



## **NORTH DORSET**

# **STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT**

**2010**

**Published August 2011**

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## **1.0 FOREWORD**

**The Strategic Housing Land Availability Assessment is a technical study looking at the theoretical potential of sites within the district for housing development. It does not constitute planning policy but forms part of the evidence base to help inform future plan formation.**

**The assessment is required under national planning policy.**

**All applications for housing development will be assessed according to the adopted development plan, which currently includes the North Dorset District-Wide Local Plan Adopted January 2003.**

**Inclusion of a site in the Strategic Housing Land Availability Assessment does NOT mean that the site will gain planning permission even if it is in accordance with the development plan. Each proposal for development will be assessed on its individual merits.**

**The Assessment has not identified every potential site within the district for housing, it merely looks at the potential issues that may arise on identified sites and assesses a potential level of housing on each site. The assessment does not make judgements about which sites should be allocated for housing but identifies sites that will be assessed in more detail later in the production of the Local Development Framework.**

**Later in the production of the Local Development Framework it is likely that sites will be allocated for housing development. This allocation process will involve dialogue with local communities.**

## 2.0 Introduction

### Context

- 2.1 Planning Policy Statement 3 (PPS3) sets out the national planning policy on housing delivery. The aim of this policy is to create a more responsive approach to housing supply at the local level to improve housing affordability. PPS3 requires Local Planning Authorities to maintain a rolling 5 year supply of land for housing that is deliverable. This land should be identified through the Strategic Housing Land Availability Assessment (SHLAA).
- 2.2 The SHLAA provides information on the opportunities that exist across a housing market area for meeting the need for housing. It constitutes an important part of the evidence base for the policy forming process in relation to housing delivery with the aim of ensuring that land availability is not a constraint to the overall delivery of housing. This evidence base will also, through identification of areas of potential growth, enable the planning of infrastructure provision.
- 2.3 The primary role of the SHLAA is to:
- Identify sites with potential for housing;
  - Assess their housing potential; and
  - Assess when they are likely to be developed
- 2.4 This SHLAA report is the first full update of the 2007 SHLAA report. It updates the position on all sites to reflect the changes in government policy and to reflect the changing local housing supply situation. This update also assesses any new sites that have been submitted since the 2007 SHLAA report was produced.
- 2.5 Although there is still a requirement to undertake a SHLAA and to maintain a supply of housing sites, there have been some shifts in National Policy in relation to residential developments. The first change excludes residential gardens from the definition of brownfield land, reclassifying it as greenfield land.
- 2.6 The second change removes the “density direction” within PPS3. This set a target density range for residential developments of at least 30 dwellings per hectare. New development is now able to be built at a density that more closely reflects the local circumstances.

- 2.7 Neither of these changes are likely to have a significant impact on the way the SHLAA was undertaken other than to give more freedom to local councils to more closely reflect the local context of a development site.
- 2.8 A third recent change was to give more freedom to Local Councils in setting their housing targets. More information on the housing targets for North Dorset and the implications for land supply are outlined in Section 3.0.
- 2.9 As stated previously, PPS3 requires Local Planning Authorities to identify specific deliverable sites to deliver 5 years supply of housing. This supply of sites should be maintained so that land supply does not form a barrier to the delivery of housing. Deliverable sites are defined as those that:
- are **available** – are available for development now;
  - are **suitable** – offer a suitable location for development now and would contribute to the creation of sustainable mixed communities;
  - are **achievable** – have a reasonable prospect of being developed for housing within 5 years
- 2.10 In addition to the 5 year supply, a 6 to 10 year supply and where possible a 10 to 15 year supply of developable sites should be identified. These sites should:
- offer a suitable location for development; and
  - be available and developable at the point in time envisaged

## Limitations

- 2.11 The main requirement of the assessment is to identify a supply of ‘deliverable’ sites to meet the housing targets over the immediate 5 year period. This supply should be continually maintained. In addition, the assessment requires the identification of sufficient ‘developable’ land to meet the 6 to 15 year supply.
- 2.12 As a minimum, the Practice Guidance details the core outputs of the assessment as:
- A list of sites, cross-referenced to maps showing locations and boundaries of specific sites and showing broad locations, where necessary;
  - Assessment of the deliverability/developability of each identified site to determine when an identified site is realistically expected to be developed;

- The potential quantity of housing that could be developed on each site or within each identified broad location;
  - Constraints on the delivery of identified sites; and
  - Recommendations on how these constraints could be overcome and by when.
- 2.13 The assessment therefore provides information on the opportunities that exist within North Dorset to enable a continuous delivery of housing over the next 15 years. **The assessment does not allocate land for development but merely undertakes a technical exercise on the availability of land in the district.** The results of the assessment will be used to inform the production of the Core Strategy and other development plan documents to be produced in the future.
- 2.14 The assessment therefore provides an indication of the land that is deliverable and developable within North Dorset. However, all planning applications on sites whether identified in the assessment or not, will be subject to detailed planning considerations particularly with regard to the impact on the existing transport network. The level of housing provision on identified sites may therefore be above or below those identified in this assessment although all assessments are intended to be as rigorous as possible.

### Geographic scope of the assessment

2.15 The Strategic Housing Land Availability Assessment Practice Guidance<sup>1</sup> sets out the principles of the assessment. It indicates that the assessment should preferably be undertaken on a Housing Market Area (HMA) basis. There are two HMAs in the Dorset area as defined in the Dorset Strategic Housing Market Assessment<sup>2</sup>. For the purpose of this assessment, the whole of North Dorset District falls within the Bournemouth and Poole HMA.

<b>Bournemouth and Poole Housing Market Area</b>	Bournemouth Borough
	Christchurch Borough
	East Dorset District

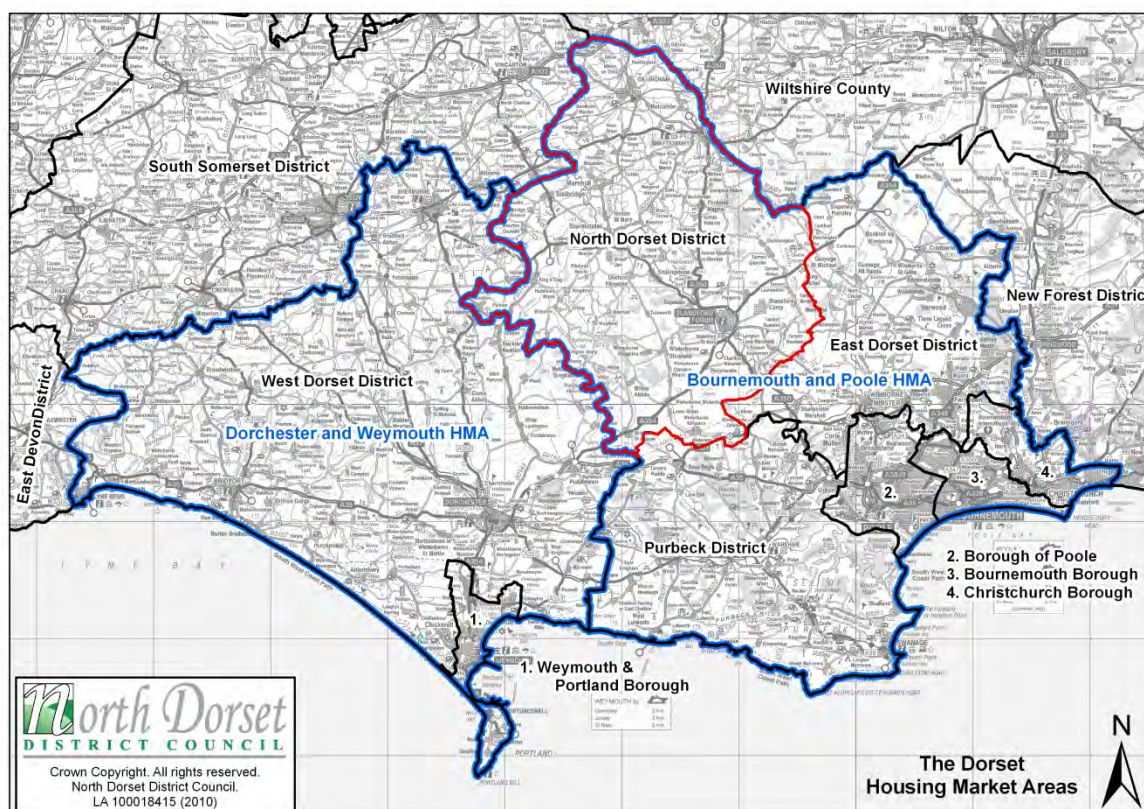
<sup>1</sup> Strategic Housing Land Availability Assessment Practice Guidance:  
<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>

<sup>2</sup> Strategic Housing Market Assessment in Dorset:  
<http://www.dorsetforyou.com/390062>

	<b>North Dorset District</b>
	Borough of Poole
	Purbeck District
Dorchester and Weymouth Housing Market Area	West Dorset District
	Weymouth and Portland Borough

2.16 The practice guidance indicates that the assessment should “aim to identify as many sites with housing potential in and around as many settlements as possible in the study area”. It does also however state that there are a number of factors that should be taken into account when deciding how comprehensive (in terms of geographical coverage) the assessment should be. These include the nature of the housing challenge, the nature of the local authority area, the nature of the land supply and the resources available.

**Figure 2.1: The Dorset Housing Market Areas**



2.17 The resources that would be required to undertake a complete survey of all of the settlements within North Dorset was considered prohibitive. The 2007

SHLAA was therefore restricted to sites in and around the larger, more sustainable settlements within the district

2.18 The settlements where sites were assessed in 2007 for a mix of market and affordable housing were:

### Market and Affordable Housing

Blandford (Forum and St. Mary)	Bourton	Charlton Marshall
Child Okeford	East Stour	Fontmell Magna
Gillingham	Hazelbury Bryan	Iwerne Minster
Marnhull	Milborne St. Andrew	Milton Abbas
Motcombe	Okeford Fitzpaine	Pimperne
Shaftesbury	Shillingstone	Stalbridge
Stourpaine	Sturminster Newton	Winterborne Kingston
Winterborne Stickland	Winterborne Whitechurch	

2.19 These settlements have also formed the basis for this updated assessment. Since the 2007 assessment was undertaken, it has been decided to also look for sites associated with a list of smaller settlements at which 100% affordable housing could be provided to meet identified local need. Such sites are known as Rural Exception Sites and are considered separate from normal open market sites.

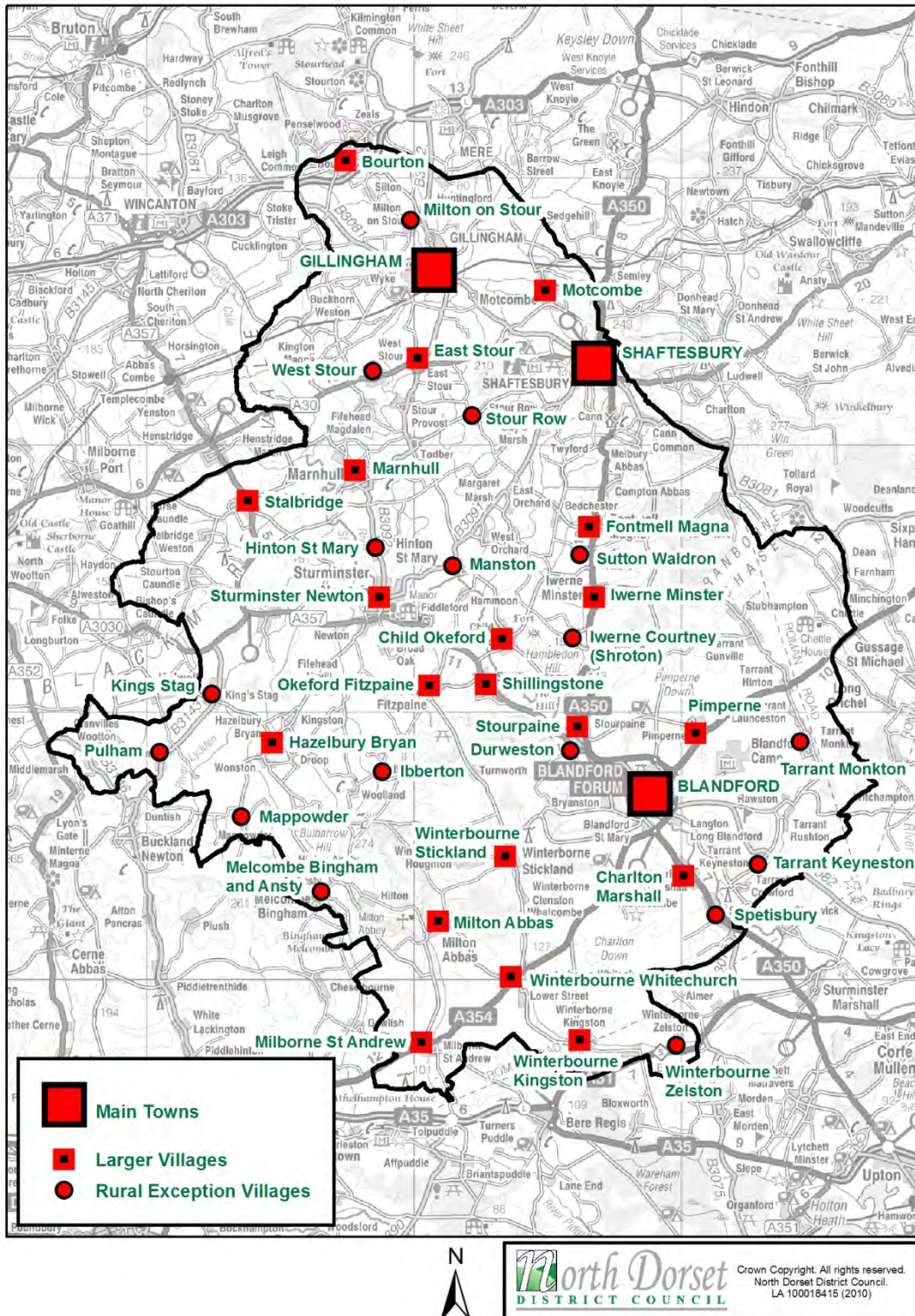
2.20 The inclusion of settlements where rural exception sites may be considered is to enable the Council to assess what land is potentially available to deliver affordable housing to meet identified need. In SHLAA terms, these sites are not deliverable other than for affordable housing and hence are not included in the supply figures.

### 100% Affordable Housing (Exception Sites) Only

Buckhorn Weston	Durweston	Hinton St Mary
Ibberton	Iwerne Courtney (Shroton)	Kings Stag
Manston	Mappowder	Melcombe Bingham and Ansty (including Higher Ansty and Lower Ansty)
Milton-on-Stour	Pulham	Spetisbury
Stour Row	Stourpaine	Sutton Waldron
Tarrant Keyneston	Tarrant Monkton & Launceston	West Stour
Winterborne Zelston		



Figure 2.2: Settlement Locations within North Dorset



### 3.0 Strategic Housing Requirement

#### Recent pattern of housing development

3.1 Since 2006/07, approximately 860 net additional dwellings have been completed in North Dorset at an average rate of 215 dwellings per annum. The majority (64%) of these have been in the main towns of Blandford (23%), Gillingham (19%), Shaftesbury (7%) and Sturminster Newton (15%).

**Table 3.1: Housing development in North Dorset**

Settlement	Housing Completions (Net)				
	2006/07	2007/08	2008/09	2009/10	Total
Blandford	36	31	83	48	<b>198</b>
Gillingham	99	25	13	28	<b>165</b>
Shaftesbury	7	3	4	45	<b>59</b>
Sturminster Newton	37	32	45	14	<b>128</b>
Rural area	90	103	62	57	<b>312</b>
<b>Total</b>	<b>269</b>	<b>194</b>	<b>207</b>	<b>192</b>	<b>862</b>

3.2 The rate of delivery of housing over the last few years has been lower than the recent average. Over the past five years, the rate of delivery has been at about 280 dwellings per annum whereas over the past 10 years the average rate has been almost 380 dwellings per annum.

#### Strategic housing targets

3.3 The adopted Bournemouth, Dorset and Poole Structure Plan included a housing target of about 5700 dwellings (net) to be provided in North Dorset over the period 1994-2011. This equates to about 336 dwellings per annum.

3.4 Against this target 6081 dwellings had been completed as at 31<sup>st</sup> March 2010. Actual completions in the district have therefore clearly exceeded the targets in the Structure Plan and in 2007 the Council adopted a “Housing Land Supply SPD<sup>3</sup>” to manage more closely the delivery of housing in the district.

<sup>3</sup> Managing Housing Land Supply SPD:  
<http://www.dorsetforyou.com/396657>

- 3.5 In 2005 work started on the South West Regional Spatial Strategy (RSS). This was intended to replace the Bournemouth, Dorset and Poole Structure Plan and would have included a housing requirement for the whole of North Dorset district. The draft of the RSS was produced in 2006 (containing a target of 5100 dwellings (net) between 2006 and 2026) and this was modified by the Secretary of State's Proposed Changes in 2008 following an examination in public. The RSS Proposed Changes included a housing target for North Dorset of 7000 dwellings over the period 2006 to 2026, a rate of 350 dwellings per annum.
- 3.6 The Localism Bill, published in December 2010 signified the Government's intention to revoke Regional Strategies. The Government also indicated that the setting of housing targets would be transferred to the local level with Local Planning Authorities having the ability to set the housing target for their area to reflect more closely local circumstance and local aspirations.
- 3.7 In the light of the indications from Government that Local Authorities will be able to set their own housing targets, the Council has signalled its intent to review the proposed level of housing provision in North Dorset<sup>4</sup>. In the interim, whilst this review is being undertaken, the Council will use the following as the basis for housing land supply calculations:
- In the period to 31<sup>st</sup> March 2011, performance will be assessed against the figures contained in the Bournemouth, Dorset and Poole Structure Plan, about 336 ( net) additional dwellings per annum. This will be assessed taking into account performance from the beginning of the plan period (ie 1994).
  - From 1<sup>st</sup> April 2011, performance will be assessed against the figures contained in Table 4.1 of the draft RSS, 290 net additional dwellings per annum up to 2016 and 220 net additional dwellings per annum thereafter. This will be assessed using 1<sup>st</sup> April 2011 as a base date.

### Future residential development

- 3.8 The approach outlined above (and in more detail in the interim statement on housing supply) will continue to be used for housing land supply calculations

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<sup>4</sup> Interim Position Statement on Housing Provision and Housing Land Supply:  
[www.dorsetforyou.com/interimposition/north](http://www.dorsetforyou.com/interimposition/north)

until revised numbers have been included in a revised version of the Core Strategy.

3.9 Taking this approach forward, the five-year supply requirements for the five-year periods 2010 to 2015 and 2011 to 2016 are as follows:

**Table 3.2: Five-year supply targets**

<b>As at 1<sup>st</sup> April 2010</b>				
Past performance	Structure Plan target	1994-2011	5700	
	Completions against Structure Plan target	1994-2010	6081	
Future requirement	Year 1	2010/11	-381	Residual Structure Plan requirement
	Year 2	2011/12	290	draft RSS requirement
	Year 3	2012/13	290	draft RSS requirement
	Year 4	2013/14	290	draft RSS requirement
	Year 5	2014/15	290	draft RSS requirement
<b>Five-Year Supply Target (2010 to 2015)</b>			<b>779</b>	
6 to 10 year supply target (2015 to 2020)			1170	
10 to 15 year supply target (2020 to 2025)			1100	
<b>As at 1<sup>st</sup> April 2011</b>				
Future requirement	Year 1	2011/12	290	draft RSS requirement
	Year 2	2012/13	290	draft RSS requirement
	Year 3	2013/14	290	draft RSS requirement
	Year 4	2014/15	290	draft RSS requirement
	Year 5	2015/16	290	draft RSS requirement
<b>Five-Year Supply Target (2011 to 2016)</b>			<b>1450</b>	
6 to 10 year supply target (2016 to 2021)			1100	
10 to 15 year supply target (2021 to 2026)			1100	

3.10 This review of the assessment must therefore identify enough land to deliver five years worth of deliverable sites for the period 2010 to 2015 (equivalent to

779 dwellings) and 10 years worth of developable sites for the period 2015 to 2025 (equivalent to 2270 dwellings).

- 3.11 The future distribution of housing development will be decided as part of the Core Strategy and will focus development primarily on the larger settlements within the district. This assessment will form part of the evidence base to help make the final decision as to the exact distribution of future housing development.

## 4.0 Methodology

### The local approach

- 4.1 The Strategic Housing Land Availability Assessment Practice Guidance sets out the detail of how the assessment should be carried out. It also states that “*when followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination*”. The stages that form part of the assessment process are detailed in Figure 4.1 with stages 9 and 10 being specific to the local circumstances. More detail on each of the stages is available in the Practice Guidance.
- 4.2 Through partnership working, the local authorities in the Bournemouth and Poole HMA produced a methodology following that outlined in the Practice Guidance. This Bournemouth and Poole HMA methodology adds further detail as to how each of the stages in the standard methodology will be completed and is detailed in Appendix I.
- 4.3 The assessment for North Dorset follows the joint methodology prepared for the whole of the Bournemouth and Poole HMA. The results of the assessment will be used to inform the preparation of the Core Strategy, the Site Allocations Development Plan Document (DPD) and other planning policy work to which it is relevant. In addition, the results will be used to aid the management of the deliverable sites that form the 5 year supply and therefore the delivery of housing across the district.
- 4.4 Each year the five-year supply information will be updated as part of the annual monitoring process. This update will be reported in the Council’s Annual Monitoring Report.
- 4.5 The update will record the number of dwellings that have been completed, those which are under construction and any new dwellings that have been granted planning permission but where construction has not yet started. If the supply of housing sites is found to be insufficient at any point, it may be necessary to initiate a full reassessment of housing land through a revision of the SHLAA.

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## Consultation

4.6 The joint Bournemouth and Poole HMA methodology used to conduct this assessment has been passed through a representative panel made up of key stakeholders. The following organisations were invited to sit on this panel to give a representative selection of interested groups:

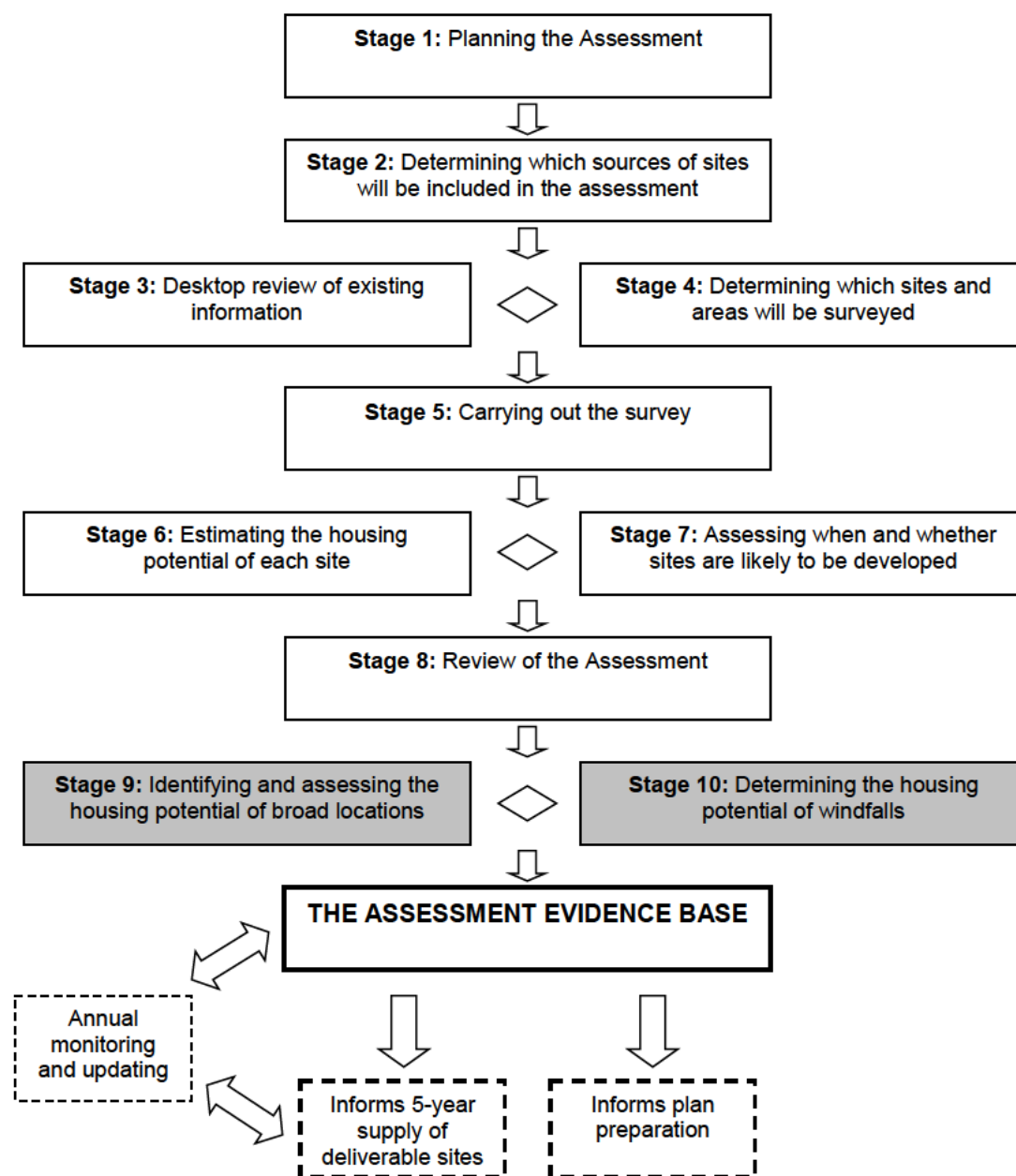
The Home Builders Federation Ltd	Representing volume house builders
Persimmon Homes	Volume house builder
Pennyfarthing Developments	Small house builder
Harry J Palmer Ltd	Small house builder
Goadsby	Estate agent
Evans & Traves	Architect
Terence O'Rourke	Planning consultant
Spectrum Housing Group	Registered social landlord
Environment Agency	Environmental body
Natural England	Environmental body
Dorset Community Action	Community body
Campaign to Protect Rural England	Environmental lobby group

4.7 The role of this panel was to aid in the shaping of the method to be used across the HMA through their expertise and views. This methodology was endorsed by the panel members and local authority representatives and put out for wider consultation in December 2007. Comments received on the joint methodology were considered and the final methodology for the Bournemouth and Poole HMA was produced in February 2008.

4.8 Since this methodology was first produced, it has been subject to a refresh to update it in the light of the change to the definition of previously developed land and the removal of the minimum density threshold. In addition, the methodology was amended slightly to reflect the experience gained through the first round of the SHLAA process.

4.9 The main change arising from this has been the removal of the site size threshold resulting in all sites of any size requiring assessment. The panel did not see the changes made to the methodology to be fundamental to how the assessment was undertaken and therefore did not see the need for consultation on the revised methodology.

Figure 4.1: The assessment process



**Site identification**

4.10 Parallel to the consultation on the initial methodology, landowners, agents and other stakeholders were requested to send in the details of land for consideration as part of the assessment; the “call for sites”. In addition, the methodology and guidelines as to how to submit sites were available from the North Dorset web site, Dorset County Council web site and at the council offices. The assessment, the methodology and the request for land were also



- advertised in the local press including the Blackmore Vale Magazine, the Dorset Echo and the Bournemouth Echo.
- 4.11 The “call for sites” was repeated in 2009 to enable this assessment to be produced and to be as thorough as possible. This call for sites did not have a deadline therefore any sites submitted up to the end of March 2010 have been included in this assessment.
- 4.12 The details of all sites identified in the 2007 assessment were updated to reflect the current position. This update involved reviewing the assessments made in 2007 in the light of the changes made to the definition of previously developed land and the removal of the minimum density threshold. In addition, assumptions made in 2007 were reviewed to ensure that the assessment results were still valid or whether a previously identified constraint had been removed. All sites identified in the 2007 assessment, both those assessed to have no potential and those assessed to have some potential went through this review process.
- 4.13 Sites with planning permission in the 2007 assessment were updated to reflect the progress on each site. The number of dwellings remaining incomplete was recorded and completed sites were removed from the stock of developable sites.
- 4.14 Any new sites that were granted planning permission after to the production of the 2007 SHLAA report were cross checked against the sites identified in the 2007 SHLAA report to avoid double counting of sites. Those which had previously been identified were updated with the current position and any new sites were added to the stock of developable sites.
- 4.15 The primary contact for each submitted site was contacted to gain the most up to date position for their site and any changes in circumstances for example changes in ownership.
- 4.16 All newly identified sites were surveyed and an assessment was made of their suitability availability and achievability using all available information. This assessment was undertaken in the same way as that undertaken for the 2007 SHLAA.
- 4.17 As stated previously the results of this assessment will be used to inform the formulation of the Core Strategy and other documents that will form part of the Local Development Framework. As this assessment is therefore part of the evidence base for the production of these documents, the results of this

assessment will be consulted on as part of the wider consultation process for these documents.

## 5.0 Future updates and reporting

### Updates

- 5.1 There is no requirement to undertake a full reassessment of the SHLAA on an annual basis. The requirement contained in PPS 3 is to “*identify sufficient specific deliverable sites to deliver housing in the first five years*” of the plan. The practice guidance goes on to say that this five-year supply should be kept “*topped up over time in response to market information*”.
- 5.2 The practice guidance then goes on to say that “*a comprehensive first assessment will generally only be required. Thereafter, it should only be necessary to carry out a full re-survey when plans have to be reviewed... ..or some other significant change makes it necessary, for example, if a local planning authority is no longer able to demonstrate a supply of specific deliverable sites for housing.*”
- 5.3 The Council will accept any new submission of sites and notification of any changes in information on existing sites on an ongoing basis. All new sites and updated information will be kept on file and a full and comprehensive review of the SHLAA, including the publication of a revised SHLAA report, will only take place if it is considered necessary to do so.

### The Annual Monitoring Report

- 5.4 The five-year supply information contained in the assessment should be kept up to date to ensure an adequate supply of sites. This information will be published in the Council’s Annual Monitoring Report and updated on an annual basis.
- 5.5 The update of the five-year supply will take account any changes to this list of sites. This may include discounting for completions that have occurred over the previous year, new planning permissions that have been granted, new sites that have been identified as part of the planning process and sites that have been removed from the five-year supply due for example to planning permission expiring.
- 5.6 In addition, an assessment of any constraints on developable sites (for example the review of settlement boundaries) will be assessed and reported on where considered necessary.

## 6.0 Results of the assessment

### The situation in North Dorset

- 6.1 The rural nature of North Dorset District means that there is limited previously developed land available to accommodate the housing need. Historically less than 40% of housing completions have been on previously developed land and for this reason it is likely that the majority of the developable sites will be on greenfield land. The change to the definition of previously developed land is likely to result in an increase in the proportion of development on greenfield sites.
- 6.2 A large proportion of the district is either designated as an Area of Outstanding Natural Beauty or it falls under other international or national designation. This constrains the availability of greenfield land especially in the southern and eastern parts of the district.
- 6.3 In the future, the focus of development will be on the larger settlements in the district. These settlements are considered to be the most sustainable locations due to the availability of essential facilities and therefore best suited to future growth. To support this growth, the Council will secure contributions from developers towards community infrastructure on a case-by-case basis. In addition, developments will be expected to provide a mix of affordable and market housing in accordance with the Council's policy position on affordable housing.

### Sites identified

6.4 Sites were identified from a number of sources. These included desktop reviews of existing information and sites submitted by land owners and agents as part of the call for sites. A total of 543 sites were identified as part of the 2007 assessment with 542 sites identified in this update. Of these 104 were in the planning process, 238 were submitted to the council and 200 were identified by planning officers from other sources. The sources reviewed were as follows:

- Sites remaining allocated in the North Dorset District-wide Local Plan. North Dorset only has two outstanding Local Plan housing allocations which have not yet been granted planning permission or have not been

developed. These are anticipated to deliver approximately 200 dwellings.

- Sites with planning permission that have not already been completed were surveyed as part of the ongoing monitoring process. The number of units under construction and the number not yet started on each of these sites were recorded. There were 104 sites with planning permission. On these sites there were 1350 dwellings either under construction or not yet started.
- In addition to these sites where planning permission had been granted, there were a number of sites that were currently within the planning system and were therefore known to planning officers. These included sites where pre-application discussions had taken place and sites where a planning application had been withdrawn. In addition, sites where a planning application had been refused on the grounds of design or another matter but where the principle of development was potentially suitable. There were 44 sites of this type anticipated to be capable of delivering 104 dwellings.
- Properties on the empty property register and on the commercial property database could have the potential for redevelopment or for actions to bring them back into use. There were 32 properties on these registers and these were visited as part of the survey.
- The National Land Use Database (NLUD) holds details of available previously developed land that could potentially be developed for residential uses. In North Dorset there were 31 sites on this database, these were all included in the assessment.
- Other sites identified were those included in the previous Urban Capacity Study for which surveys took place in winter 2001/02. The 79 sites in this study that had not been developed were added into this assessment. These were anticipated to be capable of delivering 155 dwellings.
- In addition to these sources, planning officers identified a number of additional sites either through the use of desktop information, such as aerial photographs or whilst surveying other identified sites. There

were 12 other sites identified which were anticipated to be capable of delivering 947 dwellings.

**Table 6.1: Sites identified 2007 and 2010**

		2007		2010	
		sites	dwellings	sites	dwellings
Sites within the planning system	With planning permission	167	1388	104	1350
	Allocated	2	310	2	200
	Other sites: Pre-application discussions / withdrawn applications etc	16	520	44	104
Identified sites	Submitted	200	10137	238	10230
	Empty property register	33	30	32	30
	NLUD/Urban Capacity Study	112	317	110	282
	Other identified sites: Desktop information / field survey	13	1005	12	947
<b>Totals</b>		<b>543</b>	<b>13707</b>	<b>542</b>	<b>13143</b>

6.5 Several identified sites have constraints to their deliverability. Such constraints could be removed through actions taken by the council whereas others will require actions from developers. To deliver the appropriate level of housing in North Dorset, some development will need to be accommodated outside of the current settlement boundaries. This constraint will be overcome through the subsequent revision of settlement boundaries that will take place as part of the LDF process. Sites outside of current settlement boundaries are therefore expected to be developable in the 6 to 10 year period or longer. The sites that are assessed as possibly having some potential for development will be assessed in more detail when land for housing is allocated later on in the LDF process. At this point sites may be excluded from the land supply.

6.6 Other sites may have constraints that preclude them from development for example where housing built on the site would expose the residents to unacceptable levels of flood risk. Insurmountable constraints such as this have excluded sites in full or in part from the land supply.

6.7 When considering flood risk, the expected extents of flood zones taking account of the impact of climate change have been used. The intention is to minimise the risk from flooding for the lifetime of the proposed development,

anticipated to be approximately 100 years for residential development. However in certain areas for, instance town centre regeneration areas (as identified in policy documents) complete restrictions on development would harm the vitality of that area and therefore cause further harm to the town as a whole. In some of these regeneration areas where potential sites are situated within flood risk areas, the Sequential Test (and Exception Test if appropriate) should be applied in accordance with Planning Policy Statement 25: Development and Flood Risk.

6.8 Sites that are considered to be suitable but fall within the AONBs will be subject to detailed assessment during the production of the site allocations development plan document. The impact of their development on the AONB in terms of landscape and scale will be assessed and only on a satisfactory outcome will the sites be developed.

6.9 Assumptions made as part of the assessment were as follows:

- Sites submitted by landowners were assumed to be available for development immediately unless stated otherwise.
- Sites with planning permission were assessed as being deliverable within five years unless site specific circumstances indicated that they were not for example site phasing.

6.10 Where a site has been assessed as being suitable for development, this does not necessarily mean that the whole of the site is developable. Part of the site may not be developable due to constraints such as flood risk or impact on or from the surrounding area. Where this is the case, assessments of the capacity of each site have been adjusted to reflect this reduced potential.

### **Capacity on developable sites (years 6 and beyond)**

6.11 To meet the housing requirement as outlined in the interim position statement (see Table 3.2) for the period 1<sup>st</sup> April 2015 to 31<sup>st</sup> March 2025, at least enough land for 2270 dwellings is needed. The assessment results identified sufficient land that could be developed to exceed this target giving options to pick the most sustainable locations for development. The developable sites as shown on the mapping that accompanies this report have the potential to deliver approximately 11316 dwellings in the longer term subject to removal of constraints to their deliverability. These sites are also listed in *Appendix II*.

6.12 The majority of the developable sites have a constraint to their deliverability for example a local policy constraint with many being located outside of the settlement boundaries. Subsequent revisions of the policies in the adopted District-wide Local Plan will allow some of these sites to be developed.

### Capacity on deliverable sites (5 year supply)

6.13 Sites considered to be deliverable within five years are expected to be able to supply 1827 dwellings sufficient to meet the five-year supply of 779 dwellings (see Table 3.2). The five-year supply of deliverable sites for the 2010 base year is shown on the mapping that accompanies this report. In addition a list of these sites is included in *Appendix II*. However if an application was submitted on a site not included in the five-year supply, the situation relating to over or under supply and the current Local Plan policies would be a consideration in reaching a decision. The fact that a site is not included in the five-year supply does not therefore preclude a site from gaining planning permission especially where it accords with other policies in the development plan.

### Unsuitable sites

6.14 Inevitably some of the sites identified as part of the study have been judged to be unsuitable for development and therefore have been excluded from the land supply. The mapping that supports this report also shows these excluded sites giving the main reasons as to why they have been excluded. This information is also outlined in *Appendix III*.



## 7.0 Conclusions

- 7.1 This assessment has been undertaken following Government guidance and has identified sufficient deliverable land to meet the five-year housing supply. In addition, the assessment has identified significant developable land, enough to meet the requirements for the subsequent 10 year period and beyond. The amount of identified land identifies opportunities for future development and will help to inform the precise amount of housing that will be provided in each settlement over the plan period.
- 7.2 Although this assessment identifies sufficient land to deliver the housing target set out in the draft South West RSS, there will be sites that are granted planning permission that haven't been identified. In future years, this assessment will be updated to take into account unidentified sites that are granted planning permission. These will be incorporated into the housing supply and reported on in the Councils Annual Monitoring Report.
- 7.3 In addition, there will be further sites submitted to the council that have not been identified in the assessment. These will be assessed and either reported in the AMR in subsequent revisions of this report or in addendums to this report.

## 8.0 Update to 2011

8.1 Since this review commenced, a further set of residential completions information has become available. This information shows the situation on each site as at 31<sup>st</sup> March 2011 and includes the sites that have recently been granted planning permission.

8.2 Since 31<sup>st</sup> March 2010, 27 sites have been totally completed contributing to a net completions figure for the year of 279 additional dwellings. An additional 39 sites have been granted planning permission giving a total of 548 sites. The table below shows the change in the number of sites and the total number of dwellings that have been granted planning permission but have not yet been started since 1<sup>st</sup> April 2010 and 31<sup>st</sup> March 2011

**Table 8.1: Developable sites – differences between 2010 and 2011**

		2010		2011	
		sites	dwellings	sites	dwellings
Sites within the planning system	With planning permission	104	1350	116	1228
	Allocated	2	200	2	200
Other identified sites		436	11593	430	11537
<b>Totals</b>		<b>543</b>	<b>13143</b>	<b>548</b>	<b>12965</b>

8.3 The five-year supply requirement as at 31<sup>st</sup> March 2011 was for 1450 dwellings as outlined in Table 3.2. From the information above, it can be seen that sufficient land has been identified for 12965 developable dwellings within the district. Of these 1707 are considered to be deliverable within five years. The deliverable site information will be reported on an annual basis in the Council's Annual Monitoring Report.

**Appendix I – Bournemouth and Poole HMA SHLAA Methodology**

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# Methodology for Strategic Housing Land Availability Assessment

## Bournemouth and Poole Housing Market Area

First Revision  
March 2010



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## 1.0 Introduction

**1.1** Planning Policy Statement 3: Housing (PPS3)<sup>5</sup> sets out a new approach for planning for housing, in response to recommendations in the Barker Review of Housing Supply published in March 2004. In particular it sets out a framework to improve affordability and supply of houses in all communities by ensuring that land availability is not a constraint on the delivery of homes. These changes include the requirement for Local Planning Authorities (LPAs) to identify and maintain firstly a rolling five-year supply of deliverable land for housing, and secondly, to identify sufficient developable land for at least a 15 year period in their forthcoming Local Development Documents (LDDs).

**1.2** In order to reinforce the 'plan, monitor, manage' approach to planning while being more responsive to land supply issues, PPS3 sets out that LPAs should be informed by a robust evidence base to aid in the formulation of local planning policies and the determination of planning applications. In particular, PPS3 states that LPAs should undertake a Strategic Housing Market Area Assessment to assess local housing need and demand, and a Strategic Housing Land Availability Assessment to identify and monitor current and future land availability for housing based on agreed Housing Market Area (HMA) boundaries.

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<sup>5</sup> Planning Policy Statement 3: Housing (DCLG, November 2006)

<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

## **2.0 Strategic Housing Market Area Assessments**

- 2.1** Strategic Housing Market Area Assessments (SHMAA)<sup>6</sup> will form a major part of the evidence base for the production of LDDs which concern housing issues, allowing LPAs to understand the dynamic and complex housing markets which operate in their area. The main outcome of undertaking this work at the sub-regional level is to provide a valuable insight into how housing markets operate both now and in the future, including an assessment of local housing need, demand and market conditions.
- 2.2** In Dorset, partnership working is being undertaken to inform housing policy formulation at the sub-regional and local levels. The SHMAA work has identified that there are two broad housing markets operating in Dorset, the Bournemouth & Poole HMA and the Dorchester & Weymouth HMA.

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<sup>6</sup> Strategic Housing Market Assessments: Practice Guidance  
<http://www.communities.gov.uk/publications/planningandbuilding/strategichousingmarket>

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### 3.0 Strategic Housing Land Availability Assessments

**3.1** Strategic Housing Land Availability Assessments are a key part of the evidence base supporting the production of LDDs that relate to housing development. The primary role of a SHLAA is to:

- Identify sites with potential for housing
- Assess their housing potential
- Assess when they are likely to be developed

**3.2** One of the key requirements of the SHLAA will be to identify and assess the deliverability and developability of sites that have the potential for new housing development. The SHLAA will need to identify sufficient specific sites to meet the strategic housing requirement within a LPA area for at least the first 10 years of a plan, but preferably for at least 15 years.

**3.3** The Government's Practice Guidance<sup>7</sup> for undertaking SHLAA recommends that the study area should be set at the HMA level. Therefore, the LPAs in Dorset will produce separate SHLAA Reports for their authority area, to methodologies agreed across the two HMAs. Agreement to work in partnership within the two HMAs has already been made between the Councils in Dorset.

**3.4** The SHLAA will be a technical document only, but once completed and approved by each LPA within the Partnership, will be used to inform judgements on the future pattern of development and the allocation of land for housing. Judgements concerning whether sites should be allocated in future LDDs will be made through the statutory plan process, which will further test the suitability of any sites identified in a SHLAA which may be proposed for housing development.

**3.5** To remain a useful tool in planning for the delivery of housing, the SHLAA will need to be comprehensive in its identification and assessment of sites and updated on a regular basis. It will be reported through Annual Monitoring Reports, which are produced each year by each respective LPA.

**3.6** The timescales for undertaking and completing the SHLAA within the Councils that make up the Partnership differ. This is because each LPA is at a different stage in its Local Development Framework (LDF) plan-making process. The main purpose of the Partnership approach is to develop and agree a common methodology which can be used to undertake the Assessment for each LPA in the Bournemouth & Poole HMA. Each LPA will produce a SHLAA Report for their authority area, with consistency of approach confirmed through the Partnership and a common SHLAA Panel. On completion of the Assessments the results will be combined and a summary will be produced covering the whole HMA.

**3.7** This methodology document relates to the SHLAA that will be undertaken by the Partnership of Councils in the Bournemouth and Poole HMA.

**3.8** The First SHLAA was undertaken during 2008 with a base year of 2007. The process for producing this followed closely the original SHLAA methodology drawn up by the Bournemouth and Poole HMA SHLAA Partnership. However, during this process it was recognised that the methodology needed some revision and this document represents the first revision of that methodology reflecting a more streamlined approach.

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<sup>7</sup> Strategic Housing Land Availability Assessment: Practice Guidance (DCLG, July 2007)

<http://www.communities.gov.uk/publications/planningandbuilding/landavailabilityassessment>



#### **4.0 Core Requirements and Outputs of a SHLAA**

**4.1** In order that a SHLAA can be used as a robust and credible evidence base, the Practice Guidance sets out some minimum requirements. The SHLAA should:

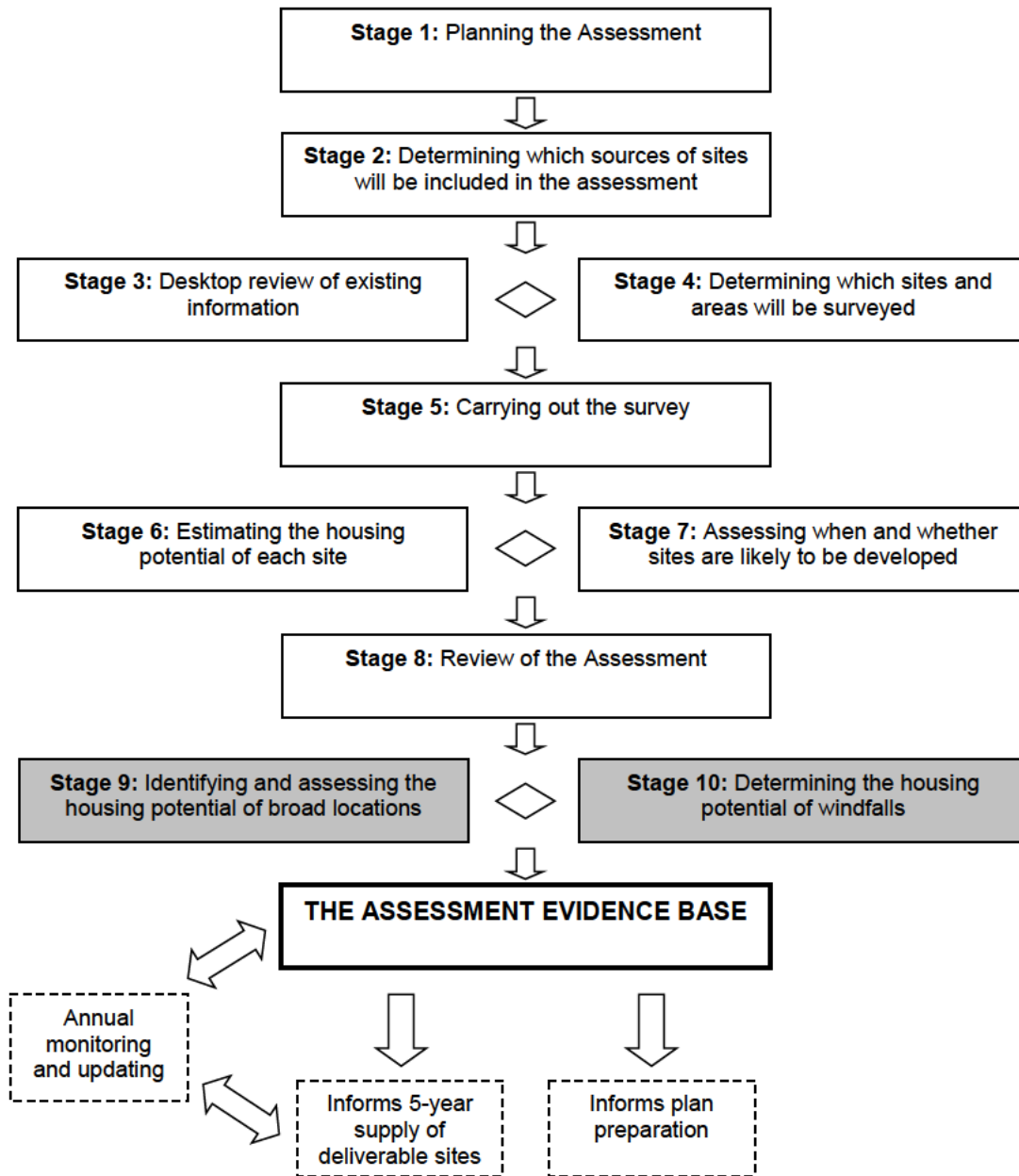
- Set out a list of sites, cross referenced to maps showing locations and boundaries of specific sites (and showing broad locations, where necessary)
- Assess the deliverability / developability of each identified site (i.e. in terms of its suitability, availability and achievability) to determine when an identified site is realistically expected to be developed
- Identify the potential quantity of housing that could be delivered on each identified site or within each identified broad location (where necessary) or on windfall sites (where justified)
- Set out constraints on the delivery of identified sites
- Make recommendations on how these constraints could be overcome and when

**4.2** Together with the general methodology, set out in the Practice Guidance, these core requirements have been used to develop the methodology for the Bournemouth and Poole HMA SHLAA.

**5.0 The Bournemouth and Poole HMA Methodology**

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

**Figure 6.1: Stages of a SHLAA**



**Stage 1: Planning the Assessment**

5.2 There is agreement between all Planning Authorities within the Bournemouth & Poole HMA that the Assessment should be undertaken jointly in order to provide a robust and credible source of evidence for the production of future local planning policies.

- 5.3** In addition to the partnership of Planning Authorities, key stakeholders (listed in Appendix A) have been invited to join a SHLAA Panel. Where particular expertise exists in amongst the SHLAA Panel members, this will be used to inform the work undertaken and therefore influence the final recommendations and results of the SHLAA.
- 5.4** Planning Officers will undertake the majority of the work. The Partnership of LPAs has current experience of undertaking similar joint assessments, in terms of the outgoing 'Urban Capacity Studies', as well as continuing experience from evidence gathering for the production of a range of LDDs including Core Strategies and Site Specific LDDs. Therefore, the Partnership should be able to meet the requirements of the SHLAA.
- 5.5** It has been agreed that each Council will provide adequate resources to undertake the study. In addition to Planning Policy Officers working on the preparation of the SHLAA, officers from Development Control, GIS, Tree and Landscape, Design, Land Management Conservation, etc. teams will be involved in the production of the SHLAA where their expertise is needed.
- 5.6** It is anticipated that all members of the SHLAA Panel will contribute towards the initial identification of sites, as well as advising the Partnership on their 'availability' and 'achievability', as set out in Stage 7 of the methodology
- 5.7** Each Planning Authority will be responsible for undertaking the Assessment for their administrative area, following the confirmed methodology. In terms of quality assurance, the assessment of sites will be presented to the SHLAA Panel in order to agree the findings, or to recommend changes. As a technical document produced as evidence for the production of each Council's LDF, the SHLAA will be scrutinised by each Authority through its own Committee procedures or relevant steering groups.

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

- 5.8** The Practice Guidance identifies examples of the sources of sites that have the potential for housing and which should be covered in the Assessment. The potential sources of sites that will be used in the SHLAA include:

### Sites in the planning process

- Land allocated (or with permission) for employment or other uses which are no longer required for those uses
- Existing housing allocations and site development briefs
- Unimplemented / outstanding planning permissions for housing
- Planning permissions for housing that are under construction

### Sites not currently in the planning process

Examples include:

- Vacant and derelict land and buildings
- Surplus public sector land
- Land in non-residential use which may be suitable for re-development for housing, such as commercial buildings or car parks, including as part of mixed-use development
- Additional housing opportunities in established residential areas, such as under-used garage blocks
- Large scale redevelopment and redesign of existing residential areas
- Sites in rural settlements and rural exception sites
- Urban extensions
- New free standing settlements

**5.9** The Partnership proposes to build on the work undertaken for the predecessor to SHLAA (Urban Capacity Studies) to maintain continuity while accommodating the new requirements of the SHLAA processes. The categories for classifying sites are set out in Appendix B.

**5.10** The Practice Guidance states that “particular types of land or areas may be excluded from the Assessment. Where this is the case, the reasons for doing so will need to be justified and agreed by the members of the partnership”. It is proposed that if sites are identified which fall within the designations listed in Figure 6.2, they will be assigned a nil housing potential, due to their inappropriateness as potential housing sites.

**Figure 6.2: Sites to be excluded from SHLAA**

Type of site	Justification for exclusion
<ul style="list-style-type: none"> <li>- Site of Special Scientific Interest (SSSI)</li> <li>- Special Area of Conservation (SAC)</li> <li>- Ramsar sites (wetlands of international importance)</li> <li>- National Nature Reserve (NNR)</li> <li>- Sites of Nature Conservation Importance (SNCI)</li> <li>- Special Protection Areas (SPA)</li> <li>- Scheduled Ancient Monuments</li> <li>- Sites within 400m of protected heathland</li> </ul>	<p>National Policy advises against development that would have an adverse impact on national and internationally important nature conservation interests.</p>
<p>Site is located wholly outside or is unrelated to the list of settlements defined in Appendix C. An exceptional case will be made for sites delivering 100% affordable housing to meet local need.</p>	<p>Development Policies A to C of the Draft Regional Spatial Strategy for the South West identify the categories of settlements where housing will be acceptable for the period 2006-2026. Appendix C sets out the list of settlements in Dorset falling within these categories. Further policies, and where appropriate, settlement boundaries will be developed through the LDF process in due course. Outside these settlements LDFs will not contain specific allocations for housing and therefore the SHLAA process is not applicable.</p>

**Stage 3: Desktop Review of Existing Information**

**5.11** An initial desk top review will be undertaken in order to identify sites with potential for housing. The Government's Practice Guidance sets out some of the data sources that can be used to identify sites with potential for housing (Figure 6.3). Information identified at this stage of the Assessment will be used to plan for the site survey stage.

**Figure 6.3: Sources of Information**

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

- 5.12** During this stage a pro forma will be sent out to all stakeholders within the Bournemouth and Poole HMA, and an advert will be placed in the local newspapers, requesting the formal proposal of potential sites. A copy of this 'new sites' pro forma is attached as Appendix D.
- 5.13** The owners or agents of sites which already have the benefit of an outstanding planning permission will be separately contacted to assess when or whether their site is likely to come forward for housing. Where required, a letter will be sent to the landowners/agents of land allocated for housing development to identify the likely preparation and implementation of a planning application. A copy of the agents' letter and pro forma is attached as Appendix E. Both of these forms are available to download on the relevant planning page of each LPA's website. In addition, forms will be sent out to individuals if requested.
- 5.14** For the 2009 revision, a further form was sent out to those owners and agents who had submitted sites for the original, 2007, SHLAA. This form, attached as Appendix F, requested an update in the circumstances regarding the site.

#### **Stage 4: Determining which sites and areas will be surveyed**

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

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**Stage 5: Carrying out the survey**

**5.18** Following the desktop survey, all sites identified will be visited by officers of the relevant LPA in order to make an informed judgement as to the likelihood of residential development on each site.

**Stage 6: Estimating the housing potential of each site**

**5.19** The Practice Guidance recommends that the estimate of housing potential on each site surveyed should be guided by the existing or emerging development plan, particularly in terms of local policies towards housing densities.

**5.20** It is proposed that density assumptions will be consistent throughout the Bournemouth and Poole HMA, based on national guidance and regional and local planning policies.

**5.21** To produce an estimate of the number of dwellings that could be provided on each identified site, a three-stage process is proposed (See Appendix H). Additionally, the Practice Guidance recommends the use of design exercises to assist estimation of site potential. Resources permitting, comparison will be made with sample schemes from elsewhere in the study area which are deemed to represent a form of development appropriate to the site under consideration. In some cases it may be appropriate to sketch a scheme from scratch in order to visualise the site's potential.

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

**5.22** PPS3 requires LPAs to identify sufficient and specific '*deliverable*' sites to deliver housing within a five-year period and longer-term '*developable*' sites. It also requires LPAs to identify those sites which are regarded as 'not currently developable', stating the current constraints affecting their developability.

**5.23** To be considered '*deliverable*', sites are required to be:

- Suitable – the site offers a suitable location for development now and would contribute to the creation of sustainable communities;
- Available – the site is available now; and
- Achievable – there is a reasonable prospect that housing will be delivered on the site within five years

**5.24** At this stage of the assessment officers will use all available information and expertise to assess identified sites against these three 'tests'. Appendix H details the criteria that will be used to assess performance of each identified site, in a structured manner. The results of the assessment will inform decisions as to whether a site is '*deliverable*' or '*developable*' or whether the site is 'not currently developable' and therefore whether it can be developed for housing either now or at some point in the future.

**5.25** The final part of Stage 7 requires an assessment to be made for those sites which are found to be 'not currently developable', as to what action would be needed to overcome those constraints. A separate statement will be produced on how constraints could be overcome on a site-by-site basis and the structured assessment through the matrix in Appendix H will aid in this.

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**Stage 8: Review of the Assessment**

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

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

- 5.29** This is an optional stage which may be undertaken by one or more of the LPAs in the partnership, where an adequate supply of sites with housing potential cannot be identified.
- 5.30** Broad locations, where further housing development is considered feasible and will be encouraged, but where specific sites cannot yet be identified, may be identified in a SHLAA, in order to provide a level of certainty to communities and developers concerning future patterns of development. Examples of broad locations include land:
- Within and adjoining settlements – where housing development could be encouraged or small extensions to existing settlements
  - Outside settlements – for example, within the Bournemouth and Poole HMA this could comprise major urban extensions as proposed in the draft South West RSS
- 5.31** It is proposed that if a Planning Authority has a need to identify broad locations, consultation with the SHLAA Panel will be made in order to establish the criteria to assess these locations both within and outside existing built up areas and subsequently the housing potential within those locations.

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

- 5.32** While PPS3 sets a clear expectation that the supply of land for housing should be based on specific sites, and where necessary broad locations, it also recognises that in some circumstances a windfall allowance may be justified.
- 5.33** Where it is decided that a LPA is required to undertake an assessment of windfall in order to meet its strategic housing requirements, this will need to be based on recent historic completion rates for each source of housing potential – as identified in Stage 2. This assessment will need to consider:
- whether the annual rate of supply is likely to increase or decrease;
  - whether the pattern of redevelopment is likely to remain the same or change; and
  - whether current market conditions are likely to stay the same, worsen, or improve in the future.



**5.34** It is proposed that where a LPA cannot identify enough specific potential housing sites to meet their strategic housing requirement they will determine housing potential from recent historic windfall levels, excluding any sites already counted in their Assessment. It is proposed that where this requirement is necessary the method for determining a historic windfall rate will be discussed with the SHLAA Panel.

#### **List of Appendices**

Appendix A	List of key stakeholders invited to join the SHLAA Panel
Appendix B	Site classifications and definitions
Appendix C	Settlements where sites will be surveyed
Appendix D	'existing sites' pro forma
Appendix E	'new sites' pro forma
Appendix F	'update to 2007 submitted sites' pro forma
Appendix G	Estimating housing potential
Appendix H	Assessment matrix

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

Volume housebuilder	Home Builders' Federation
Volume housebuilder	Persimmon Homes
Small housebuilder	Harry J Palmer
Small housebuilder	Penny Farthing Developments
Estate agent	Goadsby
Architect	Evans & Traves
Planning consultant	Terence O'Rourke
Registered Social landlord	Spectrum Housing Group
Environment body	Environment Agency
Environment body	Natural England
Community body	Dorset Community Action (DCA)
Environmental lobby group	Campaign to Protect Rural England

**Appendix B: Site classifications and definitions**

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

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

**Appendix C: Settlements where sites will be surveyed**

**Bournemouth Borough Council**

Settlement Suitable for Market and Affordable Housing	
Urban area of Bournemouth	
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: <a href="http://www.bournemouth.gov.uk">www.bournemouth.gov.uk</a> by clicking on 'Local Plan' link in the A-Z of Services under 'L'. Click on link to the online version of the Local Plan	

**Christchurch Borough Council**

Settlements Suitable for Market and Affordable Housing	
Burton	Urban area of Christchurch
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a> by following links 'living' > 'building/planning' > 'planning' > 'local plans' > 'Local Plan for Christchurch – Adopted Version' (left column) > 'Christchurch LOCAL PLAN LOCATOR' (right column)	

**East Dorset District Council**

Settlements Suitable for Market and Affordable Housing			
Alderholt	Colehill	Corfe Mullen	Cranborne
Ferndown & West Parley	St Leonards & St Ives	Sixpenny Handley	Sturminster Marshall
Three Legged Cross	Verwood	West Moors	Wimborne
Settlements Suitable for 100% Affordable Housing (Exception Sites) Only			
Furzehill	Gaunts Common	Gussage all Saints	Gussage St. Michael
Hinton Martell	Holt	Horton	Longham
Shapwick	Woodlands		
Access to Online Mapping of Local Plan Proposals Maps - Maps available at: <a href="http://www.dorsetforyou.com">www.dorsetforyou.com</a> by following links 'living' > 'building/planning' > 'planning' > 'local plans' > 'Local Plan for East Dorset' (left column) > 'East Dorset Local Plan maps online' (right column)			

**North Dorset District Council**

Settlements Suitable for Market and Affordable Housing			
Bourton	Blandford (Forum and St. Mary)	Charlton Marshall	Child Okeford
East Stour	Fontmell Magna	Gillingham	Hazelbury Bryan
Iwerne Minster	Marnhull	Milborne St. Andrew	Milton Abbas
Motcombe	Okeford Fitzpaine	Pimperne	Shaftesbury
Shillingstone	Stalbridge	Stourpaine	Sturminster Newton
Winterborne Kingston	Winterborne Stickland	Winterborne Whitechurch	
Settlements Suitable for 100% Affordable Housing (Exception Sites) Only			
Buckhorn Weston	Durweston	Hinton St Mary	Ibberton
Iwerne Courtney (Shroton)	Kings Stag	Manston	Mappowder
Melcombe Bingham and Ansty (including Higher Ansty and Lower Ansty)		Milton-on-Stour	Pulham
Spetisbury	Stour Row	Stourpaine	Sutton Waldron
Tarrant keyneston	Tarrant Monkton & Launceston	West Stour	Winterborne Zelston
Access to Online Mapping of Local Plan Proposals Maps – Maps available at: <a href="http://www.north-dorset.gov.uk">www.north-dorset.gov.uk</a> by following the link on the Homepage to 'NordMap Online Maps' (right column)			

**Borough of Poole**

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

**Purbeck District Council**

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



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**Appendix D: 'existing sites' pro forma**

**SHLAA 1 FORM: Site with Existing Planning Permission**

**Bournemouth Borough Council, Christchurch Borough Council,  
Dorset County Council, East Dorset District Council, North Dorset District Council,  
Borough of Poole Council and Purbeck District Council**

**Strategic Housing Land Availability Assessment**

Guidance Notes

Local planning authorities are required to undertake a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes. This exercise is being undertaken jointly by Bournemouth Borough Council, Christchurch Borough Council, Dorset County Council, East Dorset District Council, North Dorset District Council, Borough of Poole Council and Purbeck District Council.

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

If you have permission to develop more than one site, please respond on a separate form for each site. Additional forms may be downloaded by accessing the webpage <http://www.poole.gov.uk/strategiesandplans/ref:105/aka:Strategic+Housing+Land+Availability+Assessment> or from your local council office or you may prefer to simply photocopy this form.

Please return the form by **Friday 17<sup>th</sup> July**.

<b>For official use only:</b>	
Reference	_____
Received	_____

**Strategic Housing Land Availability Assessment  
 April 2009  
 SHLAA 1: Site with Existing Planning Permission**

**DATA PROTECTION AND FREEDOM OF INFORMATION**

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

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

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

Please confirm site details	
<u>Site address</u>	_____
<u>Planning permission number(s)</u>	_____

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

Over what broad timeframe would you anticipate the site could first become available for development:	
<u>Within a period 5-10 years hence i.e. between 2014 and 2019</u>	<input type="checkbox"/>
<u>Within a period 10-15 years hence i.e. between 2019-2023</u>	<input type="checkbox"/>
<u>After 15 years hence i.e. after 2023</u>	<input type="checkbox"/>

If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year for commencement:	
<u>Between April 2009 and March 2010</u>	<input type="checkbox"/>
<u>Between April 2010 and March 2011</u>	<input type="checkbox"/>
<u>Between April 2011 and March 2012</u>	<input type="checkbox"/>
<u>Between April 2012 and March 2013</u>	<input type="checkbox"/>
<u>Between April 2013 and March 2014</u>	<input type="checkbox"/>

Once commenced, how many years do you think it will take to develop the site ?	
<u>Number of years</u>	_____

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

**Thank you for your help**

**Please return this for to the relevant local authority using the address provided**

## Appendix E: 'new sites' pro forma

**SHLAA 2 FORM: Potential new housing site**

**Bournemouth Borough Council, Christchurch Borough Council,  
Dorset County Council, East Dorset District Council, North Dorset District Council,  
Borough of Poole Council and Purbeck District Council**

**Strategic Housing Land Availability Assessment**

## Guidance Notes

Local planning authorities are required to undertake a Strategic Housing Land Availability Assessment to provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes. This exercise is being undertaken jointly by Bournemouth Borough Council, Christchurch Borough Council, Dorset County Council, East Dorset District Council, North Dorset District Council, Borough of Poole Council and Purbeck District Council.

Each local authority has carried out the SHLAA exercise for 2007/08 (which can be viewed on their respective websites) and are now starting to identify sites for the 2009 update. National policy requires that every local authority update the SHLAA on an annual basis to maintain a current supply of potential housing land.

**If you wish to suggest a potential site and feel that it may make a contribution to the overall housing land supply, please complete the attached form and return it to the relevant local authority using contact details overleaf.**

Sites that were submitted for this exercise last year should not be re-submitted unless there have been significant changes to the status of the site.

**Please ensure your form is returned by 17<sup>th</sup> July 2009.**

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

- Use a separate form for each site ([additional forms may be downloaded by accessing the webpage](http://www.poole.gov.uk/strategiesandplans/ref:105/aka:Strategic+Housing+Land+Availability+Assessment) <http://www.poole.gov.uk/strategiesandplans/ref:105/aka:Strategic+Housing+Land+Availability+Assessment> or you may prefer to photocopy this form. Only information supplied on a form can be considered
- It is essential that you attach a map outlining the precise boundaries of the site in its entirety and the part which may be suitable for housing (if this is less than the whole). Without this mapped information we are unable to register the site. You may obtain a base-map on request from the relevant local authority.
- There is no size threshold for sites.
- Submit only sites:  
⇒ Within or related to the existing settlements of: **XXXXXXXX**

- 
- ⇒ Sites for 100% affordable housing will also be considered within or adjoining the villages of: **xxxxx**.

  - Do not submit sites that already have planning permission for residential use, unless different proposals are identified. Do not submit sites which are allocated for housing in a local plan.

If you are unsure about the suitability of a site that you have in mind, you may prefer to have a brief informal word with a planning officer before submitting a form. Please contact the relevant local authority using the details provided overleaf.

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

**For official use only:**

Reference \_\_\_\_\_

Received \_\_\_\_\_

**Strategic Housing Land Availability Assessment**

**Potential New Housing Site  
2009**

- Please complete the form clearly and legibly and to the best of your knowledge.
- You must give your name and address for your comments to be considered.
- You must attach a map showing the precise boundaries of the site
- **This form should be received by 17<sup>th</sup> July 2009**

**DATA PROTECTION AND FREEDOM OF INFORMATION**

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

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

Your details	
<u>Name</u>	_____
<b>Company / agent</b>	_____
<b>Representing</b>	_____
<b>Is your business housing development ?</b>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Your address</b>	_____
<b>Telephone Number</b>	_____
<u>Email</u>	_____

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

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

**CURRENT AND POTENTIAL USE**

What is the site currently used for ?
_____



In your view, what type and number of dwellings would you envisage for the site ?	
<u>Number of houses (or bungalows)</u>	_____
<u>Number of flats</u>	_____
<u>Would the site be solely for affordable housing ? If 'yes' please tick:</u>	<input type="checkbox"/>

**POSSIBLE CONSTRAINTS**

To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details where known.	
<u>Access difficulties</u>	_____
<u>Infrastructural requirements</u>	_____
<u>Topography or ground conditions</u>	_____
<u>Hazardous risks</u>	_____
<u>Contamination / pollution</u>	_____
<u>Flood risk</u>	_____
<u>Legal issues</u>	_____
<u>Other considerations</u>	_____
<u>Do you believe constraints on the site could be overcome? If so, please explain.</u>	
_____	

**AVAILABILITY**

**Over what broad timeframe would you anticipate the site could first become available for development:**

<u>Within the next 5 years i.e. by the end of March 2014</u>	<input type="checkbox"/>
<u>Within a period 5-10 years hence i.e. between 2014 and 2019</u>	<input type="checkbox"/>
<u>Within a period 10-15 years hence i.e. between 2019-2023</u>	<input type="checkbox"/>
<u>After 15 years hence i.e. after 2023</u>	<input type="checkbox"/>

**If you anticipate the site could become available for development within the next five years, what would be your best estimate of a more precise year for commencement:**

<u>Between April 2009 and March 2010</u>	<input type="checkbox"/>
<u>Between April 2010 and March 2011</u>	<input type="checkbox"/>
<u>Between April 2011 and March 2012</u>	<input type="checkbox"/>
<u>Between April 2012 and March 2013</u>	<input type="checkbox"/>
<u>Between April 2013 and March 2014</u>	<input type="checkbox"/>

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

<u>Number of years</u>	_____
------------------------	-------

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

\_\_\_\_\_

**SURVEY ISSUES**

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Please return this form together with a map which clearly identifies the boundary of the site by 17 July 2009

**Thank you for your help**

**Appendix F: 'update to 2007 submitted sites' pro forma**

**SHLAA 3 form**

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

**Strategic Housing Land Availability Assessment**

**Update to submitted site  
April 2009**

- Please complete the form clearly and legibly and to the best of your knowledge.
- You must give your name and address for your comments to be considered.
- **This form should be received by 17<sup>th</sup> July 2009**

**DATA PROTECTION AND FREEDOM OF INFORMATION**

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

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

Your details	
<u>Name</u>	
<b>Company / agent</b>	
<b>Representing</b>	
<b>Is your business housing development ?</b>	
<b>Your address</b>	
<b>Telephone Number</b>	
<u>Email</u>	

Site details	
<u>Site address</u>	
<u>Site SHLAA reference</u>	

Is the status of the site the same as previously submitted
<input type="checkbox"/> Yes <input type="checkbox"/> No

If 'No' please complete the relevant following sections of the form.

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

**CURRENT AND POTENTIAL USE**

What is the site currently used for ?
_____

In your view, what type and number of dwellings would you envisage for the site ?	
<u>Number of houses (or bungalows)</u>	_____
<u>Number of flats</u>	_____
<u>Would the site be solely for affordable housing ? If 'yes' please tick:</u>	<input type="checkbox"/>

**POSSIBLE CONSTRAINTS**

To the best of your knowledge are there any constraints that may prevent development on the site? Please provide brief details where known.	
<u>Access difficulties</u>	_____
<u>Infrastructural requirements</u>	_____
<u>Topography or ground conditions</u>	_____
<u>Hazardous risks</u>	_____
<u>Contamination / pollution</u>	_____
<u>Flood risk</u>	_____
<u>Legal issues</u>	_____
<u>Other considerations</u>	_____
Do you believe constraints on the site could be overcome? If so, please explain.	
_____	

**AVAILABILITY**

Over what broad timeframe would you anticipate the site could first become available for development:

<u>Within the next 5 years i.e. by the end of March 2014</u>	<input type="checkbox"/>
<u>Within a period 5-10 years hence i.e. between 2014 and 2019</u>	<input type="checkbox"/>
<u>Within a period 10-15 years hence i.e. between 2019-2023</u>	<input type="checkbox"/>
<u>After 15 years hence i.e. after 2023</u>	<input type="checkbox"/>

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

<u>Between April 2009 and March 2010</u>	<input type="checkbox"/>
<u>Between April 2010 and March 2011</u>	<input type="checkbox"/>
<u>Between April 2011 and March 2012</u>	<input type="checkbox"/>
<u>Between April 2012 and March 2013</u>	<input type="checkbox"/>
<u>Between April 2013 and March 2014</u>	<input type="checkbox"/>

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

<u>Number of years</u>	_____
------------------------	-------

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

\_\_\_\_\_

**SURVEY ISSUES**

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

Please return the form by **July 17<sup>th</sup> 2009**

**Thank you for your help**



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

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

Density Zone	Theoretical Density (dwellings per hectare)	Definition
Main Town Centre	At least 100 dph	The centre of Bournemouth and Poole town centres plus a zone up to 400m from the edge of this town centre area.
Suburban and Market Town town centres	At least 50 dph	The remainder of the built up urban area and the centres of the main Market Towns in the study area
Villages and rural areas	At least 30 dph	All other areas outside of the main urban areas

**Stage B – Onsite Estimate of Potential**

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

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

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

**Stage C – Final Assessment of Potential**

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

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

**Appendix H: Assessment matrix**

<b>SUITABILITY</b>					
<b>Criteria</b>	<b>Measure</b>	<b>Assessment / Mitigation</b>	<b>Information source</b>		
			<b>Survey</b>	<b>Desk top</b>	<b>Other eg stakeholders</b>
<b>Land or Areas to be Excluded from the Assessment as Unsuitable</b>					
Exclude from the assessment	Site located within any one of the following designations: SSSI; SAC; Ramsar; NNR, SNCI; SPA; SAM; sites within 400m of protected heathlands.	Exclude		√	
	Site is located wholly outside or is unrelated to the following defined list of settlements (see Appendix D of Methodology) except for rural exception sites	Exclude		√	

<b>SUITABILITY</b>					
<b>Criteria</b>	<b>Measure</b>	<b>Assessment / Mitigation</b>	<b>Information source</b>		
			<b>Survey</b>	<b>Desk top</b>	<b>Other eg stakeholders</b>
<b>Locational suitability / creation of sustainable, mixed communities</b>					
Re-use of land	Site is 100% pdl		√	√	
	Site is mixed greenfield / pdl with > 50% pdl		√	√	
	Site is mixed greenfield / pdl with < 50% pdl		√	√	
	Site is 100% greenfield		√	√	
Category of settlement	SSTC settlement			√	
	RSS Category B settlement			√	
	RSS Category C settlement			√	
Located within a settlement	Entirely in built-up area (infill)		√	√	
	On edge of settlement but not projecting in countryside (rounding off)		√	√	
	On edge of settlement and projecting in countryside (extension)		√	√	

SUITABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Accessibility by foot to local services (measured from centre of site by walking distance)	Site is within 800m walking distance of all of the following: a convenience store, a primary school and a GP surgery			√	
	Site is within 800m walking distance of two of the following: a convenience store, a primary school and a GP surgery.			√	
	Site is within 800m walking distance of only one of the following: convenience store, a primary school and a GP surgery			√	
	Site is more than 800m walking distance from all of the following: a convenience store, a primary school and a GP surgery			√	
Accessibility to public transport services	Site is within 400m walking distance of an existing bus stop or 800m walking distance of a railway station, with hourly or more frequent services			√	
	Site is within 400m walking distance of an existing bus stop or 800m walking distance of a railway station, with less than hourly services			√	
	Site is more than 400m walking distance of an existing bus stop and 800m walking distance of a railway station			√	

SUITABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Accessibility to higher level services by public transport	Site is located within 30 minutes public transport time of all of the following: hospital, secondary school, areas of employment and a major retail centre			√	
	Site is located within 30 minutes public transport time of two of the following: hospital, secondary school, areas of employment and a major retail centre			√	
	Site is located further than 30 minutes public transport time of all of the following: hospital, secondary school, areas of employment and a major retail centre			√	

<b>SUITABILITY</b>					
<b>Criteria</b>	<b>Measure</b>	<b>Assessment / Mitigation</b>	<b>Information source</b>		
			<b>Survey</b>	<b>Desk top</b>	<b>Other eg stakeholders</b>
<b>Policy restrictions</b>					
Designations	Site is unaffected by designations			√	
	Scope here for a further, lower tier of designations/restrictions at the discretion of each LPA. To be confirmed.			√	
	Site located within or likely to affect any one of the following designations: Heritage Coast; historic woodland; RIGS: mineral consultation area; trees or woodland subject to preservation order; SLINC			√	
	Site located likely to affect either of the following designations: AONB (not within settlement boundaries of towns) (major developments only); Green Belt			√	

SUITABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
<b>Physical problems or limitations</b>					
Access	Access to site already existing		√	√	
	Site is not accessible at present but has potential for access		√	√	
	Site is affected by severe access limitations		√	√	
Infrastructure	Site is unaffected by infrastructural limitations		√	√	
	Site is affected by infrastructural limitations		√		
Ground conditions	Site is unaffected by ground condition limitations		√	√	
	Site is affected by ground conditions but not to a significant extent		√	√	
	Site is severely affected by ground condition limitations, including steep slopes or ground instability		√	√	
Flood risk	Site is entirely in flood zone 1 (i.e. outside EA zones 2 or 3, or SFRA zones 3a or 3b)			√	
	Site is only within current EA flood zone 2			√	
	Site is within SFRA zone 3a			√	
	Site is within current EA zone 3 or SFRA zone 3b			√	

SUITABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Groundwater source protection	Site is unaffected by groundwater source protection issues			√	
	Site is within Groundwater Source Protection Zone Cat 3			√	
	Site is within Groundwater Source Protection Zone Cat 2			√	
	Site is within Groundwater Source Protection Zone Cat 1			√	
Hazardous risk	Site is not affected by a hazardous risk or contamination/pollution issue		√	√	
	Site is affected to hazardous risk or contamination/pollution issue to a lesser extent		√	√	
	Site is affected by a hazardous risk or contamination/pollution issue		√	√	



SUITABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
<b>Potential impacts</b>					
Townscape/ landscape character	Development at this site may have a significant positive impact on the key townscape or landscape characteristics on the area		√	√	
	Development at this site may have a neutral impact on the key townscape or landscape characteristics on the area		√	√	
	Development at this site may have a neutral impact on the key townscape or landscape characteristics on the area (within or affecting a Conservation Area)		√	√	
	Development at this site may have a significant negative impact on the key townscape or landscape characteristics of the area		√	√	
	Development at this site may have a significant negative impact on the key townscape or landscape characteristics of the area (within or affecting a Conservation Area)		√	√	

<b>SUITABILITY</b>					
<b>Criteria</b>	<b>Measure</b>	<b>Assessment / Mitigation</b>	<b>Information source</b>		
			<b>Survey</b>	<b>Desk top</b>	<b>Other eg stakeholders</b>
<b>Environmental conditions</b>					
Effect on prospective residents	Site is not affected by road noise, un-neighbourly uses, power lines		√	√	
	Site is affected by road noise, un-neighbourly uses, power lines to a lesser extent		√	√	
	Site is affected by road noise, un-neighbourly uses, power lines		√	√	

AVAILABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Insurmountable constraint	A significant constraint or constraints on the availability of the site is judged to be insurmountable	Exclude		√	√
Control of site	Site is controlled by a housing developer			√	√
	Site is controlled by a public authority			√	
	Site is controlled by an identified private land owner			√	√
	Control of site is unknown			√	√

AVAILABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Intention to develop	Controller of site has expressed intention to make site available within next 5 years (by March 2012)				√
	Controller of site has expressed intention to make site available between 5 and 10 years hence (between 2012 and 2017)				√
	Controller of site has expressed intention to make site available between 10 and 15 years (between 2018 and 2022)				√
	Controller of site has expressed intention to make site available after 15 years hence (after 2022)				√
	Controller of site has not made intention known				√
	Controller of site has made clear that they do not intend to make site available				√

AVAILABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Ownership	There is only one owner of the site or, though in multiple ownership, is subject to a coordinated purchase / approach by a single developer			√	√
	The site is in multiple ownership, with 2 or 3 owners			√	√
	The site is in multiple ownership, with 4 or 5 owners			√	√
	The site is in multiple ownership, with 6 or more owners			√	√
	Access to the site is controlled by an ownership issue i.e. ransom strip			√	√
Legal issues (covenants; tenancies etc)	Availability of the site is unconstrained by a legal matter			√	√
	It is unknown whether or not there are any legal constraints			√	√
	Availability of the site is constrained by a legal matter			√	√

AVAILABILITY					
Criteria	Measure	Assessment / Mitigation	Information source		
			Survey	Desk top	Other eg stakeholders
Planning status	There is an outstanding planning permission for housing			√	
	Site does not have outstanding permission but has previous planning history for housing (e.g. lapsed consent; withdrawn application or a refusal, but where principle of development was acceptable)			√	
	Site has been subject of a pre-application enquiry or a submission to an LDF consultation			√	
	Site has previously been identified as a local plan or RSS objection site			√	
	The site does not have planning permission for housing			√	

ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
<b>Market Factors</b>						
Adjacent uses	Uses adjacent to the site are likely to have a marked positive affect on the marketability of the site		√			√
	Uses adjacent to the site are likely to have a neut ral affect on the marketability of the site		√			√
	Uses adjacent to the site are likely to have a detrimental affect on the marketability of the site		√			√
Economic viability of existing use of site	The economic viability of the existing use of the site makes developing the site for housing a desirable option					√
	No clear judgement can be made regarding the economic viability of the existing use of the site compared to reuse for housing					√
	The economic viability of the existing use of the site makes developing the site for housing undesirable					√

ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
Economic viability of alternative uses to housing	The economic viability of possible alternative uses of the site makes developing the site for housing the most desirable option					√
	No clear judgement can be made regarding the economic viability of alternative use of the site compared to reuse for housing					√
	The economic viability of alternative uses of the site makes developing the site for housing an undesirable option					√
Attractiveness of location	The attractiveness of the site location has a marked positive effect on developing and marketing the site for housing		√			√
	The attractiveness of the site location has a a neut ral effect on developing and marketing the site for housing		√			√
	The attractiveness of the site location has a negative effect on developing and marketing the site for housing		√			√



ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
Level of market demand and projected rate of sales	Market demand is strong in this location for the proposed type of housing development					√
	Market demand is average in this location for the proposed type of housing development					√
	Market demand is weak in this location for the proposed type of housing development					√
<b>Cost Factors</b>						
Site preparation costs relating to physical constraints e.g. ground conditions; redevelopment or conversion etc	Site preparation costs are judged to be low		√			√
	Site preparation costs are judged to be average / expected		√			√
	Site preparation costs are judged to be high		√			√

ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
Relevant planning design standards e.g. within conservation area	There are no exceptional planning design standards relating to development of this site			√		√
	Relevant planning design standards apply which will impose an additional cost on development			√		√
Prospects of funding or investment to address identified constraints or assist development	There are no identified constraints requiring funding or investment to overcome			√	√	
	Funding or investment is available to address an identified constraint to development e.g. flood mitigation			√	√	
	Funding or investment is not available to address an identified constraint to development			√	√	

ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
<b>Delivery Factors</b>						
Phasing of development	The developer anticipates delivery of the site is likely to comprise a single uninterrupted phase of development				√	√
	No information is available on the phasing of development				√	√
	The developer anticipates delivery of the site is likely to comprise more than one phase of development				√	√
Single/ several developers	Development is unlikely to be constrained or delayed by the number of developers on site				√	√
	Development may be constrained or delayed by an insufficient number of developers on site				√	√

ACHIEVABILITY						
Criteria	Measure	Assessment / Mitigation	Information source			
			Survey	Desk top	Stakeholder survey form	Expert panel
Size / capacity of developers (past history of delivery)	Development of the site is unlikely to be constrained by the capacity of developer			√		√
	No judgement can be made concerning the capacity of the developer			√		√
	Development of the site may be constrained by the capacity of developer			√		√
Necessary Infrastructure	Necessary infrastructure will be in place to permit development of the site		√	√	√	√
	Necessary infrastructure is unlikely to be in place to permit development of the site		√	√	√	√

### **Appendix II – Included Sites**

The following is a list of the sites that have been assessed and are considered suitable for some development in the future. The list offers an idea as to when the sites may be developable. The information is linked to more detailed information via the online mapping available at the following location:

<http://195.49.180.76/DorsetExplorer/?version=nddc-shlaa>

Many of the sites listed here have constraints to their development. These constraints will need to be overcome to enable the site to be developed. The fact that these sites are included here does not mean that they will gain planning permission. All applications for housing development will be assessed according to the adopted development plan, which currently includes the North Dorset District-Wide Local Plan Adopted January 2003.

The assessment does not make judgements about which sites should be allocated for housing but identifies sites that will be assessed in more detail later in the production of the Local Development Framework.

Appendix II - Included Sites (position as at 31<sup>st</sup> March 2010)

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	6 to 10 Years	11+ Years
2/03/0005	Blandford Forum	Blandford	Rear Larksmead House off Salisbury Rd	2			■				
2/03/0007	Blandford Forum	Blandford	47 & 49 Salisbury Street	4				■	■		
2/03/0015	Blandford Forum	Blandford	23, Orchard Street	1			■				
2/03/0024	Blandford Forum	Blandford	53 Salisbury Road	1			■				
2/03/0029	Blandford Forum	Blandford	Mercury House Red Lion Yard	1				■			
2/03/0030	Blandford Forum	Blandford	Former gas works/car park site Damory Street	11		■	■				
2/03/0033	Blandford Forum	Blandford	2 and 3, The Plocks	1	■						
2/03/0035	Blandford Forum	Blandford	2, Bayfran Way	1	■						
2/03/0036	Blandford Forum	Blandford	Telstar Garage Bryanston Street and rear of 23 Salisbury Rd	2	■						
2/03/0037	Blandford Forum	Blandford	22, Market Place	2	■						
2/03/0038	Blandford Forum	Blandford	Larksmead House 101 Salisbury Road	9					■		
2/03/0044	Blandford Forum	Blandford	DCC Highway Depot Wimborne Road	23	■	■					
2/03/0051	Blandford Forum	Blandford	The Auction Rooms 1a Alfred Street	3			■				
2/03/0057	Blandford Forum	Blandford	Land rear of Ridgewood 8 St Leonards Avenue	1	■						
2/03/0063	Blandford St. Mary	Blandford	Land Rear of The Stour Inn	1	■						
2/03/0104	Blandford Forum	Blandford	Land at Shaftesbury Lane	6	■						
2/03/0107	Blandford St. Mary	Blandford	Land at rear of 16 Pigeon Close	2	■						
2/03/0126	Blandford Forum	Blandford	Ameys Garage & No. 10 Oakfield Street	6	■	■					
2/03/0168	Blandford St. Mary	Blandford	Blandford Brewery	195	■	■	■	■	■	■	
2/03/0178	Blandford Forum	Blandford	Rear gardens off Salisbury Rd Kings and Queens Roads	9							■
2/03/0179	Blandford Forum	Blandford	Rear Presbetery Church Whitecliff Mill Street	2							■
2/03/0181	Blandford Forum	Blandford	Rear 42 to 54a Queens Road	2						■	
2/03/0182	Blandford Forum	Blandford	Rear 133 to 141 Salisbury Road	4						■	
2/03/0183	Blandford Forum	Blandford	land At Beechwood Wilverly Gardens	3						■	
2/03/0184	Blandford Forum	Blandford	Aga Dale Rosebank Lane	4						■	
2/03/0187	Blandford Forum	Blandford	Land Between Preetz Way and Bypass	30						■	

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/03/0188	Blandford Forum	Blandford	Adj York House Philip Road	6							
2/03/0190	Blandford Forum	Blandford	Adj The Mount St Leonards	20							
2/03/0191	Blandford Forum	Blandford	Rear Damory Lodge Damory Court Street	8							
2/03/0193	Blandford Forum	Blandford	Land adj Wimborne Rd Fishers Close	5							
2/03/0194	Blandford Forum	Blandford	Land Rear Kingston Close	2							
2/03/0195	Blandford Forum	Blandford	Between Deer Park Holm & Deer Park House Whitecliff Mill Street	4							
2/03/0197	Blandford St. Mary	Blandford	Rear 2 Bridge View Dorchester Hill	2							
2/03/0198	Blandford St. Mary	Blandford	Rear 36 Beckett Close	2							
2/03/0199	Blandford St. Mary	Blandford	Vale Park	2							
2/03/0200	Blandford St. Mary	Blandford	Rear Bytheway Ashley and Bryants Cottages, Dorchester Hill	2							
2/03/0203	Blandford Forum	Blandford	Archway Garage Langton Road	2							
2/03/0204	Blandford Forum	Blandford	Adj Bryanston Cottage	4							
2/03/0206	Blandford Forum	Blandford	Rear Beechcroft Milldown Road	2							
2/03/0207	Blandford Forum	Blandford	Adj Highgate House Damory Court St	3							
2/03/0342	Blandford Forum	Blandford	Blandford School Milldown Building Milldown Road	25							
2/03/0397	Blandford Forum	Blandford	Land at Deer Park Stables Whitecliff Mill Street	150							
2/03/0404	Blandford Forum	Blandford	Land adjoining 2 Park Place Whitecliff Mill Street	6							
2/03/0416	Blandford Forum	Blandford	Phillip road	16							
2/03/0427	Blandford Forum	Blandford	Archbishop Wake School Park Road	44							
2/03/0478	Blandford Forum	Blandford	Land at Wimborne Road Black Lane	75							
2/03/0510	Blandford Forum	Blandford	land at Shaftesbury Lane (Phase 3b)	116							
2/03/0511	Blandford Forum	Blandford	Land North East of Blandford	800							
2/03/0514	Blandford Forum	Blandford	Rear of 4 & 6 Market Place	12							
2/04/0042	Blandford St. Mary	Blandford	Land Off Birch Avenue	3							
2/04/0460	Blandford St. Mary	Blandford	Land Adj A350/A354 Junction Blandford St Mary	360							
2/04/0540	Blandford St. Mary	Blandford	Dorchester Hill Blandford St Mary	150							
2/06/0541	Bryanston	Blandford	Lower Bryanston Farm Blandford St Mary	65							
2/05/0006	Bourton	Bourton	Land at Mill Lane	2							

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/05/0007	Bourton	Bourton	1 West Bourton Rd	1		■					
2/05/0056	Bourton	Bourton	Land adjacent Forge Garage	1			■				
2/05/0065	Bourton	Bourton	Somerville	2	■						
2/05/0115	Bourton	Bourton	Land adjacent to 1 Gables Sandways	1	■						
2/05/0407	Bourton	Bourton	Rugby Cottage West Bourton Road	8			■				
2/05/0454	Bourton	Bourton	Voscombe Farm	15						■	
2/05/0455	Bourton	Bourton	Land at Sandways Farm	23						■	
2/05/0515	Bourton	Bourton	Land off Main Road	40							■
2/05/0516	Bourton	Bourton	Land adj telephone Exchange Main Road Bourton	15							■
2/05/0517	Bourton	Bourton	Land Off High Street	40							■
2/09/0007	Charlton Marshall	Charlton Marshall	The Staithe 34, Bournemouth Road	1				■			
2/09/0461	Charlton Marshall	Charlton Marshall	Land Between Newlands Manor House & Tannery Court Bournemouth Rd	55							■
2/09/0469	Charlton Marshall	Charlton Marshall	Land at Newtown	200							■
2/09/0470	Charlton Marshall	Charlton Marshall	Land Off Bournemouth Road	40							■
2/09/0539	Charlton Marshall	Charlton Marshall	Site Off Church Lane	40				■			
2/11/0005	Child Okeford	Child Okeford	Stable Block, Manor Farm	1						■	
2/11/0388	Child Okeford	Child Okeford	Rear of Bensteads The Hollow	2					■		
2/11/0444	Child Okeford	Child Okeford	Land Adj the Rectory	3						■	
2/11/0502	Child Okeford	Child Okeford	Land Off Haywards Lane	25							■
2/11/0525	Child Okeford	Child Okeford	Radnor Cottage High Street	1			■				
2/15/0004	East Stour	East Stour	off Back Street Whitefield Drive	40						■	
2/15/0080	East Stour	East Stour	East Stour Motors Cross Roads	5	■	■					
2/15/0139	East Stour	East Stour	Land adj Stoneleigh, Back St	1			■				
2/15/0384	East Stour	East Stour	Land Rear Knap Corner Back St	5			■				
2/15/0430	East Stour	East Stour	Site Adj To Old Post Office	1						■	
2/15/0479	East Stour	East Stour	Primrose Farm Hunger Hill	21						■	
2/15/0518	East Stour	East Stour	Land Off Witch Lane	30						■	
2/15/0519	East Stour	East Stour	Land Off Head Lane	40						■	



SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/19/0005	Fontmell Magna	Fontmell Magna	Land at Beaumaris West Street	1		■					
2/19/0537	Fontmell Magna	Fontmell Magna	Land Behind Village Hall Off West Street	20							■
2/19/0538	Fontmell Magna	Fontmell Magna	Land at Blandford Farm West Street	8							■
2/20/0002	Gillingham	Gillingham	Land South of The Meadows	90				■	■		
2/20/0024	Gillingham	Gillingham	Harwin House Peacemarsh Road	2	■						
2/20/0025	Gillingham	Gillingham	Slade Buildings The Square	1	■						
2/20/0026	Gillingham	Gillingham	Former St Marys Pharmacy The Square	2				■			
2/20/0027	Gillingham	Gillingham	4, Bay Road	1		■					
2/20/0029	Gillingham	Gillingham	Stables adj to Colesbrook Cottage Colesbrook	2						■	
2/20/0030	Gillingham	Gillingham	Land adjacent to North Lodge Wavering Lane	1						■	
2/20/0031	Gillingham	Gillingham	Foyers Lodge Shaftesbury Road	5						■	
2/20/0032	Gillingham	Gillingham	MDH Motors Garage on corner Cemetery Road/Turners Lane	3			■				
2/20/0033	Gillingham	Gillingham	Linden Lea Ham Lane	2			■				
2/20/0034	Gillingham	Gillingham	Rear of Dorset House High Street	5	■						
2/20/0035	Gillingham	Gillingham	Land at Purns Mill Lane	6						■	
2/20/0041	Gillingham	Gillingham	Part garden, Dinger Bell's Place Brewery Lane, Wyke	1	■						
2/20/0068	Gillingham	Gillingham	Lodbourne Farmhouse Lodbourne Green	1	■						
2/20/0083	Gillingham	Gillingham	Royal Hotel	33	■	■	■				
2/20/0094	Gillingham	Gillingham	Lower Langham Farm	1	■						
2/20/0105	Gillingham	Gillingham	Purns Mill	1	■						
2/20/0134	Gillingham	Gillingham	Part garden Foxholes View Hardings Lane	1	■						
2/20/0148	Gillingham	Gillingham	Brickfield House New Rd	3	■	■					
2/20/0209	Gillingham	Gillingham	East of Station Road North	20							■
2/20/0210	Gillingham	Gillingham	Rear Fairview House Wyke Road	4							■
2/20/0212	Gillingham	Gillingham	The Elms Newbury	8					■		
2/20/0214	Gillingham	Gillingham	Adj Kentom House Bay Lane	1						■	
2/20/0216	Gillingham	Gillingham	Adj Lawrence Cottages Addison Close	3							■

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/20/0217	Gillingham	Gillingham	Talisman Antiques Wyke Road	4							
2/20/0218	Gillingham	Gillingham	Oakleigh Court Newbury	18							
2/20/0219	Gillingham	Gillingham	Rear of Wyke House Wyke Road	2							
2/20/0220	Gillingham	Gillingham	Rear of Ferndale & Winmere Shaftesbury Road	1							
2/20/0221	Gillingham	Gillingham	St Martins Clinic Queens St	8							
2/20/0223	Gillingham	Gillingham	Rear of Dene Hollow Wyke Road	3							
2/20/0229	Gillingham	Gillingham	Adj 9 Victoria Road	1							
2/20/0233	Gillingham	Gillingham	Adj Casa Mia Kings Court Road	1							
2/20/0234	Gillingham	Gillingham	Adj 29 Lockwood terrace	2							
2/20/0235	Gillingham	Gillingham	Adj 27 Lockwood Terrace	3							
2/20/0236	Gillingham	Gillingham	Adj 26 Lockwood Terrace	1							
2/20/0237	Gillingham	Gillingham	Adj Shaftesbury View Shaftesbury Road	1							
2/20/0240	Gillingham	Gillingham	Churchbury House Queen Street	3							
2/20/0241	Gillingham	Gillingham	A303 Tyres, Queen Street	8							
2/20/0242	Gillingham	Gillingham	Adj Primrose Cottage Bay Road	1							
2/20/0244	Gillingham	Gillingham	Adj Chubbs Meadow Bay Road	1							
2/20/0245	Gillingham	Gillingham	Adj Wyke Barn Wyke Road	1							
2/20/0247	Gillingham	Gillingham	Adj Henrietta Villa Common Mead Avenue	1							
2/20/0248	Gillingham	Gillingham	Adj Journey's End Common Mead Avenue	1							
2/20/0249	Gillingham	Gillingham	Adj Heron Lodge Wyke Lane	2							
2/20/0347	Gillingham	Gillingham	Lodden Farm, Newbury	5							
2/20/0368	Gillingham	Gillingham	Land at Ham Farm	780							
2/20/0372	Gillingham	Gillingham	Park Farm	630							
2/20/0373	Gillingham	Gillingham	Land at Bowridge Hill Farm	300							
2/20/0374	Gillingham	Gillingham	Land at Bay Bridge	150							
2/20/0381	Gillingham	Gillingham	Land adj Victoriana & Dorset Army cadet Force Building Gas Lane	6							
2/20/0387	Gillingham	Gillingham	Field at Wavering Lane	100							
2/20/0389	Gillingham	Gillingham	Land Off Shaftesbury Road Ham	15							

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/20/0412	Gillingham	Gillingham	Addison Close	6			■				
2/20/0428	Gillingham	Gillingham	Hine Villa Shaftesbury Road	2						■	
2/20/0450	Gillingham	Gillingham	Site Adj pound Lane	10							■
2/20/0453	Gillingham	Gillingham	Windyridge Farm	528							■
2/20/0456	Gillingham	Gillingham	Land off B3095 Colesbrook	40						■	■
2/20/0530	Gillingham	Gillingham	Land Between Milton on Stour & Wavering Lane	800							■
2/20/0532	Gillingham	Gillingham	Land To the North of Common Mead Lane	45							■
2/20/0544	Gillingham	Gillingham	Land Adj Lodden Lakes	200						■	
2/20/0546	Gillingham	Gillingham	Land Rear Chubbs Meadow Bay Road	15							■
2/20/0547	Gillingham	Gillingham	Land North of Wavering Lane West	350							■
2/20/0548	Gillingham	Gillingham	between Barnaby Mead & Bay Lane	54		■	■				
2/24/0005	Hazelbury Bryan	Hazelbury Bryan	Pidney Green Pidney Hill	6	■						
2/24/0010	Hazelbury Bryan	Hazelbury Bryan	Olive House Wonston	1	■						
2/24/0013	Hazelbury Bryan	Hazelbury Bryan	Part Hazelview Farm Frizzel's Hill, Kingston	6						■	
2/24/0015	Hazelbury Bryan	Hazelbury Bryan	Land adj Lynch Opposite Military Lane	10							■
2/24/0402	Hazelbury Bryan	Hazelbury Bryan	Paddock Off Kingston Lane Kingston	7							■
2/24/0403	Hazelbury Bryan	Hazelbury Bryan	Frizzels Hill Kingston	25							■
2/24/0408	Hazelbury Bryan	Hazelbury Bryan	land at Pleck	50						■	
2/24/0409	Hazelbury Bryan	Hazelbury Bryan	The Ferns Back Lane Kingston	130							■
2/24/0434	Hazelbury Bryan	Hazelbury Bryan	North part of Frizzels Hill Back Lane Kingston	65							■
2/24/0486	Hazelbury Bryan	Hazelbury Bryan	Handley Cross Farm Pidney	15							■
2/24/0506	Hazelbury Bryan	Hazelbury Bryan	Antelope Public House & Adj Field Pidney	40						■	
2/28/0124	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Church Farm Main Street	6	■	■					
2/29/0005	Iwerne Minster	Iwerne Minster	Brook Bungalow The Chalk	1		■					
2/29/0007	Iwerne Minster	Iwerne Minster	Land at the Terrace Watery Lane	1						■	
2/29/0118	Iwerne Minster	Iwerne Minster	Cookman & Hawkins Garage	2		■					
2/29/0522	Iwerne Minster	Iwerne Minster	Land Off Church Path	5						■	
2/33/0073	Lydlinch	Lydlinch	Deer Park House	1	■						

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/37/0005	Marnhull	Marnhull	Land to the West of Sackmore Lane, Plot known as Tants	1		■					
2/37/0008	Marnhull	Marnhull	Mounters	1					■		
2/37/0009	Marnhull	Marnhull	Church Farm	3					■		
2/37/0011	Marnhull	Marnhull	Land at Yew House Farm	30						■	
2/37/0012	Marnhull	Marnhull	Adj Criden House Sackmore Lane	3				■			
2/37/0013	Marnhull	Marnhull	Premises at Burton Street	1					■		
2/37/0048	Marnhull	Marnhull	Hill Crest Ham Lane	1						■	
2/37/0053	Marnhull	Marnhull	Sunny Cottage Musbury Close	1						■	
2/37/0386	Marnhull	Marnhull	Adj & South West of Mill Lane	80						■	
2/37/0394	Marnhull	Marnhull	Ten Acres Between Tanzey Lane and Salisbury Street Sodom Lane	85							■
2/37/0395	Marnhull	Marnhull	Tess Butts Close	80						■	
2/37/0396	Marnhull	Marnhull	Homefield	75						■	
2/37/0397	Marnhull	Marnhull	Stoneylawn Land between Burton St & Church Hill Sackmore Lane	550							■
2/37/0406	Marnhull	Marnhull	Notley House Plot 2 New Street	16							■
2/37/0432	Marnhull	Marnhull	Land at Crown Rd	120							■
2/37/0452	Marnhull	Marnhull	Site Adj Kentisworth Road	20						■	
2/37/0468	Marnhull	Marnhull	land at Moorcourt Farm Moorside	60						■	
2/37/0474	Marnhull	Marnhull	Joyces New Street	2					■		
2/37/0475	Marnhull	Marnhull	Land at Goddards Lane	2						■	
2/39/0121	Milborne St. Andrew	Milborne St. Andrew	The Gables Dorchester Hill	4				■			
2/39/0369	Milborne St. Andrew	Milborne St. Andrew	Land North of Blandford Hill	80							■
2/39/0406	Milborne St. Andrew	Milborne St. Andrew	Home Farm	75						■	
2/39/0483	Milborne St. Andrew	Milborne St. Andrew	Aquilla Church Hill/Chapel Street	1				■			
2/39/0492	Milborne St. Andrew	Milborne St. Andrew	Goulds Farm Buildings Little England	10						■	
2/39/0493	Milborne St. Andrew	Milborne St. Andrew	Homefield Blandford Hill	200							■
2/39/0505	Milborne St. Andrew	Milborne St. Andrew	Royal Oak Pub	2					■		
2/39/0537	Milborne St. Andrew	Milborne St. Andrew	Adj Huntley Down	30						■	
2/39/0550	Milborne St. Andrew	Milborne St. Andrew	Gould's Farm Little England	9			■				

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/40/0001	Milton Abbas	Milton Abbas	Former Dunbury Ce Vc First School	1							
2/40/0421	Milton Abbas	Milton Abbas	Catherine's Well	6							
2/20/0023	Gillingham	Milton-on-Stour	Land adjacent to Winridge Cottage and Forge Garage	4							
2/41/0003	Motcombe	Motcombe	Land at the Vicarage, Bittles Green	1							
2/41/0004	Motcombe	Motcombe	Elm Hill	5							
2/41/0005	Motcombe	Motcombe	Land adjoining Sunset Ridge Elm Hill	2							
2/41/0006	Motcombe	Motcombe	The Nursery, off The Street	3							
2/41/0119	Motcombe	Motcombe	Land adjacent 50 The Street	1							
2/41/0382	Motcombe	Motcombe	Red House Farm	70							
2/41/0407	Motcombe	Motcombe	Part Shorts Green Farm	20							
2/41/0408	Motcombe	Motcombe	Part Field Adj Motcombe Road	45							
2/41/0409	Motcombe	Motcombe	Fields Adj Frog Lane	550							
2/41/0435	Motcombe	Motcombe	Land Rear Red House Farm Stainer Mead	10							
2/41/0439	Motcombe	Motcombe	Plot 4&5 Elm Hill	5							
2/41/0440	Motcombe	Motcombe	Plot 8&9 The Street	100							
2/41/0441	Motcombe	Motcombe	Plot 6&7 Elm Hill	15							
2/41/0442	Motcombe	Motcombe	Plot 1&2 Elm Hill	100							
2/41/0531	Motcombe	Motcombe	land Adj Frog Lane	35							
2/41/0536	Motcombe	Motcombe	Heathfield Elm Hill	20							
2/42/0005	Okeford Fitzpaine	Okeford Fitzpaine	Old Chapel Workshop Pound Lane	1							
2/42/0006	Okeford Fitzpaine	Okeford Fitzpaine	Pleydells Farm Higher Street	35							
2/42/0007	Okeford Fitzpaine	Okeford Fitzpaine	Land to rear Pleydells Farm	100							
2/42/0077	Okeford Fitzpaine	Okeford Fitzpaine	Gorse Farm Fifehead St Quintin	1							
2/42/0398	Okeford Fitzpaine	Okeford Fitzpaine	Former Poultry Factory Higher Street	25							
2/42/0411	Okeford Fitzpaine	Okeford Fitzpaine	Land at Castle Farm	70							
2/42/0418	Okeford Fitzpaine	Okeford Fitzpaine	Mary Gardens	3							
2/43/0002	Pimperne	Pimperne	Land adjoining Franwill Industrial Estate Down Road	30							
2/43/0391	Pimperne	Pimperne	Hyde South of Salisbury Road	35							

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/43/0392	Pimperne	Pimperne	10 St Peters Close	3					■		
2/43/0393	Pimperne	Pimperne	Chase East of Salisbury Road	30						■	
2/43/0524	Pimperne	Pimperne	Farquarson Arms	5			■				
2/43/0542	Pimperne	Pimperne	Pimperne CP School School Lane	10					■		
2/43/0172	Pimperne	Pimperne	Westover Sports Cars Ltd Salisbury Road	2	■						
2/05/0005	Bourton	Rural area	Blackwater Farm Blackwater Lane	1		■					
2/07/0004	Buckhorn Weston	Rural area	Land adj The Swallows Shepherds Hill	1	■						
2/07/0100	Buckhorn Weston	Rural area	Sandley Stud Buckhorn Weston	1	■						
2/14/0002	East Orchard	Rural area	Field View Farm, Fishey Lane East Orchard	1	■						
2/18/0122	Fifehead Neville	Rural area	Home Farm Fifehead Neville	1		■					
2/19/0007	Fontmell Magna	Rural area	Land Adjacent To Higher Farm	1			■				
2/19/0163	Fontmell Magna	Rural area	Land At Gore Farm Buildings	1	■						
2/22/0001	Hammoon	Rural area	Land at Manor Farm	1		■					
2/24/0006	Hazelbury Bryan	Rural area	Hill Farm Smetherd Lane	1		■					
2/24/0012	Hazelbury Bryan	Rural area	Land at Broad Oaks Farm The Common	1		■					
2/25/0047	Hilton	Rural area	Former Village Stores & Post Office Fox Inn, Lower Ansty	1	■						
2/25/0093	Hilton	Rural area	Pleck Farm Pleck, Higher Ansty	2	■						
2/29/0098	Iwerne Courtney or Shroton	Rural area	Park Farm	1	■						
2/40/0002	Milton Abbas	Rural area	The Dairy Hewish Farm	1			■				
2/42/0003	Okeford Fitzpaine	Rural area	Pennys Place Angers Lane, Fiddleford	1				■			
2/44/0002	Pulham	Rural area	Land at North Pulham Farm Holwell Road	1		■					
2/52/0007	Stour Provost	Rural area	Antells Farm	3					■		
2/54/0016	Sturminster Newton	Rural area	Land at Lower Bagber Farm, Pentridge Lane, Bagber	1			■				
2/57/0002	Tarrant Gunville	Rural area	Land Adj Spartae Valley Road	4				■			
2/59/0002	Tarrant Keyneston	Rural area	Ashley Wood Recovery Wimborne Road	1			■				
2/60/0001	Tarrant Launceston	Rural area	Tarrant Launceston Farm Valley Road	1		■					
2/69/0055	Winterborne Houghton	Rural area	Glebe Farm Winterborne Houghton	1			■				

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/45/0001	Shaftesbury	Shaftesbury	Former Shaftesbury First School Mampitts Lane	47							
2/45/0017	Shaftesbury	Shaftesbury	Flat over 26, High Street	1							
2/45/0018	Shaftesbury	Shaftesbury	The Works, Salisbury Road	3							
2/45/0019	Shaftesbury	Shaftesbury	Four Winds, Long Cross	1							
2/45/0020	Shaftesbury	Shaftesbury	Spring Rise, Higher Blandford Road	1							
2/45/0021	Shaftesbury	Shaftesbury	Land East of Shaftesbury	648							
2/45/0022	Shaftesbury	Shaftesbury	Highlands, Littledown	3							
2/45/0023	Shaftesbury	Shaftesbury	Plot adj. 101 St James Street	2							
2/45/0024	Shaftesbury	Shaftesbury	35, High Street, Shaftesbury	1							
2/45/0034	Shaftesbury	Shaftesbury	Land rear of 34, High Street	2							
2/45/0058	Shaftesbury	Shaftesbury	Land rear of The Crown Inn High Street	3							
2/45/0067	Shaftesbury	Shaftesbury	St. Giles Shooters Lane	1							
2/45/0135	Shaftesbury	Shaftesbury	Old Brow, Bimport	15							
2/45/0144	Shaftesbury	Shaftesbury	land rear 26 & 26A High Street	4							
2/45/0150	Shaftesbury	Shaftesbury	Land at Ivy Cross Cottage Ivy Cross	1							
2/45/0253	Shaftesbury	Shaftesbury	Mitre High Street	2							
2/45/0255	Shaftesbury	Shaftesbury	Greatfield Bungalow Grosvenor Road	3							
2/45/0257	Shaftesbury	Shaftesbury	Cattle Market	25							
2/45/0258	Shaftesbury	Shaftesbury	ATS Garage Westfields New Road	7							
2/45/0259	Shaftesbury	Shaftesbury	Bimport House	8							
2/45/0262	Shaftesbury	Shaftesbury	Between 35 and 43 Bimport	2							
2/45/0263	Shaftesbury	Shaftesbury	Adj 18 St Lawrence Crescent	2							
2/45/0264	Shaftesbury	Shaftesbury	Adj 14 French Mill Rise	1							
2/45/0272	Shaftesbury	Shaftesbury	Between 32 & 36 Layton Lane	1							
2/45/0274	Shaftesbury	Shaftesbury	Between 3 & 21 Yeatmans Lane	1							
2/45/0275	Cann	Shaftesbury	Mayo Farmhouse Higher Blandford Road	4							
2/45/0277	Shaftesbury	Shaftesbury	Adj Mead House New Road Long Cross	1							
2/45/0278	Shaftesbury	Shaftesbury	Long Cross Farm New Road	2							

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/45/0279	Shaftesbury	Shaftesbury	Rear 57 Grosvenor Road	1							
2/45/0280	Shaftesbury	Shaftesbury	Rear Odd Properties Grosvenor Road	5							
2/45/0296	Shaftesbury	Shaftesbury	Manor Farm St James Street	3							
2/45/0413	Shaftesbury	Shaftesbury	Ratcliff's Garden	25							
2/45/0431	Shaftesbury	Shaftesbury	Kingsman Lane St James	5							
2/45/0433	Shaftesbury	Shaftesbury	Lower Blandford Road	10							
2/45/0463	Shaftesbury	Shaftesbury	Adj Wincombe Business Park	200							
2/45/0496	Shaftesbury	Shaftesbury	Garden at Hawkesdene End Hawkesdene Lane	3							
2/45/0507	Shaftesbury	Shaftesbury	Land To The SE of Wincombe Lane	100							
2/45/0521	Shaftesbury	Shaftesbury	Field Adj Half Moon Pub Salisbury Road	4							
2/45/0539	Shaftesbury	Shaftesbury	Garages & Army Cadet Force Shed Armoury Yard	1							
2/45/0550	Shaftesbury	Shaftesbury	Land Off Littledown	150							
2/46/0005	Shillingstone	Shillingstone	22, Wessex Avenue	1							
2/46/0006	Shillingstone	Shillingstone	Land at Eastbrook Farm	100							
2/46/0007	Shillingstone	Shillingstone	Orchard adjoining The Lodge Blandford Road	6							
2/46/0009	Shillingstone	Shillingstone	Adj White Pitt Farm Cottages White Pitt Lane	2							
2/46/0011	Shillingstone	Shillingstone	Adj to Red House Lanchards Lane	30							
2/46/0033	Shillingstone	Shillingstone	Land adj. Stourbrook House Cookswell	1							
2/46/0425	Shillingstone	Shillingstone	Westleigh Blandford Road	2							
2/46/0548	Shillingstone	Shillingstone	Land Off Hine Town Lane	30							
2/48/0002	Spetisbury	Spetisbury	Part garden Owis Wood West End	1							
2/48/0052	Spetisbury	Spetisbury	Part garden of Suvla Bay High Street	1							
2/48/0417	Spetisbury	Spetisbury	Slopers Mead	3							
2/49/0004	Stalbridge	Stalbridge	Land off Thornhill Road	150							
2/49/0007	Stalbridge	Stalbridge	Land off Station Road	1							
2/49/0008	Stalbridge	Stalbridge	Land off Grosvenor Road	120							
2/49/0018	Stalbridge	Stalbridge	Laburnam House Ring Street	1							
2/49/0087	Stalbridge	Stalbridge	Dike & Son Ltd shop and land to rear Ring Street	7							



SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/49/0099	Stalbridge	Stalbridge	The Goat House Thornhill	1	■						
2/49/0367	Stalbridge	Stalbridge	Rear Laburnam House	7					■		
2/49/0410	Stalbridge	Stalbridge	Williams Nursery Station Road	5					■		
2/49/0414	Stalbridge	Stalbridge	Grosvenor Road	10						■	
2/49/0415	Stalbridge	Stalbridge	Barrow Hill	25							■
2/49/0553	Stalbridge	Stalbridge	Stalbridge Motors Site Gold Street	6		■					
2/51/0007	Stourpaine	Stourpaine	Land at Norton View Shaston Road	20							■
2/51/0405	Stourpaine	Stourpaine	Old Clovers Adj Hod View	100							■
2/51/0533	Stourpaine	Stourpaine	The Old Dairy Depot Coach Road	1			■				
2/51/0014	Stourpaine	Stourpaine	Land at 'Churchills' Manor Road	1	■						
2/54/0003	Sturminster Newton	Sturminster Newton	North of the Livestock Market	110			■	■	■		
2/54/0013	Sturminster Newton	Sturminster Newton	23 and 24 Church Street	1					■		
2/54/0014	Sturminster Newton	Sturminster Newton	Stourcastle Lodge, Goughs Close	1		■					
2/54/0019	Sturminster Newton	Sturminster Newton	Land at Ham Gate Farm Penny Street	5						■	
2/54/0020	Sturminster Newton	Sturminster Newton	Hamwood, Manston Road	1					■		
2/54/0021	Sturminster Newton	Sturminster Newton	Land adj Barton Farmhouse Newton	12						■	
2/54/0042	Sturminster Newton	Sturminster Newton	Former Livestock Market Site & Railway Gardens	27			■				
2/54/0071	Sturminster Newton	Sturminster Newton	Land at Barton Farm House Newton	1	■						
2/54/0120	Sturminster Newton	Sturminster Newton	Land at rear of 9 & 10 Alder Close	2		■					
2/54/0132	Sturminster Newton	Sturminster Newton	Timeside Bridge Street	3	■						
2/54/0166	Sturminster Newton	Sturminster Newton	Snooks Bath Road	15					■		
2/54/0290	Sturminster Newton	Sturminster Newton	Former Creamery and Car Park Station Road	107	■						■
2/54/0292	Sturminster Newton	Sturminster Newton	Works Adj Bonslea House White Lane Close	4							■
2/54/0293	Sturminster Newton	Sturminster Newton	Telephone Exchange Penny Street	5							■
2/54/0294	Sturminster Newton	Sturminster Newton	Land rear the Rick Glue Hill	1						■	
2/54/0297	Sturminster Newton	Sturminster Newton	Six Trees Bath Road	1						■	
2/54/0299	Sturminster Newton	Sturminster Newton	Rockdean and adjacent Glue Hill	3					■		
2/54/0300	Sturminster Newton	Sturminster Newton	Hammonds Yard Penny Street	5						■	

SHLAA Reference Number	Parish	Settlement	Address	Potential	Year 1	Year 2	Year 3	Year 4	Year 5	Years 6 to 10	Years 11 +
2/54/0307	Sturminster Newton	Sturminster Newton	High Steppers Farm Glue Hill	1							
2/54/0308	Sturminster Newton	Sturminster Newton	Land off Ricketts Lane	1							
2/54/0313	Sturminster Newton	Sturminster Newton	Land South of 27 Filbridge Rise	1							
2/54/0315	Sturminster Newton	Sturminster Newton	Land Rear 1-4 Rixon Hill	1							
2/54/0316	Sturminster Newton	Sturminster Newton	Rear 6 Rixon Hill	1							
2/54/0410	Sturminster Newton	Sturminster Newton	Land North of North Fields	100							
2/54/0412	Sturminster Newton	Sturminster Newton	Land at Northfields Adj Manston Road	45							
2/54/0420	Sturminster Newton	Sturminster Newton	Chinnocks	1							
2/54/0459	Sturminster Newton	Sturminster Newton	Land Off Elm Close & Friars Moor	30							
2/55/0084	Sutton Waldron	Sutton Waldron	Dairy House Farmyard	1							
2/70/0003	Winterborne Kingston	Winterborne Kingston	Land At 39 and Brookside Cottage North Street	1							
2/70/0004	Winterborne Kingston	Winterborne Kingston	Scats Countrystore North Street	10							
2/70/0389	Winterborne Kingston	Winterborne Kingston	North of Duck Street	40							
2/70/0422	Winterborne Kingston	Winterborne Kingston	Broad Close	6							
2/70/0481	Winterborne Kingston	Winterborne Kingston	Abbots Court Farm	60							
2/70/0497	Winterborne Kingston	Winterborne Kingston	Thorpe Farm	25							
2/71/0011	Winterborne Stickland	Winterborne Stickland	Adj Royal British Legion Club	1							
2/71/0403	Winterborne Stickland	Winterborne Stickland	The Old Bus Station West Street	4							
2/71/0419	Winterborne Stickland	Winterborne Stickland	Downfield	15							
2/71/0529	Winterborne Stickland	Winterborne Stickland	Land Adj Village School	30							
2/72/0001	Winterborne Whitechurch	Winterborne Whitechurch	Land adjacent to Views Cottage Dorchester Hill	1							
2/72/0002	Winterborne Whitechurch	Winterborne Whitechurch	Highfield, La Lee Farm Lane	1							
2/72/0003	Winterborne Whitechurch	Winterborne Whitechurch	Land north of Chescombe Lane	7							
2/72/0402	Winterborne Whitechurch	Winterborne Whitechurch	Land at Church Cottages	2							
2/72/0489	Winterborne Whitechurch	Winterborne Whitechurch	Church Cottages	3							
2/72/0490	Winterborne Whitechurch	Winterborne Whitechurch	Land Above Fosters Meadows	30							
2/72/0491	Winterborne Whitechurch	Winterborne Whitechurch	The Allotments South of Fosters Meadow	10							

### **Appendix III – Excluded Sites**

The following is a list of the sites that have been assessed and are considered to have no potential for residential development. More detailed information including the reasons for exclusion is available via the online mapping at the following location:

<http://195.49.180.76/DorsetExplorer/?version=nddc-shlaa>

**Appendix III - Excluded Sites (position as at 31<sup>st</sup> March 2010)**

SHLAA Reference Number	Parish	Settlement	Address
2/03/0177	Blandford Forum	Blandford	rear of Milldown Road
2/03/0185	Blandford Forum	Blandford	Garages & Army Cadet Force Shed Rear 13 Victoria St
2/03/0186	Blandford Forum	Blandford	19 Salisbury Street
2/03/0189	Blandford Forum	Blandford	Adj 7 Alfred Street
2/03/0196	Blandford Forum	Blandford	Paynes Courtyard East Street
2/03/0201	Blandford St. Mary	Blandford	Adj Old Ford House Bournemouth Road
2/03/0323	Blandford Forum	Blandford	14 Edward Street
2/03/0335	Blandford Forum	Blandford	6 Charles Street
2/03/0337	Blandford Forum	Blandford	82 Salisbury Road
2/03/0364	Pimperne	Blandford	Land East of Sunrise Business Park
2/03/0473	Blandford St. Mary	Blandford	Farm Buildings at Littleton Lodge
2/03/0509	Blandford Forum	Blandford	land adj Sunrise Business Park
2/03/0513	Pimperne	Blandford	Land North of Kites Farm Higher Shaftesbury Lane
2/03/0526	Blandford Forum	Blandford	Kites Farm Tin Pot Lane
2/03/0534	Blandford St. Mary	Blandford	Land at Blandford St Mary 1
2/03/0535	Blandford St. Mary	Blandford	Land at Blandford St Mary 2
2/03/0536	Blandford St. Mary	Blandford	Land at Blandford St Mary 3
2/05/0004	Bourton	Bourton	Rope Walk Bourton Mill
2/05/0061	Bourton	Bourton	Bourton Mill
2/05/0334	Bourton	Bourton	5 Breach Close
2/05/0448	Silton	Bourton	Land adj Gillingham Road
2/09/0523	Charlton Marshall	Charlton Marshall	Field Adj Charlton Inn
2/11/0006	Child Okeford	Child Okeford	Goldhill Poultry Farm
2/11/0341	Child Okeford	Child Okeford	Beech Cottage The Hollow
2/11/0535	Child Okeford	Child Okeford	Rear 10/12/14 Jacobs Ladder Haywards Lane
2/19/0009	Fontmell Magna	Fontmell Magna	Land to the north of 8 Home Mead Cottage North Street
2/19/0366	Fontmell Magna	Fontmell Magna	Methodist Chapel

SHLAA Reference Number	Parish	Settlement	Address
2/20/0173	Gillingham	Gillingham	Land At School Lane School Lane
2/20/0208	Gillingham	Gillingham	Land to the rear Red Lion Town Bridge
2/20/0222	Gillingham	Gillingham	Rear of Bakers Buckingham Road
2/20/0224	Gillingham	Gillingham	Glove Factory Buckingham Road
2/20/0228	Gillingham	Gillingham	Methodist Church. Lloyds Bank
2/20/0239	Gillingham	Gillingham	Rear of 1&2 Queens Villas Queen Street
2/20/0243	Gillingham	Gillingham	Bay Farm Bay Lane
2/20/0250	Gillingham	Gillingham	2 Park Villas Shaftesbury Road
2/20/0324	Gillingham	Gillingham	14 Sycamore Way Common Mead Lane
2/20/0328	Gillingham	Gillingham	25 Lodbourne Green
2/20/0348	Gillingham	Gillingham	Longpath Pound Lane
2/20/0363	Gillingham	Gillingham	Vale House Kings Court Road
2/20/0451	Gillingham	Gillingham	Site Adj Cherry Orchard Lane
2/20/0457	Gillingham	Gillingham	Purns Mill Colesbrook
2/20/0488	Gillingham	Gillingham	Plant World Kendal Lane
2/20/0498	Gillingham	Gillingham	Land at hardings Lane
2/20/0512	Gillingham	Gillingham	Land at Chantry Fields Le Neubourg Way
2/20/0534	Motcombe	Gillingham	Woodwater Farm Hardings Lane
2/24/0014	Hazelbury Bryan	Hazelbury Bryan	Rear Hill View House Back Lane
2/24/0353	Hazelbury Bryan	Hazelbury Bryan	Pleck House
2/24/0464	Hazelbury Bryan	Hazelbury Bryan	Martin Richards AG Eng Ltd Back lane Kingston
2/24/0476	Hazelbury Bryan	Hazelbury Bryan	Churchfoot Lane Wonston
2/28/0002	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Merryfield (East)
2/28/0393	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Churchfield
2/28/0394	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Fairfield Site
2/28/0395	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Merryfield (West)
2/28/0396	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Manor Farm Buildings
2/28/0508	Iwerne Courtney or Shroton	Iwerne Courtney (Shroton)	Fourways Shroton
2/29/0006	Iwerne Minster	Iwerne Minster	Land adjacent to the Old Bakery Dunns Lane

SHLAA Reference Number	Parish	Settlement	Address
2/29/0339	Iwerne Minster	Iwerne Minster	Barbers Cottage, Blandford Rd
2/33/0003	Lydlinch	Kings Stag	Paddock adj Blackmore Vale House Holwell Rd, Kings Stag
2/33/0004	Lydlinch	Kings Stag	Land at Shireen Kings Stag
2/33/0005	Lydlinch	Kings Stag	Land west of Cypress Kings Stag
2/33/0016	Lydlinch	Lydlinch	Darby's Farm
2/33/0445	Lydlinch	Lydlinch	Land at Holebrook Lane
2/37/0007	Marnhull	Marnhull	Adj Blanches Cottage Musbury Lane
2/37/0010	Marnhull	Marnhull	Adj Joyces
2/37/0251	Marnhull	Marnhull	Everest Cottage Sodom Lane
2/37/0252	Marnhull	Marnhull	Greybanks Hain Lane
2/37/0405	Marnhull	Marnhull	Notley House Plot 1 New Street
2/39/0361	Milborne St. Andrew	Milborne St. Andrew	The Corner House The Square
2/39/0438	Milborne St. Andrew	Milborne St. Andrew	Milton Road
2/39/0494	Milborne St. Andrew	Milborne St. Andrew	Orchard Villa The Causeway
2/39/0501	Milborne St. Andrew	Milborne St. Andrew	Site Adj Blandford Hill
2/41/0351	Motcombe	Motcombe	Norfolk Cottage Shorts Green Lane
2/41/0398	Motcombe	Motcombe	Church Farm
2/41/0528	Motcombe	Motcombe	Land Opposite Church Farm
2/42/0371	Okeford Fitzpaine	Okeford Fitzpaine	land adj Myrtle Cottage
2/42/0504	Okeford Fitzpaine	Okeford Fitzpaine	Land Adj Myrtle Cottage Back Lane
2/43/0394	Pimperne	Pimperne	Top Field Hyde Farm East South of Salisbury Road
2/08/0500	Cann	Rural area	Land at Cannfield Farm Cann Common
2/16/0384	Farnham	Rural area	Land Between South Farm & The Old Smithy Farnham
2/16/0471	Farnham	Rural area	Land Opposite South Farm Farnham
2/16/0472	Farnham	Rural area	Land Opposite Pound Farm Farnham
2/19/0010	Fontmell Magna	Rural area	Land adjoining Pipers Mill Cottage West Street
2/25/0429	Hilton	Rural area	Crown Farm Duck Street
2/25/0430	Hilton	Rural area	The Old Sand Pit The Knapp
2/25/0477	Hilton	Rural area	The Quarry Ansty Cross Higher Ansty

SHLAA Reference Number	Parish	Settlement	Address
2/25/0482	Hilton	Rural area	Cothayes Drove Ansty
2/25/0484	Hilton	Rural area	Malthouse Business Units Lower Ansty
2/25/0485	Hilton	Rural area	Heastige Cottages Lower Ansty
2/31/0399	Kington Magna	Rural area	Land at Chapel Hill Kington Magna
2/31/0446	Kington Magna	Rural area	Land at Kington Magna Back Lane
2/33/0466	Hazelbury Bryan	Rural area	Field Adj Former Mill Kings Stag
2/36/0462	Margaret Marsh	Rural area	Maraleen Margaret Marsh
2/42/0004	Okeford Fitzpaine	Rural area	Southley Farm, Fifehead St Quintin
2/45/0401	Melbury Abbas	Rural area	Land at Foots Hill
2/45/0480	Gillingham	Rural area	Shrublands Farm Shearstock
2/49/0411	Stalbridge	Rural area	Middle farm Stalbridge Weston
2/52/0006	Stour Provost	Rural area	Oakleigh Dover Street, Stour Row
2/52/0400	Stour Provost	Rural area	Adj Butts Lane Stour Provost
2/52/0465	Stour Provost	Rural area	Land at Manor Farm Stour Provost
2/52/0477	Stour Provost	Rural area	Land Adj the Old Quarry Stour Provost
2/53/0423	Stourton Caundle	Rural area	Brimble Cottages Stourton Caundle
2/54/0018	Sturminster Newton	Rural area	Wedgewood Cottage Rivers Corner
2/71/0343	Winterborne Stickland	Rural area	Broadley Coombe Hedge End
2/71/0527	Winterborne Stickland	Rural area	Greenacres Fairmile
2/73/0426	Winterborne Zelston	Rural area	Redwoods Main Road
2/08/0005	Cann	Shaftesbury	Land to the north of Cannfield Farm
2/45/0256	Shaftesbury	Shaftesbury	Adj 7 Kingsman Lane
2/45/0260	Shaftesbury	Shaftesbury	Post Office Corner Coppice St & Angel Lane
2/45/0267	Shaftesbury	Shaftesbury	Adj 20/22 Rumbolds Road
2/45/0268	Shaftesbury	Shaftesbury	Rear of 19/17/15 Rumbolds Road
2/45/0269	Shaftesbury	Shaftesbury	Rear 9 Rumbolds Road
2/45/0270	Shaftesbury	Shaftesbury	The Mount
2/45/0271	Shaftesbury	Shaftesbury	Alongside Christy's Lane
2/45/0273	Shaftesbury	Shaftesbury	Rear Wide Range New Road

SHLAA Reference Number	Parish	Settlement	Address
2/45/0283	Shaftesbury	Shaftesbury	Rear 46-48 Maple Close
2/45/0284	Shaftesbury	Shaftesbury	Rear 12-24 Blackmore
2/45/0285	Shaftesbury	Shaftesbury	Between 6 & 7 Ash Close
2/45/0286	Shaftesbury	Shaftesbury	Between 32 & 34 Blackmore
2/45/0287	Shaftesbury	Shaftesbury	Between 95 & 97 Blackmore
2/45/0288	Shaftesbury	Shaftesbury	Adj 19 Sweetman Road
2/45/0322	Shaftesbury	Shaftesbury	10 Belmont Close
2/45/0325	Shaftesbury	Shaftesbury	17 Fair Lane
2/45/0330	Shaftesbury	Shaftesbury	3 Crosskeys 39B High Street
2/45/0332	Shaftesbury	Shaftesbury	36 High Street
2/45/0333	Shaftesbury	Shaftesbury	46 Salisbury Street
2/45/0346	Shaftesbury	Shaftesbury	Hazel House Salisbury Road
2/45/0388	Shaftesbury	Shaftesbury	Field at Great Yeatmans New Road
2/45/0390	Shaftesbury	Shaftesbury	Land Surrounding Enmore Court New Road
2/45/0402	Shaftesbury	Shaftesbury	New Road
2/45/0449	Shaftesbury	Shaftesbury	Land Adj Ivy Cross Supermarket Grosvenor Road
2/45/0495	Shaftesbury	Shaftesbury	Land adj Blackmore Vale Cream Ltd Wincombe Lane
2/45/0499	Cann	Shaftesbury	Land at Captains Foyle Hill
2/45/0541	Shaftesbury	Shaftesbury	Adj 76 Blackmore Road
2/46/0008	Shillingstone	Shillingstone	The Barn Lanchards Lane
2/46/0379	Shillingstone	Shillingstone	Land adj Hambledon Farm, Bere Marsh & Haywards Lane
2/46/0399	Shillingstone	Shillingstone	Dee jays Motors Blandford Road
2/46/0404	Shillingstone	Shillingstone	Churchfield
2/46/0467	Shillingstone	Shillingstone	Land at Holloway Farm
2/46/0551	Shillingstone	Shillingstone	Shillingstone Primary School Blandford Road
2/49/0289	Stalbridge	Stalbridge	27 High Street
2/49/0340	Stalbridge	Stalbridge	Barnhorn Cottage Gold Street
2/49/0345	Stalbridge	Stalbridge	Fairview Ring Street
2/49/0352	Stalbridge	Stalbridge	Peacehaven Thornhill Road



SHLAA Reference Number	Parish	Settlement	Address
2/49/0360	Stalbridge	Stalbridge	The Cherries Grove Lane Close
2/49/0380	Stalbridge	Stalbridge	Sunnyridge Farm Station Road
2/52/0387	Stour Provost	Stour Row	Field Rear The Hall
2/52/0424	Stour Provost	Stour Row	Melbury View Farm
2/51/0391	Stourpaine	Stourpaine	land at Stourpaine Adj Droveaway Cottage
2/51/0400	Stourpaine	Stourpaine	Land Between the Oaks & Silver Birches Bushes Road
2/54/0022	Sturminster Newton	Sturminster Newton	Land at Rolls Mill Way
2/54/0023	Sturminster Newton	Sturminster Newton	Land at Elm Close Farm Bull Ground Lane
2/54/0291	Sturminster Newton	Sturminster Newton	The Denhalls Buffets Road
2/54/0295	Sturminster Newton	Sturminster Newton	Aquicentre Store rear Lower Rixon
2/54/0298	Sturminster Newton	Sturminster Newton	Garage Court Off Hambledon View Rixon
2/54/0301	Sturminster Newton	Sturminster Newton	Garage Newton (before bridge)
2/54/0302	Sturminster Newton	Sturminster Newton	Rear 51 Barns Close
2/54/0303	Sturminster Newton	Sturminster Newton	Vine House Penny Street
2/54/0306	Sturminster Newton	Sturminster Newton	Ironworks Stalbridge Lane
2/54/0310	Sturminster Newton	Sturminster Newton	West End The Row
2/54/0314	Sturminster Newton	Sturminster Newton	38 Green Close
2/54/0317	Sturminster Newton	Sturminster Newton	rear 1 & 2 Manston Road
2/54/0318	Sturminster Newton	Sturminster Newton	Rear 3-6 hambledon View
2/54/0319	Sturminster Newton	Sturminster Newton	Land Rear 27-28 Green Close
2/54/0320	Sturminster Newton	Sturminster Newton	Land Rear Hazeldene/Hamwood Rixon Hill
2/54/0321	Sturminster Newton	Sturminster Newton	1 The Row
2/54/0349	Sturminster Newton	Sturminster Newton	Matthews Cottage Butts Pond
2/54/0386	Sturminster Newton	Sturminster Newton	Second Field at Northfields Adj Manston Road
2/54/0413	Sturminster Newton	Sturminster Newton	Land east of Manston Road (Embury)
2/54/0427	Sturminster Newton	Sturminster Newton	Copse Hill Farm Broad Oak
2/54/0458	Sturminster Newton	Sturminster Newton	Land at Elm Close Farm Bull Ground Lane
2/54/0487	Sturminster Newton	Sturminster Newton	Broad Oak Farm Broad Oak
2/54/0503	Sturminster Newton	Sturminster Newton	Land Off A357 and Hillcrest Glue Hill

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2/54/0520	Sturminster Newton	Sturminster Newton	Yewstock Field Bath Road
2/54/0549	Sturminster Newton	Sturminster Newton	Land Adj Gotts Corner & Ham Farm
2/55/0002	Sutton Waldron	Sutton Waldron	Halfways Church Lane
2/55/0003	Sutton Waldron	Sutton Waldron	The Paddock
2/70/0005	Winterborne Kingston	Winterborne Kingston	Land north of West Street Kingston Barnyard
2/70/0344	Winterborne Kingston	Winterborne Kingston	Brookside North Street
2/70/0390	Winterborne Kingston	Winterborne Kingston	North of East Street
2/71/0153	Winterborne Stickland	Winterborne Stickland	Westgate West Street
2/72/0327	Winterborne Whitechurch	Winterborne Whitechurch	Chescombe Court
2/72/0350	Winterborne Whitechurch	Winterborne Whitechurch	Mycote Dorchester Hill
2/72/0358	Winterborne Whitechurch	Winterborne Whitechurch	The Bungalow, Milton End Chescombe Lane