review commenced;
  2. Site assessment for absolute constraints – involves screening for absolute constraints; namely 400m heathland buffer and flood risk zone. Sites are ruled out with no further assessment required if either of the absolute constraints are identified;;
  3. Site assessment for major policy constraints, to include a more detailed assessment to ascertain suitability for development including impact on environmental and heritage designations, location, physical constraints etc;
  4. Deliverability – to provide a realistic assessment of delivery and inform the housing trajectory;
  5. Identify candidate preferred sites – to identify sites suitable for development with sequential test applied;
  6. Sustainability appraisal/habitats regulation assessment of candidate preferred sites – assessment of impact, both alone and cumulatively with any other candidate sites; and
  7. Review of candidate preferred sites – following consultation, sites are reviewed against responses received.
29. There is limited opportunity to address the District's housing need because of environmental constraints, including designations. The New Homes for Purbeck Consultation (January 2018) identified three options that could deliver homes in the most sustainable locations and since then no further suitable sites have been promoted to the Council that could provide an alternative option.
30. The Council is guided throughout this process by its corporate priorities and presumption in favour of sustainable development to positively seek opportunities to meet the development needs of the District. The corporate priorities include:
  - protecting and enhancing the local environment;
  - meeting the housing needs of local people;
  - improving the local economy and infrastructure; and
  - enhancing local communities and involvement.
31. The Council's strategy is also presented in the housing background paper to outline the site selection process in further detail. This brings forward the SHLAA assessments to identify the most appropriate locations for housing development together with supporting evidence that includes the Environmental and Infrastructure Capacity Study (EICS), green belt study, Sustainability Appraisal, Habitats Regulation Assessment and consultation responses.

32. As part of the SHLAA process there has also been sites promoted that fall within Neighbourhood Plan areas. These have been assessed in the same way and those assessed as suitable will be considered as potential allocations for the respective Neighbourhood Plan. This is also discussed in more detail relating to SHLAA sites in Bere Regis and Wareham.

## Small sites

### Introduction

33. The NPPF has highlighted the important contribution of small and medium sites to meeting housing requirements, with the benefit of relatively quick build rates in most cases. Small sites will not be allocated in the Local Plan to allow greater flexibility and deliverability of suitable housing. The Council believe that the potential for small sites to come forward will also be improved if the Local Plan does not allocate specific sites, which will help meet the overall target of 10% of the total housing requirement for the District as outlined in the NPPF. In line with national guidance, the Council have recognised the need to support development of small sites next to existing settlements, and have therefore taken the opportunity to include a new policy in the Local Plan that can provide clarity and consistency for land owners and promoters.
34. Previous SHLAA assessment considered sites capable of delivering 5 homes or more in line with PPG; however, in accordance with the introduction of small sites policy for up to a maximum of 30 homes, this section will consider all promoted sites within this criteria. The SHLAA has identified 31 suitable sites that have potential to deliver 446 homes on small sites. Approximately 17 homes per year should be developed on small sites in order to meet national policy requirements (ie 10% of the identified housing need of 168 per year. The introduction of a supporting policy in the Purbeck Local Plan could see further sites coming forward as planning applications and in future SHLAA reviews.
35. The assessment in this section is guided by Policy H8: Small sites next to existing settlements. The first criteria of the policy is the key test in order to ascertain if the site is adjacent to existing dwellings in the closest town or village and if the proposed capacity is suitable for the location. If the site does not pass this test then it will be classified as unsuitable for development in this current SHLAA review; not to say that this cannot change in the future. It should also be reiterated, as with all sites in this assessment, that if deemed 'suitable' for development any proposal will need to be individually assessed when a planning application is submitted taking account of all relevant material planning considerations, including planning policies and any other considerations.
36. The assessments presented in the following section can be summarised as follows:

SHLAA assessment classification	Number of sites	Estimated capacity
<b>Suitable</b>	31	446
<b>Unsuitable</b>	24	N/A

Table 3: Summary of small site assessments

Small sites currently suitable for development

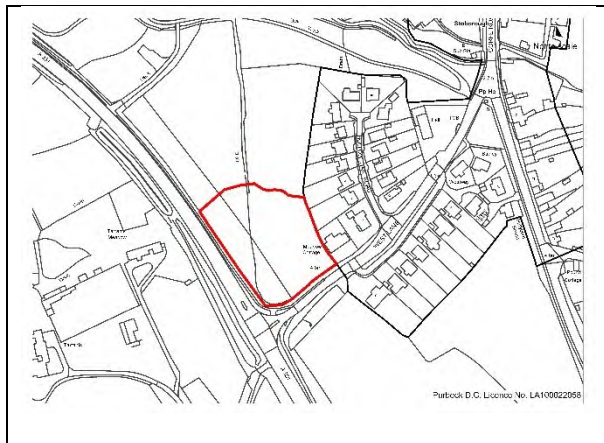
**Location:** West Lane, Land at Steppingstones Fields, Stoborough

**Housing No:** 15



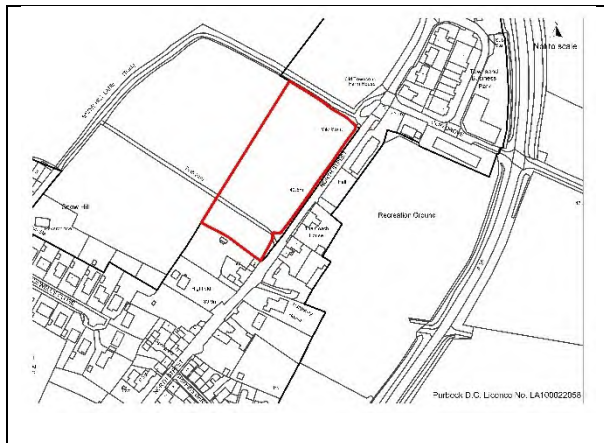
**Location:** West Lane, Stoborough

**Housing No:** 18



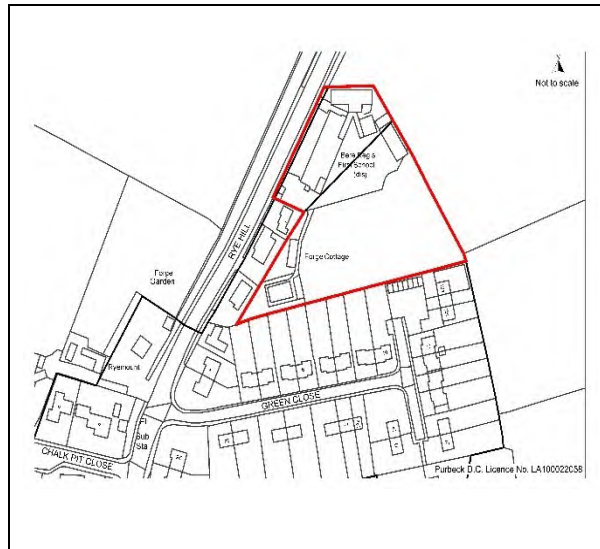
**Location:** Land west of North Street, Bere Regis

**Housing No:** 24



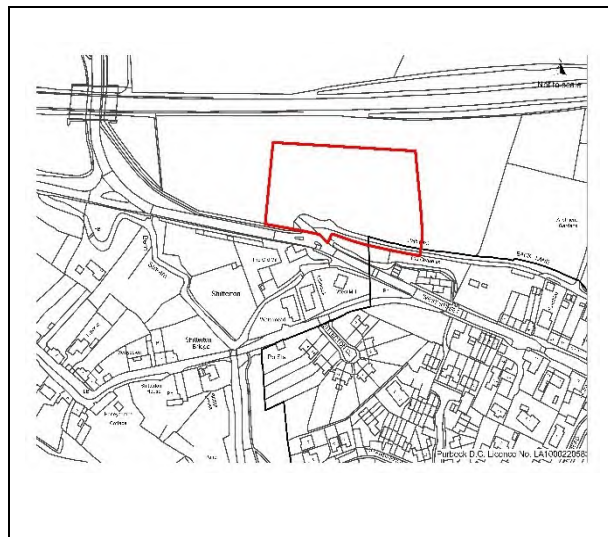
**Location:** Bere Regis School, Rye Hill, Bere Regis

**Housing No:** 22



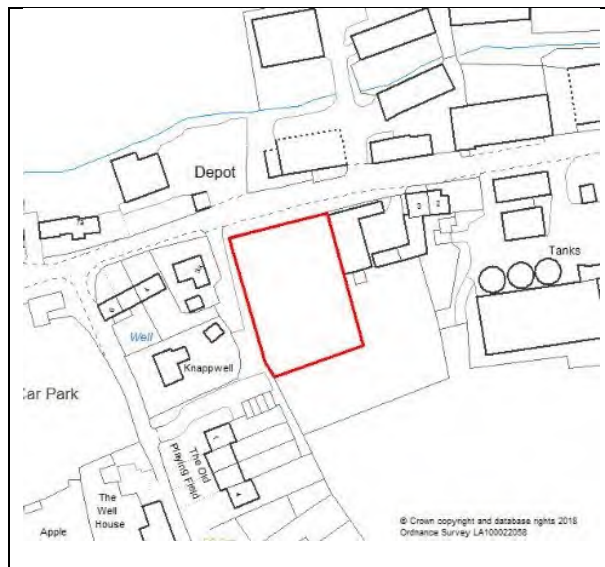
**Location:** Land south of A35, Bere Regis

**Housing No:** 25



**Location:** Site opposite depot, East Chaldon

**Housing No:** 5



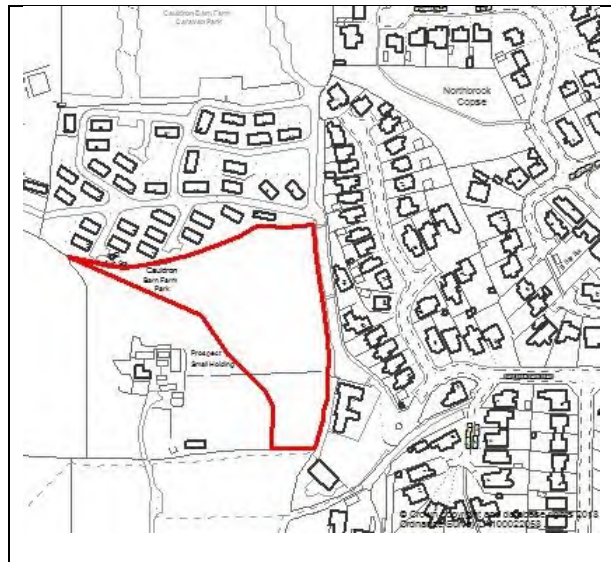
**Location:** Cauldron Barn Caravan Park, Swanage

**Housing No:** 13



**Location:** Prospect Farm, Swanage

**Housing No:** 29



**Location:** Townsend Road, Swanage

**Housing No:** 14



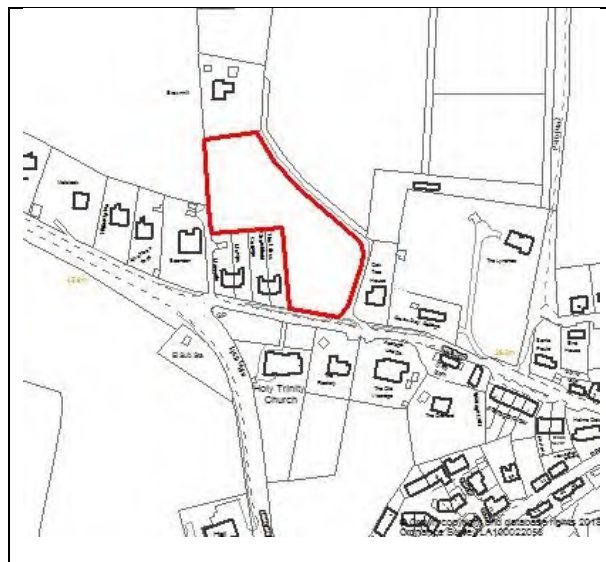
**Location:** Adjacent to Limberlost, Sunnyside, West Lulworth

**Housing No:** 18



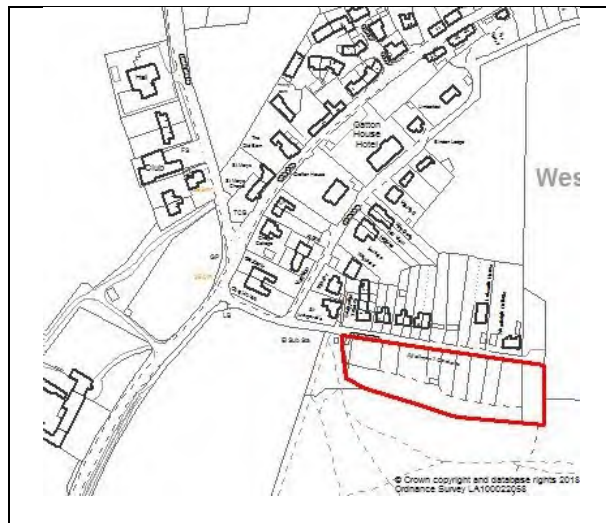
**Location:** Adjacent to the Lilacs, West Road, West Lulworth

**Housing No:** 17



**Location:** Allotment Gardens, Bindon Road, West Lulworth

**Housing No:** 17



## Strategic Housing Land Availability Assessment (SHLAA)

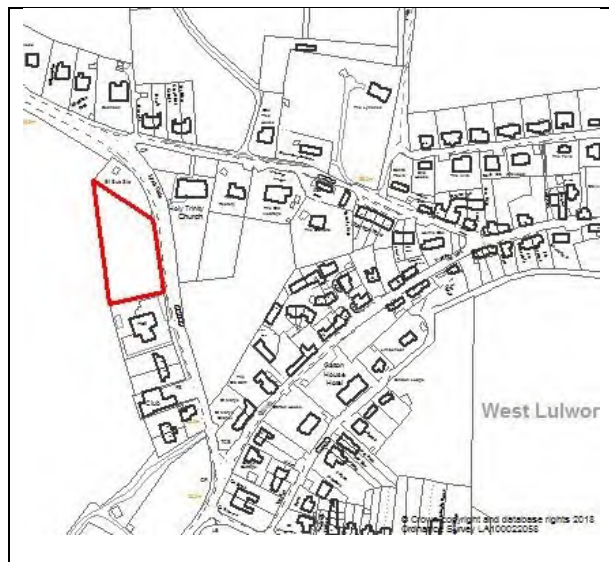
**Location:** Opposite Wilton Cottage,  
West Lulworth

**Housing No:** 20



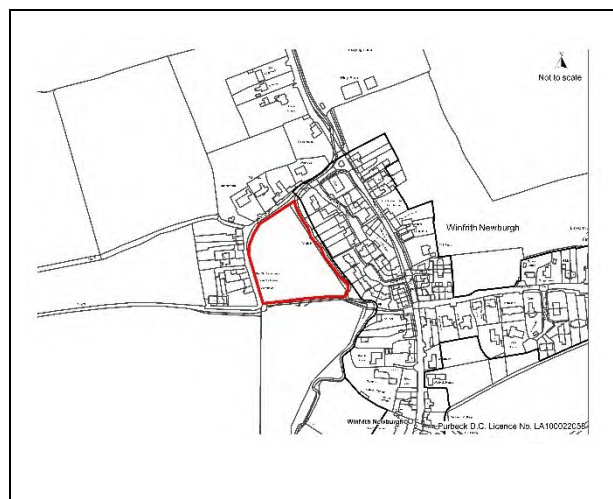
**Location:** Adjacent to the Hall, Church  
Road, West Lulworth

**Housing No:** 11



**Location:** Adjacent to Thornicks  
House, Winfrith Newburgh

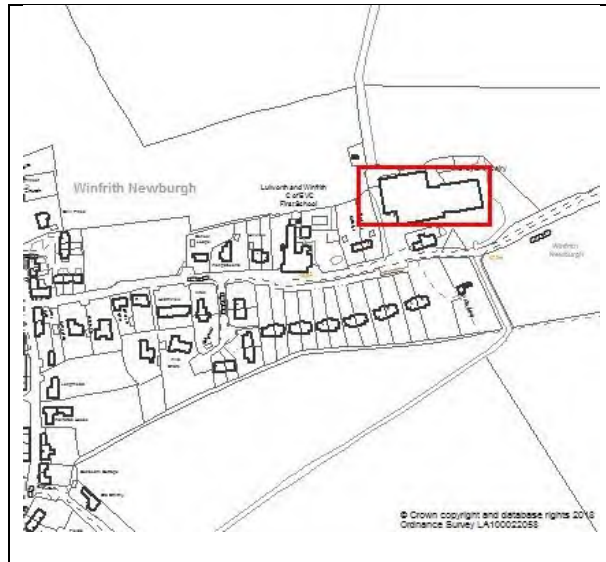
**Housing No:** 26





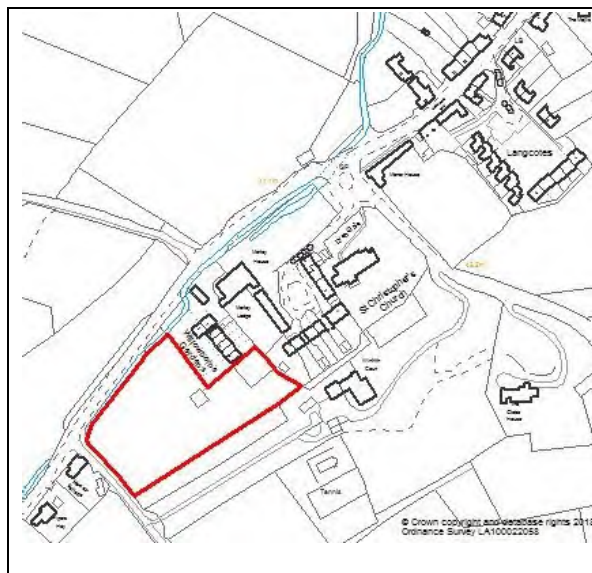
**Location:** Draytons Dairy, School Lane, Winfrith Newburgh

**Housing No:** 15



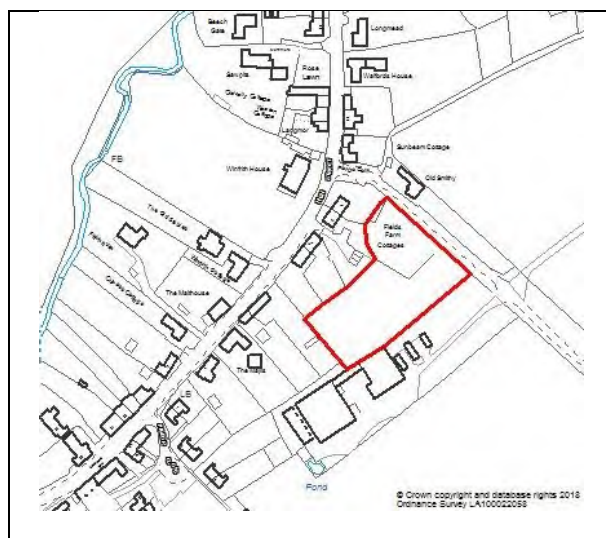
**Location:** Adjacent to Marley Cottage, High Street, Winfrith Newburgh

**Housing No:** 20



**Location:** Rear 1 and 2 High Street, Winfrith Newburgh

**Housing No:** 13



## Strategic Housing Land Availability Assessment (SHLAA)

**Location:** Land at Pug Pit, Lower Hillside Road, Wool

**Housing No:** 22



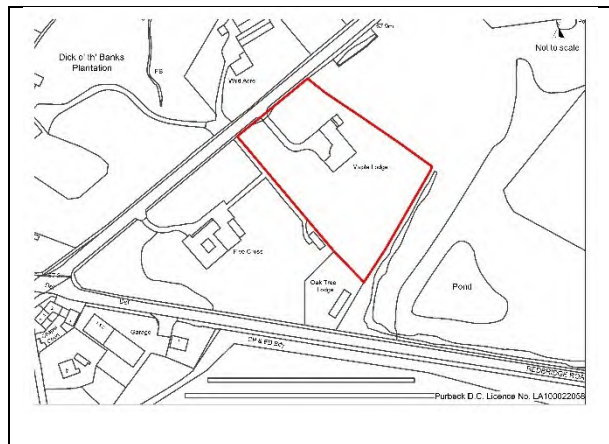
**Location:** Land at Tower Hill, Bere Regis

**Housing No:** 15



**Location:** Maple Lodge, Moreton

**Housing No:** 1



## Strategic Housing Land Availability Assessment (SHLAA)

**Location:** Adjacent to Marley Cottage,  
High Street, Winfrith  
Newburgh

**Housing No:** 9



**Location:** Land adjacent to 1 Church  
Road, West Lulworth

**Housing No:** 9



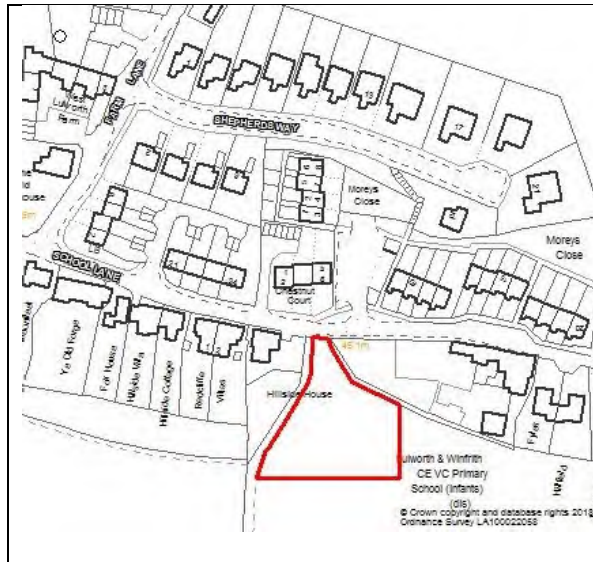
**Location:** Adjacent to the Bungalow,  
Chydyok Road, East  
Chaldon

**Housing No:** 8



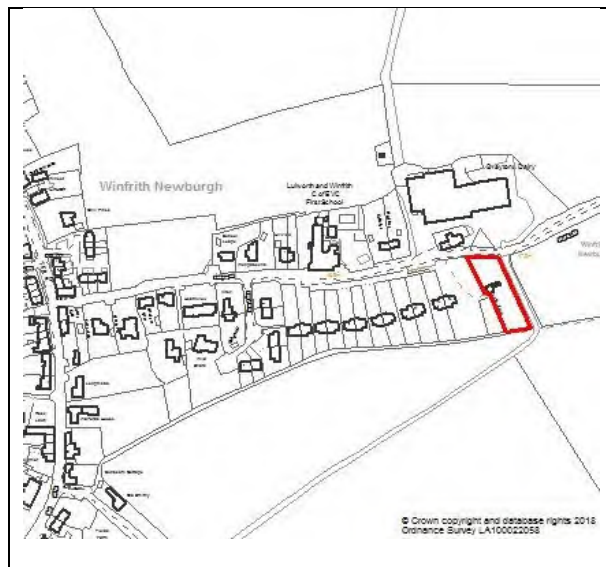
**Location:** Land adjacent to Hillside House, School Lane, West Lulworth

**Housing No:** 6



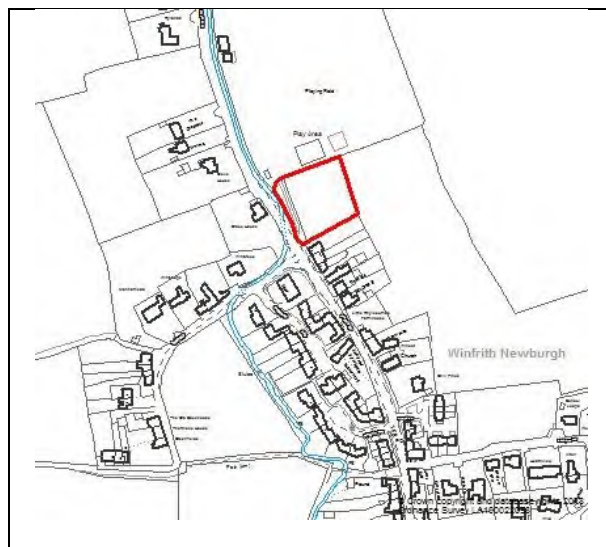
**Location:** Opposite Draytons Dairy, School Lane, Winfrith Newburgh

**Housing No:** 4



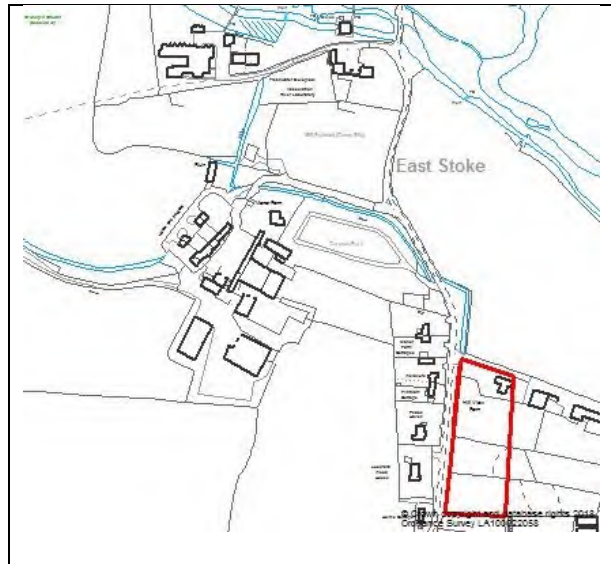
**Location:** Opposite Brook House, Water Lane, Winfrith Newburgh

**Housing No:** 9



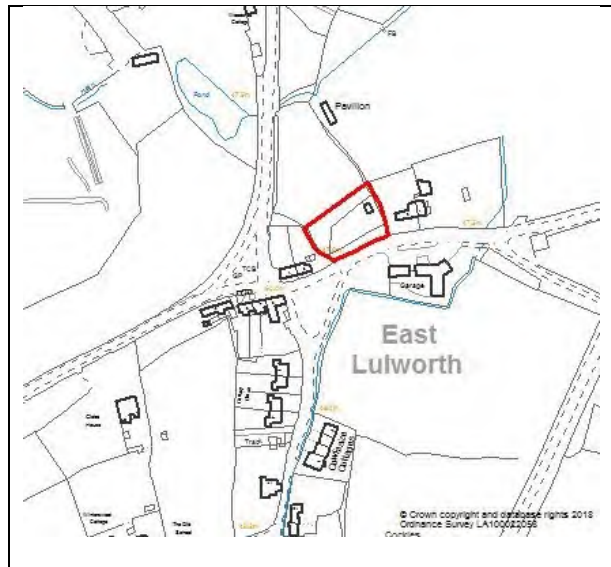
**Location:** Hill View Farm, Church Land, East Stoke

**Housing No:** 23



**Location:** Opposite Garage, East Lulworth

**Housing No:** 4 / 5



**Location:** Land adjacent St James Cottage, Winspit Road, Worth Matravers

**Housing No:** 4



**Location:** Adjacent Cove House,  
Bindon Road, West Lulworth

**Housing No:** 9



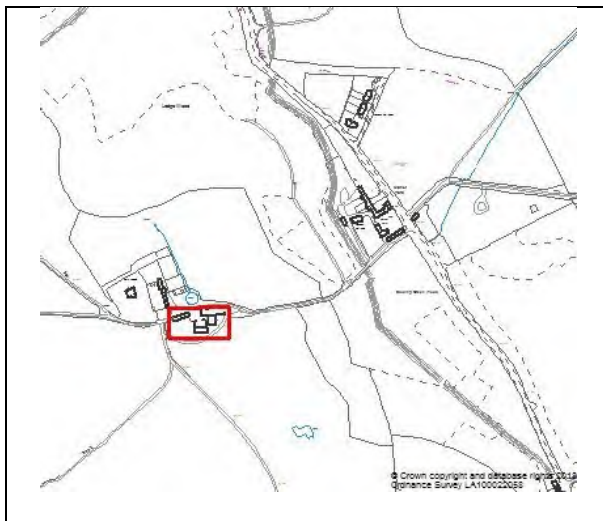
## Small sites currently unsuitable for development

Constraints as defined by small sites policy or ruled out on absolute constraints

**Location:** Park Lodge Buildings, East Lulworth

**Housing No:** 11

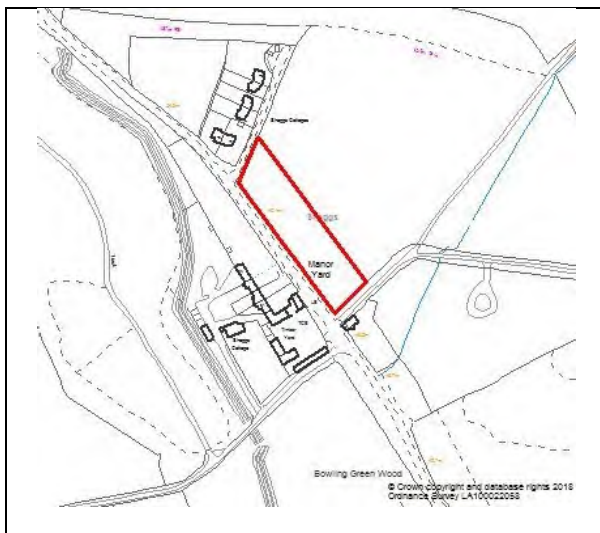
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Adjacent to Shaggs Cottages, East Lulworth

**Housing No:** 12

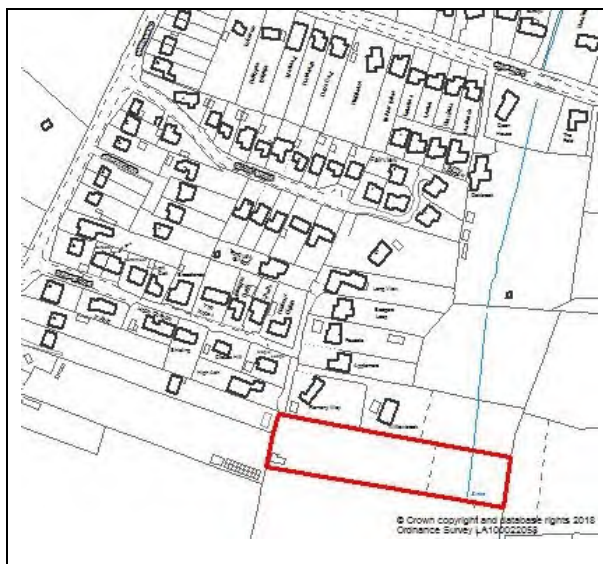
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Field off Burbidge Close, Lytchett Matravers

**Housing No:** 16

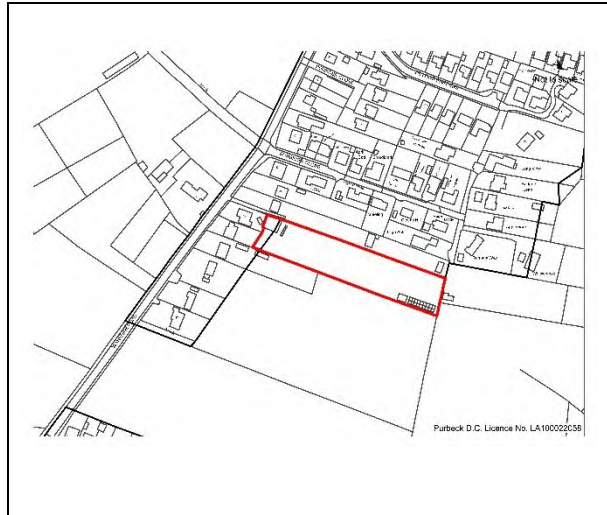
**Reason:** The site is within the Green Belt.



**Location:** Land rear of 36 & 38  
Wareham Road, Lytchett  
Matravers

**Housing No:** 16

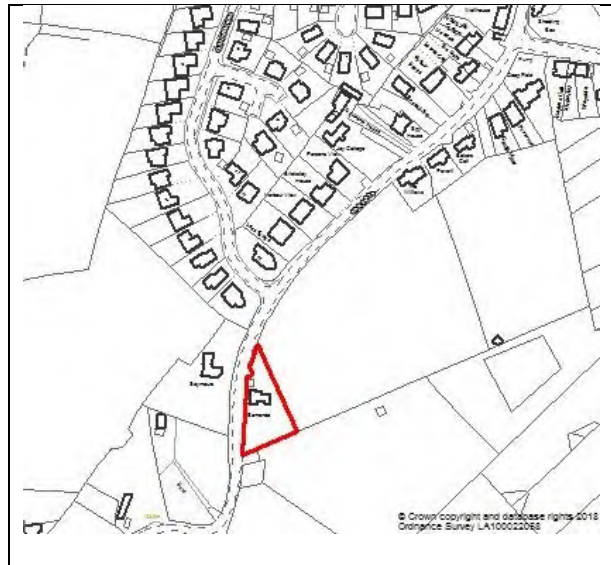
**Reason:** The site is within the Green  
Belt.



**Location:** The Latches, Middle Road,  
Lytchett Matravers

**Housing No:** 6

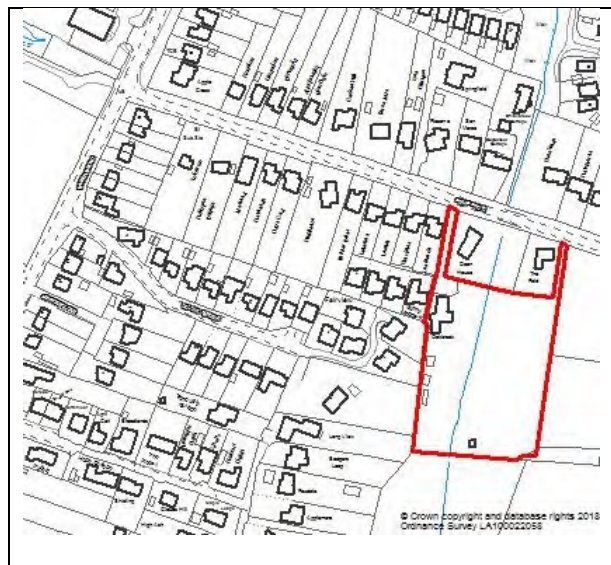
**Reason:** The site is not in  
accordance with NPPF  
paragraph 79 – isolated  
homes in the countryside.  
  
The site is within the Green  
Belt.



**Location:** Oakbrook, Deans Drove,  
Lytchett Matravers, BH16  
6EQ

**Housing No:** 25

**Reason:** The site is within the Green  
Belt.



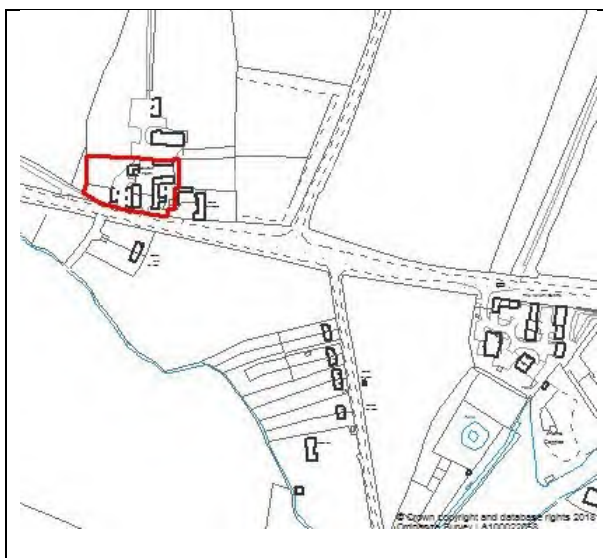


**Location:** Newton Farm, Dorchester Road, Lytchett Minster

**Housing No:** 14

**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.

The site is within the Green Belt.

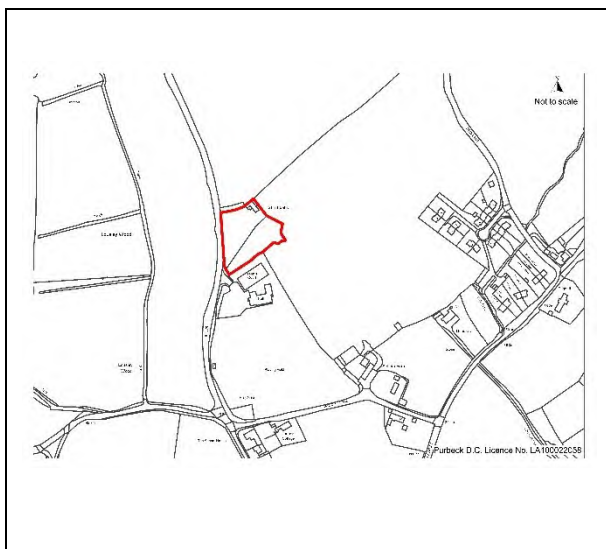


**Location:** Shrubbeds, East Morden

**Housing No:** 11

**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.

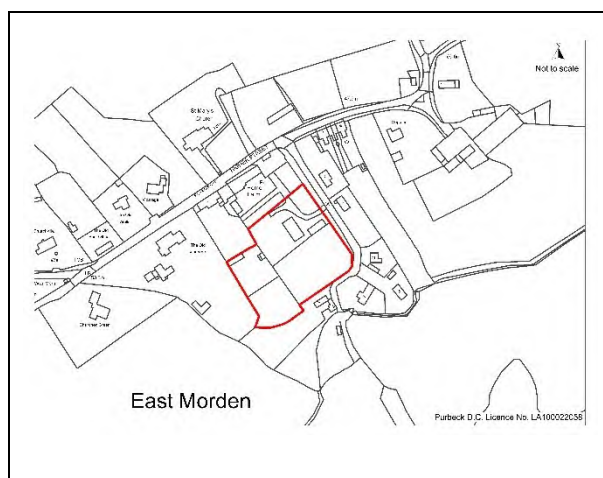
The site is within the Green Belt.



**Location:** Land rear of Home Farm, Morden

**Housing No:** 21

**Reason:** The site is within the Green Belt.



**Location:** Land adj St Marys Church, East Morden

**Housing No:** 23

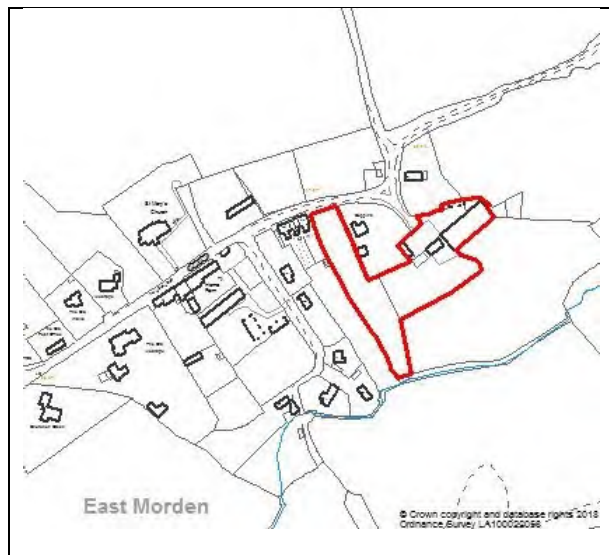
**Reason:** The site is within the Green Belt.



**Location:** Land adj Coppins, Morden

**Housing No:** 24

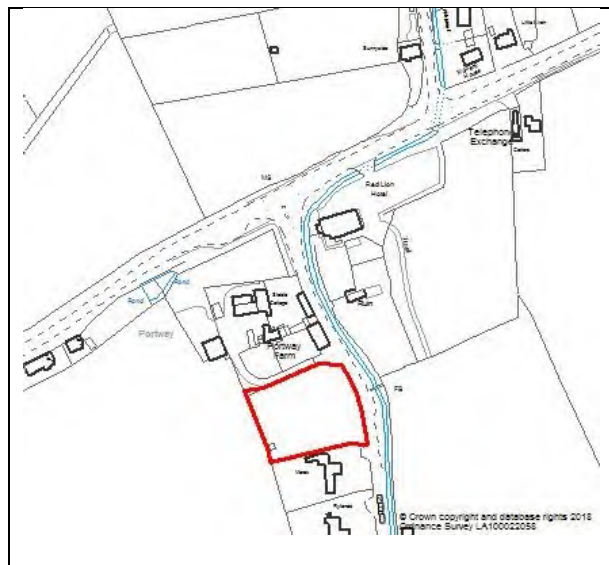
**Reason:** The site is within the Green Belt.



**Location:** Portway Farm, Winfrith Newburgh

**Housing No:** 10

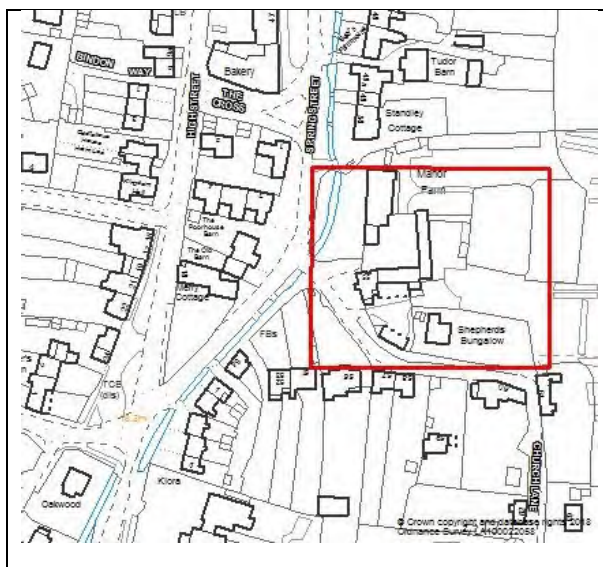
**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Manor Farm, Spring Street, Wool

**Housing No:** 23

**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Land at Little Farm, Worgret

**Housing No:** 27

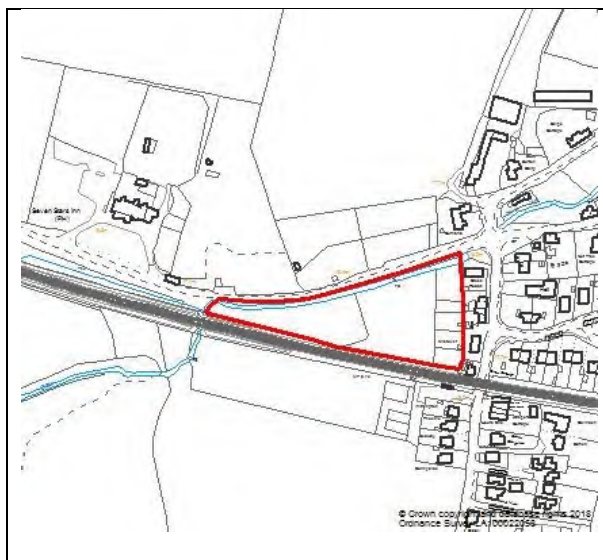
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Land south of The Seven Stars Inn, East Burton Road, Wool

**Housing No:** 28

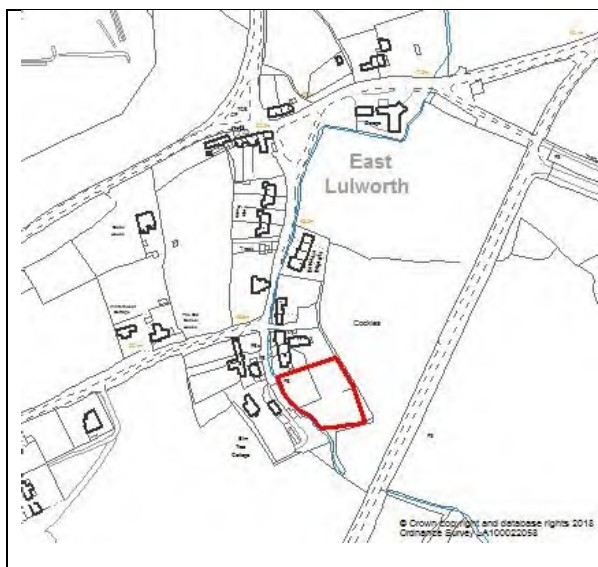
**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Opposite Elm Tree Cottage, East Lulworth

**Housing No:** 7

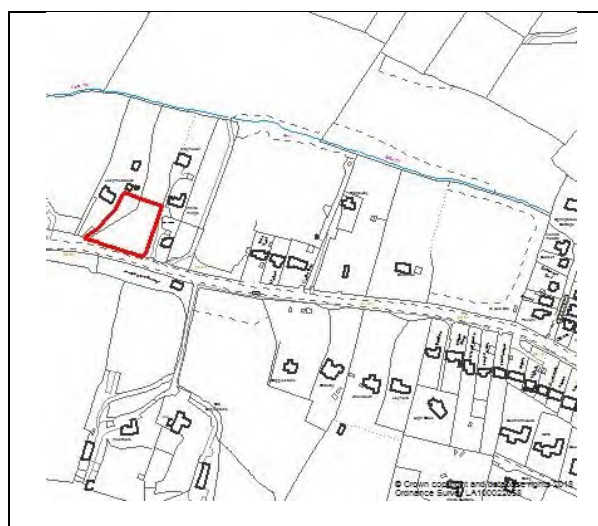
**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Land at Valley Road, Harman's Cross

**Housing No:** 9

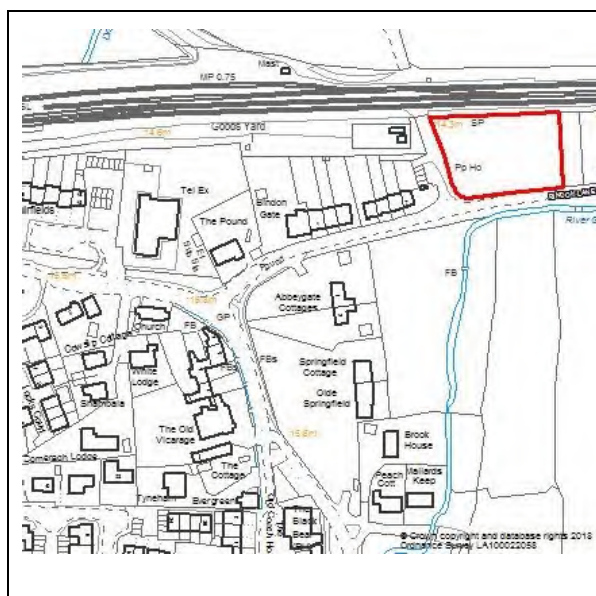
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Adjacent Longmead, Bindon Lane, Wool

**Housing No:** 6

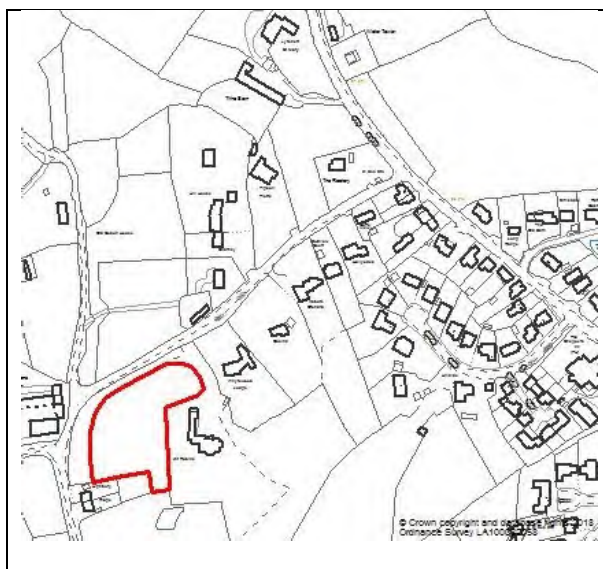
**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Land at Kit Robbins, Jennys Lane, Lytchett Matravers

**Housing No:** 16

**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.

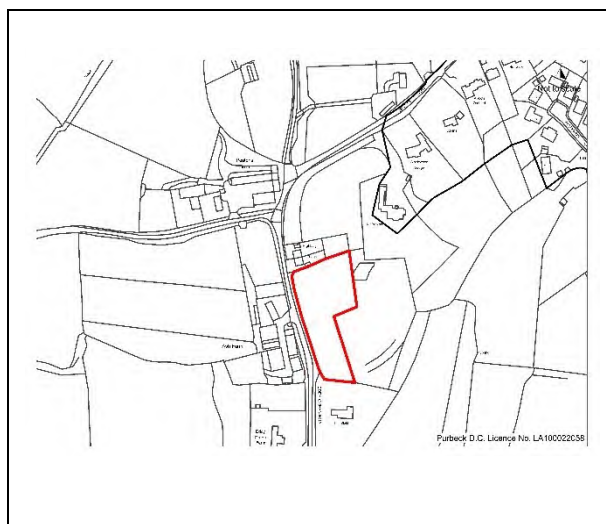


**Location:** Land on Eddy Green Road, Lytchett Matravers

**Housing No:** 15

**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.

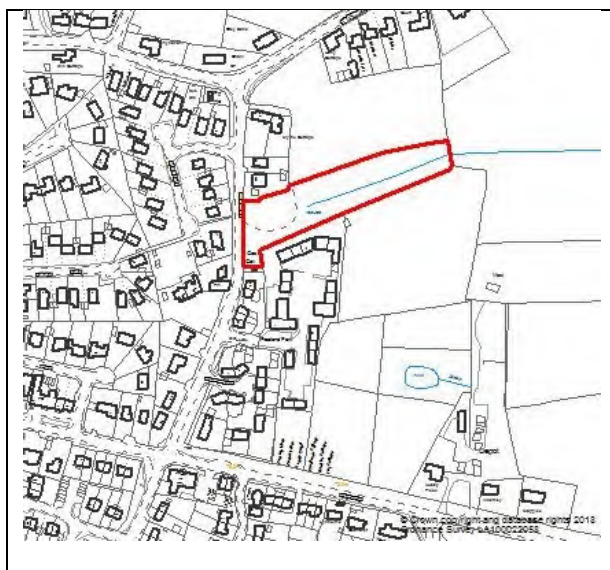
The site is within the Green Belt.



**Location:** Near Blaneys Corner, Lytchett Matravers

**Housing No:** 18

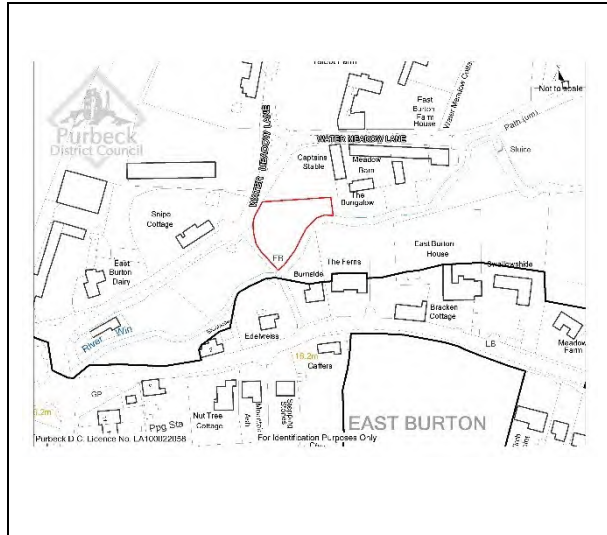
**Reason:** The site is within flood risk zones 2 or 3 or other flood risk equivalent to zone 2 or 3.



**Location:** Land adj Captains Stable, Water Meadow Lane, Wool

**Housing No:** 3

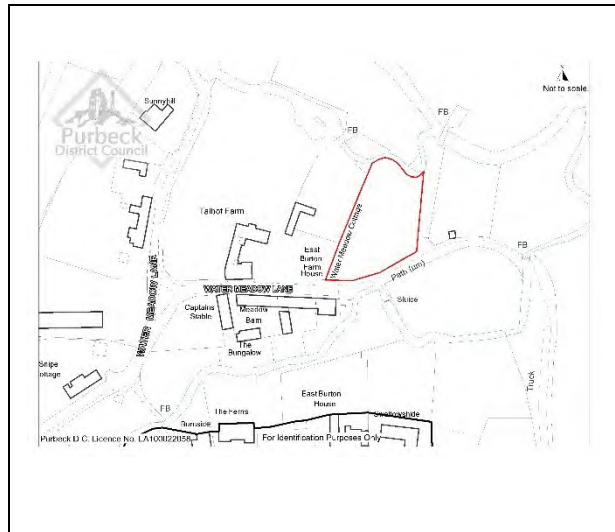
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Land adj East Burton Farmhouse, Water Meadow Lane, Wool

**Housing No:** 6

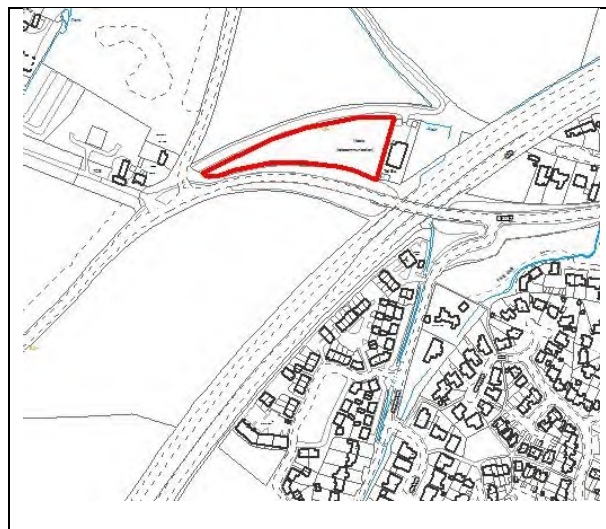
**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



**Location:** Site opposite Upton north of A35 bypass

**Housing No:** 16

**Reason:** The site is not in accordance with NPPF paragraph 79 – isolated homes in the countryside.



## Windfall assessment

37. Windfall sites are those that come forward for development but have not been specifically identified in the local plan allocation process, yet they can contribute significantly to meeting the housing needs of the area. Whilst the SHLAA assesses identified sites, including small sites (30 units or less) that won't be identified in the local plan, there are a number of windfall sites that will help meet the housing needs of the District. Purbeck has a strong record of delivering windfall and therefore its contribution to the five year supply is justified based on historic delivery rates and expected continued trend. Through the Local Plan Review options consultation (2016), the Council received feedback that it should be looking more closely at windfall opportunity in order to deliver housing.
38. Paragraph 70 of the NPPF outlines the requirement to produce robust evidence on windfall potential if the allowance forms part of anticipated supply. There is a long standing pattern of land becoming available for development in Purbeck, which has led to relatively high and consistent levels of new planning permission being granted. Between April 2008 and March 2018, 839 homes have been completed on windfall sites. As noted in the graph below, there was a spike in 2015/16 due to a number of larger developments that will be discounted from the average trend calculation. On this basis, the average number of windfall homes over the past 10 years is 74 per year (from a total of 749). Since 2012/14 there has been a slight drop in the overall trend with an average of 49 units per year. It is possible that this a temporary dip; however, it is important not to overestimate supply and take a reasoned and justified approach to inform the housing supply that will be identified in the Local Plan.

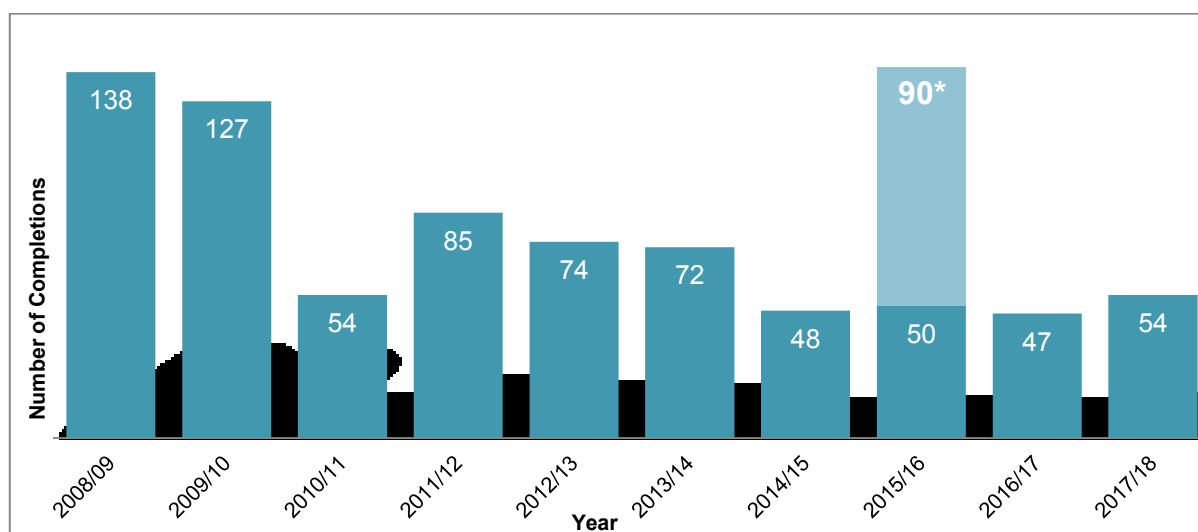


Figure 2: Windfall completions 2008-18†

39. Based on the historic trend rates presented, a reasoned allowance of up to 49 units per annum of windfall development is considered appropriate as part of the District's anticipated supply. However, it has been demonstrated that the longer term trend of windfall indicates a higher annual average of 74 units per year. Whilst this uplifted figure will not be incorporated in the Council's formal housing supply position, it does provide useful context, which supports the overall strategy of development and something of a buffer when using a more conservative forecast.

† Larger developments discounted from annual trend ie. Pound Lane (21 sheltered apartments), Shore house (24 homes), Organford Manor Country Park (45 permanent residential static caravans).

### Five year housing land supply analysis

40. This section considers the deliverable supply of housing land as identified through the SHLAA. Those sites forecast to make a contribution towards housing delivery in the next five years should be positively assessed in the SHLAA meeting the criteria as defined in national policy. Local planning authorities are required to identify and annually update the supply of specific, deliverable sites to provide a minimum of five years supply of housing aligned to the local housing need.
41. The most recent five year land supply assessment was produced for the year ending 1<sup>st</sup> April 2018, which is outlined fully in the annual report. A total supply of 607 dwellings was identified to demonstrate a supply of 5.7 years, based on an annual housing requirement of 107.3 dwellings. The supply and housing requirement has been calculated on the basis of the adopted Purbeck Local Plan Part 1 (PLP1).
42. The NPPF defines deliverable sites as 'available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years'. Any new house building that is forecast to meet immediate requirement for the next five years must accord with the tests of deliverability in NPPF and PPG. For the purposes of calculating the five year housing land supply for the current monitoring period of 2017-18, sites can only be included that are considered deliverable.
43. At the time of submitting the Plan for examination the new method of calculating local housing need will be implemented and the five year supply will be updated accordingly. Current SHLAA sites that will be allocated in the Plan may have progressed with planning applications in support of the proposals; however, progress has been made on some sites that are considered for allocation in terms of preparation towards the submission of a planning application. As most of the allocations from PLP1 have been delivered, the new allocations in Purbeck Local Plan will boost supply in the District in line with the higher local housing need.

### Future housing delivery

44. The forecast of future housing delivery is informed by the SHLAA, but is also dependent on the site selection to identify which sites will be allocated in the Purbeck Local Plan. This analysis, together with the housing trajectory is outlined in the housing background paper. The housing trajectory goes further to demonstrate how the Council can deliver its housing requirement over the Plan period, to consider allocations as well as non-site specific allowances for windfall and small sites. The SHLAA has indicated that approximately 7,380 homes could potentially be delivered on suitable large sites and 446 homes on suitable small sites. As the new small sites policy has been introduced and is expected to help housing development to come forward, this can be reviewed on delivery trends in the future.
45. These figures should be treated with caution as some of the sites may not be included following assessment in the green belt study. Furthermore, the SHLAA does not take account of the cumulative impacts of development, which will also be considered as part of the site selection process. The Council is satisfied that the SHLAA assessment provides a comprehensive initial assessment of suitability, availability and viability, which will inform the site selection process alongside the wider evidence base. Collectively, this will guide the process of selecting the most suitable sites to meet the District's housing need as outlined in the housing background paper.



## Appendix A – site promoter form

### Update your SHLAA submission

The Council is in the process of reviewing its local plan. The land which people have promoted in the Strategic Housing Land Availability Assessment (SHLAA) forms an important part of this review. The Council wants to insure that the information in its SHLAA is as accurate and up-to-date as possible. We would therefore also be grateful if you could take this opportunity to confirm both your details and that the land that you were promoting is still available for development. We have also asked some questions to further update the information about the land you submitted for consideration through the SHLAA.

We would like you to complete the details below.

**To ensure your land / your clients land is still considered for future development please return this form** by email or by writing to **SHLAA, Planning Policy Department, Westport House, Worgret Road, Wareham, BH20 4PP** by **31 May 2018**.

Contact Details	
Name	
Company / organisation (if relevant)	
Address	
Postcode	
Telephone	
E-mail	
I am (please tick all those that apply)	A Landowner A Land Agent A Planning Consultant A Developer A Registered Social Landlord Other (specify)
Site Ownership	Name  Address  If you are not the owner, or own part of the site, has the owner indicated support for the proposed development?  NB: If you are an owner/part owner please attach a title plan and deeds.
Proposed Future Use(s)	Residential Affordable Housing

	Employment (please specify) Retail (please specify) Utility (please specify) Community Facility (please specify) Gypsy and Traveller
Timescale for Availability	
Please explain the timescale in which you believe the site could be delivered and the grounds on which this assessment is made. Deliverable defined as meaning that there is a reasonable prospect that development will take place on the land within a 5 year period – i.e. by December 2023.	