

Local Development Framework
Shaping the future of North Dorset

Annual Monitoring Report 2008



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1.0 INTRODUCTION

- 1.1 The Planning and Compulsory Purchase Act 2004 replaces the previous planning process with a 2 tier system, consisting of the Regional Spatial Strategy (RSS) and the Local Development Framework (LDF). The RSS, once adopted, will be a statutory plan setting out regional planning policies. The draft Regional Spatial Strategy was published for a 12 week consultation in June/August 2006. Responses were considered by a panel of independent Planning Inspectors at an Examination in Public, in the summer of 2007. The Panel report on the Examination in Public into the Draft Regional Spatial Strategy was published in January 2008. This report was then submitted to the Secretary of State, who published her proposed changes for a period of consultation ending in October 2008. In September 2009, the Government Office for the South West (GOSW) announced that further sustainability work needs to be carried out on the proposed changes. The outcome of this work is expected in early 2010. This work has delayed the final publication of the RSS.
- 1.2 The LDF is a portfolio of documents setting out local policies. Together with the RSS they will form the Development Plan for North Dorset. Until replaced by policies in the LDF, the saved policies in the District Wide Local Plan will continue to be used as a basis for making planning decisions. The Development Plan continues to be the single most important consideration in deciding applications for planning permission.
- 1.3 The Local Development Framework is made up of five main areas:
- ‡ Statement of Community Involvement (SCI)
 - ‡ Development Plan Documents (DPDs) including Core Strategy, Development Control Policies and a Site Allocations Document.
 - ‡ Supplementary Planning Documents (SPDs) including Managing Housing Land Supply SPD
 - ‡ Proposal Map
 - ‡ Annual Monitoring Report (AMR)
- 1.4 The Local Development Scheme (LDS) is a document which sets out the timetable for the production of the LDF over the next three years.
- 1.5 The Annual Monitoring Report (AMR) is a legal requirement under section 35 of the Act and local authorities have to present an annual report to the Secretary of State. The AMR will assess the implementation of the LDS highlighting any changes to timetable, as well as giving information on how well, or not, policies are being met. It will also be used by the Regional Planning Body and incorporated into their RSS Report on an annual basis.
- 1.6 North Dorset District Council is part of a county wide monitoring and information group, which meets on a quarterly basis through the year. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.

- 1.7 The current Local Plan was adopted in January 2003 and runs until 2011. The majority of policies in the Local Plan have been saved as part of the LDF process and will be replaced when new DPD's are developed.
- 1.8 The report covers the 12 month period from 1 April 2008 to 31 March 2009. The data included within this report has been collected from internal sources at North Dorset District Council, including housing, revenues, and development control records. External organisations including Dorset County Council and the Environment Agency have also provided information for inclusion in this report.
- 1.9 The report looks at progress so far on the LDS, explaining any slippages against the timetable and what will be done to remedy them. It also discusses which policies have been saved from the Local Plan and any that have been removed. It details indicators, which are used to measure the performance of policies and highlight any policies which are not having the anticipated effects.
- 1.10 These indicators fall into three categories; significant effects, contextual and output indicators. 'Significant effects' indicators aim to show the impact of policies in regard to the Council's objectives for sustainable development. They are being developed regionally and will be used in future to assess the sustainability of policies as they are developed. 'Contextual' indicators aim to provide a wider picture of the district as a whole, looking at data on areas like housing, environment and the economy, comparing the results for North Dorset with other districts in Dorset and against the average for England. The contextual indicators are discussed in Section 2 of this report.
- 1.11 'Output' indicators are split into two types: 'National Core' Output Indicators (NCOI) and 'Local' indicators. 'National Core' output indicators are very specific and aim to show the direct consequences of the implementation of policy. They have been produced by the Government Office and Local Authorities are required to provide the information as described in the guidance notes. This information is collected on a consistent annual basis, although the Government Office may change or include new indicators during the year which will have to be incorporated into the following AMR.
- 1.12 'Local' output indicators are used to look at particular local issues and will include some indicators from the Local Plan. They provide the opportunity to monitor other areas, not included in the NCOI's, which authorities feel are relevant to their district. As a rural authority, local indicators can be used to help consider particular rural issues and problems. An example of this is the local indicator set up to monitor the re-use of farm buildings supplementary planning guidance, which collects data on the loss of agricultural land and buildings (Pages 18-19). The Local Plan indicators used in previous years fall into this category. As the Core Strategy and future DPD's are developed some of the Local Plan indicators are likely to be dropped and replaced by new indicators.

2.0 CONTEXTUAL INDICATORS

2.1 This section covers contextual indicators and aims to provide a wide overview of the North Dorset area. The District covers an area of 235 square miles, with over 70 parishes, 54 of which have settlement boundaries. The major settlements in North Dorset are Blandford Forum, Gillingham, Shaftesbury, Sturminster Newton and Stalbridge. Nearly 53% of the population live in one of these towns and they are critical in providing services to the wider community.

Population

2.2 As the table below shows, the mid year 2008 population estimate for North Dorset is 67,905 people. The largest proportion of people, at 46%, is in the 30 to 64 year old age group.

Population Indicators				
Indicator		North Dorset	Dorset	England
Population 2008 Mid Year Est		67,905	407,844	51,446,200
% Population By Age Band	0-14	17%	16%	18%
	15-29	16%	15%	20%
	30-64	46%	45%	46%
	65+	21%	24%	16%
Population Density (Per Hectare)		1.12	1.54	3.40
Ethnicity % (2001 Census)	white	98.62%	98.75%	90.92%
	mixed	0.47%	0.25%	1.31%
	asian	0.40%	0.15%	4.57%
	black	0.12%	0.37%	2.30%
	chinese	0.38%	0.37%	0.89%

Source : Office For National Statistics

2.3 The population density in North Dorset is low, with only an average of 1.12 people per hectare of land, this compares to 1.54 in Dorset and 3.40 in England as a whole. The majority of people in the District are white, with less than 1.5% of the population coming from a different ethnic origin. This percentage is very similar to the one for Dorset, but is much lower than the England average of 9%.

Housing

2.4 There are an estimated 29,510 dwellings in North Dorset and an average household size of 2.3 people per dwelling. The percentage of second homes is 1.4% which is half the level seen in Dorset as a whole, but double the amount of second homes at national level. Within the District 3.2% of dwellings are recorded as vacant. This percentage is the same as the national one, but slightly higher than the overall level for Dorset of 2.9 %.

Housing Indicators			
Indicator	North Dorset	Dorset	England
Total Number of Dwellings	29,510	190,332	N/A
House Price Income Ratio (Based on 2/3 Bed Dwellings and Income of 20-39yr Olds)	6.34	N/A	4.8
House Price Income Ration (Based on All Dwellings and Average Annual Income)	11.13	10.83	6.94
Average Household Size	2.3	2.15	2.36
% Second Homes	1.4	2.8	0.07
% Vacant Properties	3.2	2.9	3.2

Source: Dorset Data Book 2008 & Dorset County Council

- 2.5 North Dorset is currently facing a challenge to provide enough affordable housing for local people. In 2001 of the total dwelling stock in the District, 73.3%¹ were privately owned, 19.2% were Housing Association and 7.5% were privately rented. There is a real disparity between what local people earn and the cost of buying a house in the district. This is reflected by the high house price income ratio, of 11.13 in the District, which is shown in the table above.

Economy

- 2.6 In 2006 the GVA per head of population in North Dorset was £12,314 compared to £13,827 for Dorset and £19,413 for England. The unemployment rate in the District is very low at only 0.9% of the working population, which is lower than the Dorset rate and more than three times lower than the national rate.

Economy Indicators			
Indicators	North Dorset	Dorset	England
Gross Value Added (GVA) Per Head of Population 2006	12,314	13,827	19,413
Unemployment Rate 2008	0.9	1.3	2.8
Workplace Based Ave Gross Weekly Earnings FT Emp 2008	£370	£418	£483
Workplace Based Male Ave Gross Weekly Earnings FT Emp 2008	£441	£487	£529
Workplace Based Female Ave Gross Weekly Earnings FT Emp 2008	£332	£341	£416
New VAT Registration in 2007	290	1,840	266,165
VAT Deregistration in 2007	265	1,590	203,100

Source : Dorset County Council

¹ Source: Census 2001.

- 2.17 North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this, the amount of traffic using these routes is increasing. Dorset County Council's Local Transport Plan 2003 shows that the annual average daily traffic flow in 1990 was 43,300, in 2001 was 51,720 and in 2002 was 54,470. This equates to an increase of 25.8% over the twelve year period. As a result there can be congestion on the roads, with routes like the A350, which is single carriage way and with few overtaking opportunities, being especially affected.
- 2.18 Throughout the district 41% of households are within walking distance (800m) of an hourly/DRT bus service.

Crime

- 2.19 The 2001 Census results show that nearly 100% of people living in North Dorset feel safe walking around their area during the day and about 77% feel safe at night. As the table on below shows the level of crime in North Dorset is relatively low.

Crime Indicators Year End 07/08			
Indicator	North Dorset	Dorset	England
Violent Crime Rate Per 1000 Population	8.5	12.9	20.5
Burglary Crime Rate Per 1000 Households	4.0	4.0	12.6
Vehicle Crime Rate Per 1000 Population	4.5	5.3	11.2
Criminal Damage Rate Per 1000 Populations	12.1	15.0	19.1

Source: Dorset Police 2008

- 2.20 The rate for violent and criminal damage crime in North Dorset is higher than those for burglary and vehicle crime, this pattern is the same for both Dorset and England. The burglary rate in North Dorset is the same as that in Dorset; however the crime rate in the other three categories is lower in North Dorset than in Dorset as a whole.
- 2.21 The overall crime rates in North Dorset are much lower than the rates for England, the burglary crime rate per 1000 population in particular is much lower, over three times less than the figure for England.

Health and Education

Health Indicators			
Indicator	North Dorset	Dorset	England
Life Expectancy At Birth Females	83.9	83.5	81.5
Life Expectancy At Birth Males	79.4	79.6	77.2
% People With A Limiting Long Tern Illness Census 2001	16.6	19.3	18.2
% People Who felt They Were in Good Health Census 2001	71.1	68.1	68.6
Source: Dorset Data Book 2008			

- 2.22 As the table above shows the life expectancy of people in North Dorset is very good and similar to those for Dorset, but a lot higher than the average for England. The percentage of people with a limiting long term illness in the District is 16.6%, this is 2.7% less than the average for Dorset and 1.6% less than the one for England. Also the number of people who felt they were in good health was also higher in the district than it was in Dorset and England.

Education Indicators			
Indicators	North Dorset	Dorset	England
15Yr Olds Gaining GCSE's Grade A-C 2007	62%	65%	47%
Source: Dorset County Council 2008			

- 2.23 Within the district 62% of school children gained a grade A-C GSCE, comparing to 65% within Dorset as a whole and 47% nationally.

Deprivation

- 2.24 Indices of deprivation were updated in 2007 and aim to illustrate levels of deprivation nationally, the areas included for analysis are income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime. The Index of Multiple deprivation shows the scores for all of these categories added together. North Dorset has no Super Output Areas (SOAs) within the top 20% nationally, however 11% of North Dorset's SOAs fall within the top 20% locally. There are 354 district and unitary authorities, these have been ranked with the most deprived nationally at 1 and the least deprived at 354, North Dorset is ranked number 247.

2.25 The tables below show the SOA's ranked from 1 for the most deprived to 35 for the least deprived within North Dorset. One table shows the multiple indexes of deprivation and the other the barriers to housing/services sub domain. Blandford Old Town is the most deprived area in the multiple index of deprivation, followed by Sturminster Old Town and the least deprived is Gillingham Coldharbour. The area ranked the most deprived for barriers to housing and services is Lydden Vale; the least deprived is Blandford Old Town.

Index of Multiple Deprivation Ranking 2007		Index of Deprivation For Barriers to Housing and Services Ranking 2007	
Output Area	Rank	Output Area	Rank
Blandford Old Town	1	Lydden Vale	1
Sturminster Newton Old Town	2	The Iwerne	2
Shaftesbury Central	3	Stalbridge Environs	3
Durweston & Stourpaine	4	The North Winterbornes	4
Lydden Vale	5	Cranborne Chase	5
Blandford Station	6	The Stours	6
The North Winterbornes	7	The Beacon	7
The Stours	8	Bourton & District	8
Gillingham Town	9	The Lower Tarrants	9
Stalbridge Environs	10	Bulbarrow	10
Portman	11	Milton Abbas & Hilton	11
Milton Abbas & Hilton	12	Motcombe & Ham	12
Bourton & District	13	Riversdale	13
The Beacon	14	Portman	14
The Iwerne	15	Sturminster Newton Environs	15
Bulbarrow	16	Marnhull	16
Shatesbury Grosvenor	17	Milton	17
Cranborne Chase	18	Durweston & Stourpaine	18
Riversdale	19	Milborne St Andrew	19
Milborne St Andrew	20	Sturminster Newton Old Town	20
Marnhull	21	Child Okeford & Shillingstone	21
Blandford Langton St Leonards	22	Shaftesbury Grosvenor	22
Gillingham Lodborne	23	Gillingham Lodborne	23
Stalbridge Town	24	Gillingham Coldharbour	24
Motcombe & Ham	25	Shaftesbury Underhill	25
The Lower Tarrants	26	Blandford Hilltop	26
Shaftesbury Underhill	27	Blandford Langton St Leonards	27
Sturminster Newton Environs	28	Shaftesbury Christy's	28
Blandford Damory Down	29	Stalbridge Town	29
Gillingham Wyke	30	Gillingham Wyke	30
Milton	31	Blandford Damory Down	31
Blandford Hilltop	32	Shaftesbury Central	32
Shaftesbury Christy's	33	Gillingham Town	33
Child Okeford & Shillingstone	34	Blandford Station	34
Gillingham Coldharbour	35	Blandford Old Town	35

Source: Dorset County Council 2008

3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

- 3.1 All AMRs are required to include a section which discusses the implementation of the LDS. Local Authorities have to refer to the milestones for the production of each Local Development Document (LDD) and give an indication of progress on documents where preparation has started, making note of any adjustments to the timetables that are felt necessary.
- 3.2 The LDS first came into effect on 1st April 2005 and has been reviewed annually. It was last reviewed in November 2007 and was agreed by Council on 28th March to come into effect on 1st April 2008.
- 3.3 The documents specified in the authority's LDS dated March 2008 are:
- 1) The Core Strategy DPD**
 - 2) Generic Development Control Policies DPD**
 - 3) Market Towns Allocations DPD**
 - 4) Small Towns and Large Villages Allocations DPD**
 - 5) Proposals Map**
 - 6) Sturminster Newton Town Design Statement SPD**
 - 7) Iwerne Minster Village Design Statement SPD**
 - 8) Bourton Village Design Statement SPD**
 - 9) Pimperne Village Design Statement SPD**
- 3.4 The timetables for the production of these documents, as set out in the 2008 LDS, are reproduced in the timetable on page 14. Policies from the statutory Local Plan which are being "saved" are listed on the Council's web site.
- 3.5 During 2008, the process for preparing Local Development Frameworks has been revised by central government. A new PPS12 and a plan making manual have been published to replace the old PPS12 and Good Practice Guide. Amended Regulations came into force in June 2008. The main changes which affect the timetables for producing DPDs are:
- i) The Issues and Options stage is replaced by ongoing consultation which should be launched with a letter inviting consultees and stakeholders to make representations on what should be included in the proposed DPD (Reg 25);
 - ii) The Preferred Options stage (formerly Reg 26) has been deleted;
 - iii) A pre submission DPD will now be published in order for representations to be made prior to submission to the Secretary of State (Reg 27); and
 - iv) Submission to the Secretary of State after Reg 27 representations have been considered.
- 3.6 These changes have necessitated amendments to the LDS timetable and inevitably they have led to some delay. Further revision and roll forward will be the subject of discussion with the Government Office for the South West.

- 3.7 The Council will need to revise its SCI to reflect the new Regulations, however further changes are anticipated in the current Planning Bill which is currently being discussed in Parliament. This includes proposals to end the requirement for independent examination of SCIs but this will not be enacted until 2009. At that stage, the Council will review its SCI and make the necessary changes to reflect the new legislation.

Progress on Local Development Framework Documents

- 3.8 The progress so far on the production of the LDF documents is detailed below. Any changes or slippages against the timetable are explained and ways of resolving these are discussed. Revised timetables will be set out in the revised LDS once they have been agreed with the Government Office for the South West. Any slippages against the new timetable will be reported in real time on the Council's web site.

Progress on Core Strategy DPD

- 3.9 Evidence gathering started with a series of meetings and a vision setting exercise in 2005. Progress was then delayed for a number of reasons, including awaiting a decision on a call-in inquiry concerning proposed housing on land east of Shaftesbury. An Issues and Alternative Options document under the old Reg 25 was published on June 1st 2007 for a consultation period of six weeks. The comments received were reported and published as required under the old Regulations. In accordance with advice from PINS/GOSW evidence gathering was undertaken when preparing for the former Preferred Options stage. The Council has worked with other authorities in commissioning consultants to produce some of the studies required, including a Strategic Flood Risk Assessment, a Retail Study, a Strategic Housing Market Area Assessment and a Review of Gypsy and Traveller sites. A Strategic Housing Land Area Assessment (SHLAA), as required by PPS 3, to evidence a 5 year land supply has been undertaken by officers in partnership with other Dorset authorities. Working together has caused some delay in progress but has helped cut costs and ensure consistency in methodology across Dorset. The Council also needed to await progress on the RSS. The Panel Report was published at the end of 2007, followed by the Secretary of State's proposed changes in July 2008. We now have a clearer steer on the likely level of development that the District will need to accommodate over the next 20 years. The Council now has to re assess its LDS timetable in the light of the changes to PPS 12 and the amended Planning Regulations. The former Preferred Options stage was timetabled for August 2008. Evidence gathering (especially the lengthy process of compiling the SHLAA report) together with the changes to PPS 12 and the proposed changes to RSS, have resulted in delay.
- 3.10 Revised milestones for the Core Strategy will be set out in the revised LDS. The new planning bill may have implications for the revised timetable, which also needs to be agreed by the Secretary of State. It is currently envisaged that the revised milestones will be as set out below, but could be subject to further revision:

- Former Preferred Options - August 2008 revised to new Reg 25 draft March 2009;
- Submission - April 2009 revised to Nov 2009;
- Adoption - April 2010 revised to Nov 2010.

Progress on Development Control Policies DPD, Market Towns Allocations DPD, Small Towns and Large Villages Allocations DPD

- 3.11 Preparation did not commence on these documents during 2007/08. Revised timetables will be established in the revised LDS to reflect the delays with the production of the Core Strategy.

Town / Village Design Statements SPDs

- 3.12 The Council has developed close working links with local communities through its approach to community planning and proposes to take forward any design statements produced for towns and villages as SPDs. Although the evidence gathering and draft document will be prepared by the communities themselves, the planning legislation requires that the local authority conduct the final round of consultation and subsequent amendments. The timetables for these documents will therefore be dependent on community action. It has been agreed that a maximum of two Village/ Town Design Statements (V/ TDSs) per annum can be supported by the Council. The first two made good progress with the adoption of the Child Okeford VDS being achieved on time and the Sturminster Newton TDS being adopted in line with the 2008 LDS. These two projects now provide exemplars for other towns and villages to achieve locally distinctive design guidance through partnership working.
- 3.13 The Iwerne Minster VDS is currently programmed for preparation during 2007/8. The VDS team has requested an extension of a further 6 months which means that adoption is now due in March 2010. This is 1 year later than originally expected. Preparation of the other two programmed VDSs (for Bourton and Pimperne) did not commence in 2007/08. It is expected that the Planning Bill will release authorities from the need to timetable future SPDs in the LDS. In the event that this happens it is likely that the Council will maintain an informal programme for SPD production to ensure that the documents can be produced within reasonable timescales and within the resources available.

Timetable for Completion of LDF Documents (As set out in LDS April 2008)

Documents To Be Produced	Evidence gathering and early stakeholder event	Analyse evidence and prepare issues/options	Planning Policy Panel & Cabinet consideration	Participation on preferred options or consultation on draft for SPD (6weeks)	Prepare submission document or prepare final document for SPD's	Report to Planning Policy Panel, Cabinet & Council	Submit to Secretary of State	Summarise representations and responses	Pre-examination meeting and prepare EIP	Examination	Inspector Prepares Report	Consider Inspectors report and implications. Report to Planning Policy Panel and Cabinet	Estimated date for adoption by full Council
Core Strategy	to Aug 07	Sept 07 to May 08	June 08 to July 08	Aug 08 to Sept 08	Oct 08 to Dec 08	Jan 08 to Mar 09	Apr 09 to June 09	June 09 to July 09	Aug 09 to Oct 09	Nov 09	Dec 09 to Apr 10	May 10 to June 10	Jul-2010
Development Control Policies DPD	Jan 09 to Feb 09	Mar 09 to May 09	June 09 to July 09	Aug 09 to Sept 09	Oct 09 to Dec 09	Jan 10 to Mar 10	Apr 10 to June 10	June 10 to July 10	Aug 10 to Oct 10	Nov-2010	Dec 10 to Apr 11	May 11 to June 11	Jul-2011
Market Towns Allocations DPD	Dec 09 to Jan 10	Feb 10 to May 10	June 10 to July 10	Aug 10 to Sept 11	Oct 10 to Dec 10	Jan 11 to Mar 11	Apr 11 to June 11	July 11 to Nov 11	Dec 11 to Feb 12	Mar-2012	Apr 12 to Aug 12	Sept 12 to Oct 12	Nov-2012
Small Towns & Large Villages Allocations DPD	June 10 to July 10	Aug 10 to Nov 10	Dec 10 to Jan 11	Feb 11 to Mar 11	Apr 11 to Jun 11	July 11 to Sept 11	Oct 11 to Dec 11	Jan 12 to May 12	June 12 to Aug 12	Sept 12	Oct 12 to Feb 13	Mar 13 to Apr 13	May-2013
Sturminster Newton TDS SPD	Mar - April 07	May 07 to Sept 07	Oct to Dec 07	Jan 08 to Feb 08	Mar 08 to Apr 08	May 08 to June 08							Jul-2008
Iwerne Minster VDS SPD	Nov 07 - Feb 08	Mar 08 to May 08	June 08	July 08 to Sept 08	Sept 08 to Nov 08	Dec 08 to Jan 09							Mar-2009
Bourton VDS SPD (tbc)	May 08 to Sept 08	Oct 08 to Dec 08	Jan 09 to Feb 09	Mar 09 to Apr 09	May 09 to July 09	Aug 09 to Sept 09							Oct-2009
Pimperne VDS SPD (tbc)	Sept 08 to Mar 09	Apr 09 to June 09	July 09 to Aug 09	Aug 09 to Sept 09	Oct 09 to Dec 09	Jan 10 to Feb 10							Mar-2010

NB. The LDS is a three year timetable. Therefore dates post 2010 are provisional

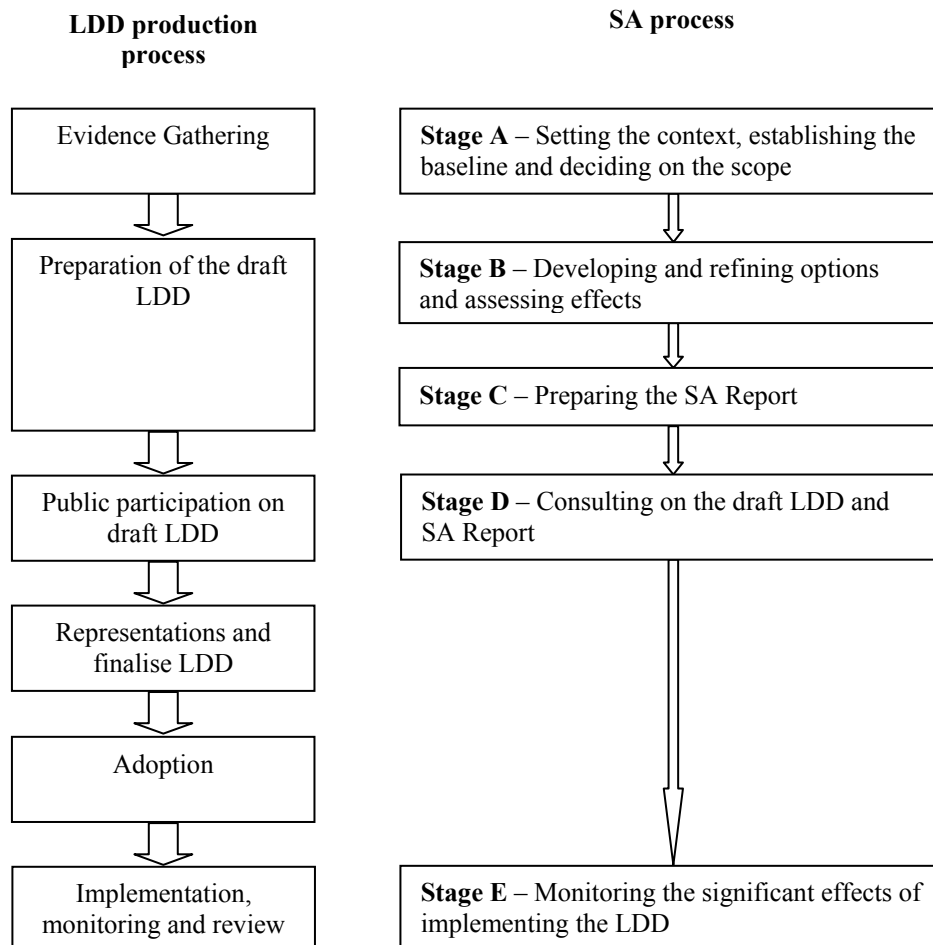
4.0 INDICATORS

Significant Effect Indicators

- 4.1 Under European Directive 2001/42/EC certain plans and programmes are required to undergo an environmental assessment. This directive is more commonly known as the Strategic Environmental Assessment or SEA Directive and integrates the consideration of the significant environmental impact of the plans implementation into the decision making process early on and at the strategic level. The requirements under the SEA Directive are incorporated into the Sustainability Appraisal (SA) process required under the Planning and Compulsory Purchase Act (2004).
- 4.2 Sustainability Appraisal is required for all Local Development Documents (LDDs) such as Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) that form part of the Local Development Framework (LDF). The process asks at several points in the plan production, how sustainable the plan is expected to be when the plan policies are implemented. This is generally achieved by appraising the plan polices against the sustainability framework produced at the scoping stage of the sustainability appraisal. The report on this scoping stage, prepared in March 2007 sets out the sustainability framework and is available on the Councils website². This scoping report will be used to appraise the policies in the Core Strategy. It will also form the basis for the appraisal of future LDD with alterations being made appropriate to the scale of the LDD and to changing circumstances.
- 4.3 The appraisal process runs in parallel to the Core Strategy production with alternatives and policies being appraised. The results of the appraisal will be used to aid in decision making highlighting any significant adverse effects. Amendments can then be made to avoid or offset these effects. A SA report is required to be produced to accompany the Core Strategy and all other LDDs that are subject to Sustainability Appraisal. These will give information as to how the appraisal was carried out, and how the results of each stage influenced the plan making process.

² SA Scoping Report available at:
http://www.north-dorset.gov.uk/index/living/building_planning/planning_policy/sustainability_appraisal.htm

The LDD and SA processes



- 4.4 The final stage of the appraisal process is the setting up of a framework to monitor the significant effects of the implementation of the plan. The framework should be linked to the objectives used to assess the plan and should propose action if significant adverse effects are noticed. This suite of 'Significant Effects Indicators' will form the basis of the SA monitoring framework and will measure the significant environmental effects of the LDD in question. The indicators will be identified in the SA report that accompanies the LDD. By monitoring the suite of indicators, the actual effects of policies can be compared to the predicted effects of plan implementation, allowing the Council to identify any adverse outcomes and potentially take remedial action if required.

Core Output Indicators and Local Indicators

- 4.5 In order to make the figures in this section more easily comparable with previous years, the core and local indicators have been split between the topic areas set out in the Local Plan. These are environment, housing, economy, community facilities/recreation, and transportation. Each of these topic areas will be set out in a similar way:-
- The core output indicators required will be listed, followed by the local indicators.
 - Data illustrated by tables, graphs and charts will be included and discussed.
 - Conclusions will be made at the end of each section to summarise the key results of the indicators.
- 4.6 The list of core output Indicators which Local Authorities have to complete in their AMR's was updated by the government in February 2008. A number of indicators have been deleted, some added to the list and others have been changed. The majority of the indicator changes should be included in this year's AMR, where this is not possible they have to be in the report which is produced for submission in December 2009. Where possible the new indicators have been incorporated into this years AMR for North Dorset, any omissions are highlighted within the report.

Environment

4.7 National Core Output Indicators for the Environment:-

E1 Flood Protection number of planning permissions granted contrary to the advice of the Environment Agency

E2 Change in areas of biodiversity importance.

E3 Renewable Energy capacity installed by type in megawatts

4.8 Local Indicators for the Environment:-

Percentage of open space managed to Green Flag Award Standard

Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

Annual net gain of Tree Preservation Orders (TPO's)

Annual progress on development of Local Nature Reserves (LNR's)

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.

E1	Flooding	Quality	Total
Number of Applications	2	1	3

4.9 In the twelve month period from 1st April 2007 to 31st March 2008 the Environment Agency objected to 2 applications on the grounds of water quality. One of these planning applications was refused by the planning authority and the other was granted permission contrary to the advice given.

4.10 The Environment Agency objected to 9 planning applications in the same period on the grounds of flood risk. Three of these applications were subsequently refused by the planning authority and two were withdrawn by the applicant. The Environment Agency later withdrew their objections on two further applications, after the applicants provided additional information on flood risk. In total two applications were approved by the planning authority contrary to the advice of the Environment Agency.

Changes in Areas Recognised for their Biodiversity Importance.

- 4.11 This indicator shows the losses or additions to biodiversity habitat. Areas of biodiversity importance should be recognised by Local Authorities in their DPD's for their intrinsic environmental value. Then any changes in these areas can be monitored on an annual basis to illustrate the impact of any new development over time.

E2	Loss	Addition	Total
	-0.41	12.72	12.31

- 4.12 As the table above shows there was a loss of 0.41 hectares of land of biodiversity importance, this was outweighed by additions in the monitoring period of 12.72 hectares. The table below breaks down these changes by designation and place. All changes in areas of biodiversity importance were in Sites of National Conservation Interest (SNCI). The Milldown in Blandford experienced the largest change, with an additional 10.1 hectares in the twelve months. The other additions were much smaller, 1.56 hectares at Butts Pond Meadow and 1.06 hectares at Treetops.

Biodiversity Change in areas designated for their intrinsic environmental value from 2007 to 2008			
Designation	Name of Place	Change +/-	Type of Change
SNCI	Park Wood	-0.41	Reduced
SNCI	The Milldown	10.1	Extended
SNCI	Butts Pond Meadows	1.56	New
SNCI	Treetops	1.06	New
Total		12.31	

Source : Dorset County Council (DERC)

Renewable Energy Generation by installed capacity and type (megawatts).

- 4.13 In the current monitoring period 0.002MW of renewable energy generation were permitted and 0.342MW were completed. The majority of the completed renewable energy generation was at one site in Belchalwell, where an anaerobic digester plant for the production of electricity from manure and biomass has been completed within the monitoring period.

- 4.14 There is also an application for 6 wind turbines at Silton near Gillingham, which is currently being determined. The table below shows the renewable energy split by type.

E3	Wind onshore	Solar voltaics	Hydro	Biomass	Total
Permitted installed capacity in MW	0	0.002	0	0	0.002
Completed installed capacity in MW	0	0.002	0	0.34	0.342
Source : Regen South West					

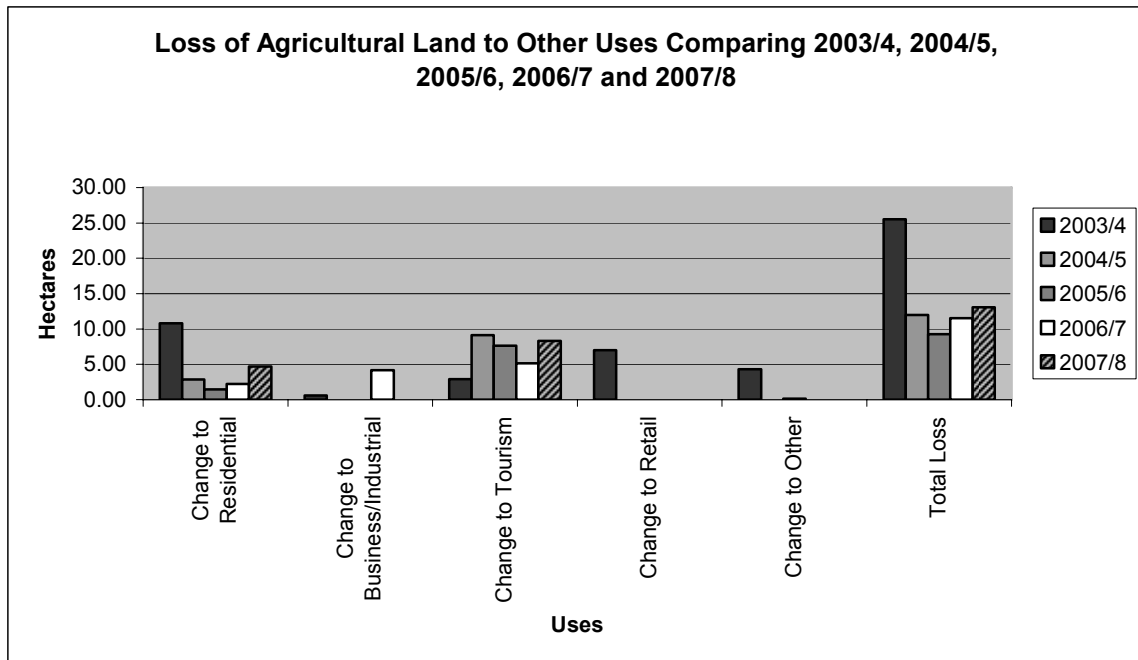
Percentage of Open Space Managed To Green Flag Standard

- 4.15 The Senior Countryside Ranger for the district is a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the service level agreement with the Ranger Service.
- 4.16 In July this year the Council was awarded a green flag award for its Milldown site in Blandford Forum. This is North Dorset's first award and is only the fourth public open space in Dorset to achieve this award.
- 4.17 The rangers manage a total of 55 hectares of countryside sites; the Milldown covers 19 hectares of land, which means that 35% of council owned open space has achieved a green flag award. At the moment there are no other sites ready to be entered for the Green Flag Award. The next site which the rangers are working towards putting forward for the award is Stour Meadows in Blandford St Mary.

Annual amount and type of greenfield/agricultural land which is redeveloped or diversified to other uses.

- 4.18 The term "Greenfield" includes three types of existing use:
- * Previously unused land within a settlement boundary.
 - * Agricultural and previously unused land outside a settlement boundary.
 - * Agricultural buildings (excluding agricultural workers dwellings).
- 4.19 The indicator is designed to assess the success of policies in restricting the loss of Greenfield land to development. This is done by counting permissions granted, not developments built. It can also be used to assess the effectiveness of policies guiding change of use of farm buildings to sustainable uses.
- 4.20 Data indicates that the total of permissions granted for development on Greenfield/agricultural land combined with the loss of agricultural buildings to alternative uses has remained low compared with the high rates reported in the first

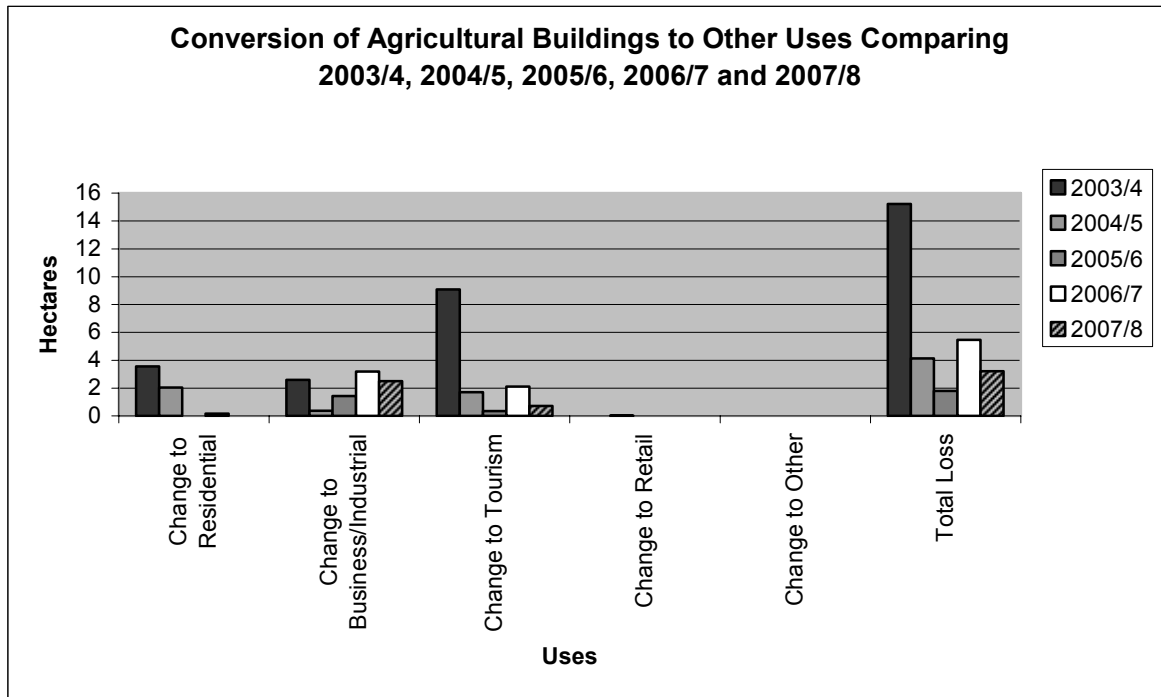
AMR covering 2003/4. The combined amount of agricultural land and buildings lost is slightly lower than during the last monitoring period.



Source: North Dorset District Council

- 4.21 The loss of agricultural/ Greenfield land in the monitoring period from 1st April 2007 to 31st March 2008 is shown in the graph above. The amount lost has risen slightly for the second year running but is still well below the amount lost in the first reporting period of 2003/4. It has been noted in previous AMR that the amount of Greenfield land lost to residential use would be expected to drop as local plan allocations were taken up. In addition, during this monitoring period, land for residential use has been strictly managed in accordance with the “Managing Housing Land Supply in North Dorset” SPD which was adopted at the end of July 2007.
- 4.22 The overall loss of Greenfield land to development totals 13.06ha, of which 36% (4.71ha) was approved for residential use, almost 64% (8.33ha) for tourism and 0.02ha for other uses.
- 4.23 Residential permissions included two local plan allocations, (both released in accordance with the SPD), at Shaftesbury Lane, Blandford and Chantry Farm in Gillingham. The latter was originally approved in 2002. The other approval of note was for housing association development at Stalbridge.
- 4.24 The two main tourist ventures were caravans at West Stour and a nature reserve at Stalbridge. Apart from one private tennis court, the other permissions were equestrian related.

4.25 Planning applications granted for the conversion of agricultural buildings to other uses is shown in the graph below. There have been just 9 conversions, of which 6 related to business use and 3 were for holiday lets. There were no residential permissions reflecting strict adherence to policy.



Source: North Dorset District Council

Annual net gain of Tree Preservation Orders (TPO)

4.26 An audit of all tree preservation orders was undertaken in 2004/5 and at March 2005 there were 388 TPOs in the District. A target of 20 new TPOs per annum has been set in the Environment business plan. Current TPOs, beginning with those made before 1975, have started to be reviewed. This review will establish whether the trees are still alive, healthy and worthy of retention. In some instances, for example where trees have died, TPOs will need to be revoked.

4.27 In addition, individual TPOs within conservation areas may be revoked on the grounds that their welfare is now covered by their conservation area status. In the current monitoring period 20 TPOs were made and 2 revoked. It is anticipated that more revocations will be reported in the next AMR as the review progresses.

4.28 The tree warden Scheme has continued, with 5 training events on veteran and ancient trees plus 2 hedge laying events. Partnership working with Dorset Wildlife Trust commenced on the “Greenwood Project”, towards the end of the monitoring period. The project will seek to raise awareness of our ancient and veteran trees and ensure their protection as an important environmental resource in the district.

Local Nature Reserves

- 4.29 In 2004 the Council agreed to monitor progress on the development of LNRs against the target suggested by Natural England, of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities
- 4.30 The first two Nature Reserves at Woolland Hill and Butts Pond are now well established and contribute 10.1% of the suggested target for North Dorset. During this monitoring period three further designations were being prepared at Milldown in Blandford Forum, Castle Hill in Shaftesbury, and Riverside Meadows in Sturminster Newton. Progress on further declarations will be reported in the next AMR.
- 4.31 One further designation, reported in the last AMR, at Stour Meadows in Blandford Forum continues to be prepared for declaration. Improvements here will benefit from S106 monies negotiated through the Brewery site planning application.
- 4.32 During the current monitoring period the focus has been on continuing to improve the quality of our LNRs and preparing the Milldown for entry into the Green Flag status Awards (awarded in July 2008). Work has also continued to expand its biodiversity and access value.

Conclusions

- 4.33 In the monitoring period 3 planning applications were granted contrary to advice from the Environment Agency. There were 8 other applications which the EA originally objected to, these were either refused, withdrawn or the objection was dropped by the EA. There were gains in areas of biodiversity importance, with an additional 12.31 hectares. The amount of renewable energy installed was low with only 0.342 MW over the twelve month period. However, this does not include smaller renewable projects, which householders can install within their permitted development rights.
- 4.34 North Dorset achieved its first green flag award in July this year, at the Milldown in Blandford. Losses of agricultural land to other uses was at a slightly higher level compared to the last three years, the majority of this development was for tourist uses. The losses of agricultural buildings were lower than last year and only 3.21 hectares were lost in total. There were 20 new TPO's and the review of all existing TPO's continues. The district now has two local nature reserves and three more are being prepared for designation.

Housing

4.35 National Core Output Indicators for housing:-

H1 Housing Plan period and housing targets.

H2a Net additional dwellings in previous years.

H2b Net additional dwellings for the reporting period.

H2c Net additional dwellings in future years.

H2d Managed delivery target.

H3 New and converted dwellings on PDL

H4 Net additional pitches (Gypsy and Traveller)

H5 Gross affordable housing completions

H6 Housing Quality Building for life Assessments.

4.36 Local Indicators for Housing:-

Overall dwelling numbers compared with the Local Plan target of 5,900 (gross) by 2011 and an annual rate of 347. (The net equivalent figure is 5,700 at an annual rate of 335).

Dwellings on previously developed (brownfield) sites compared with the Local Plan target of 2000 (34%) by 2011 and an annual rate of 118.

Affordable dwellings compared with Local Plan target of 1170 (between 1998 and 2011) and an annual rate of 90 (26%).

Density of development compared with the minimum of 30 dwellings per hectare subject to good design/layout.

4.37 Housing data is collected on an annual basis covering the period 1st April to 31st March. A dwelling is described as a self contained unit of accommodation. It can be a house, bungalow or flat of any size from one bedroom to four or more bedrooms.

Housing Plan period and housing targets

H1	Start of plan period	End of plan period	Total housing required	Source of plan target
H1 (a)	01/04/1994	31/12/2011	5700	Adopted Local Plan
H1 (b)	01/04/2006	31/03/2026	7000	Emerging RSS

- 4.38 The Local Plan forms part of the Council's adopted development plan until 2011. The housing target set out in the plan was for development of 5,700 net dwellings over the period, this figure came from the Structure Plan for the region. The emerging RSS will replace the structure plan and local authorities are producing Core Strategy's which will replace the Local Plan. This will cover housing development for the next twenty years up to 2026, North Dorset have a provisional new housing target of 7,000 dwellings.

Net additional dwellings – Previous, Current and Future

H2		2002/03	2003/04	2004/05	2005/06	2006/07	2007/08
H2a		445	590	490	555	269	
H2b							194

- 4.39 As the table shows there were 194 net dwelling completions this year, this is 156 less than the RSS annual target of 350 per year. The completions in 2006/7 were also below target, by 81 dwellings, which so far gives a total shortfall against the RSS cumulative target of 700 dwellings since its introduction in April 2006 of 237 dwellings.
- 4.40 The table on the next page shows the likely future levels of housing in the district. The total housing supply for the five years is 2,001 dwellings and all sites within the five year supply are deliverable. These sites have been extracted from the Strategic Housing Land Availability Assessment.
- 4.41 The requirement for next five years is 1,987 dwellings, which is made up of 1,750 (RSS annual target of 350 over next five years) plus the shortfall of 237 dwellings from the first two years of the RSS.

H2		2008/09	2009/10	2010/11	2011/12	2012/13	2013/14 Onwards
H2c	Net additions	163	227	380	565	668	350 each year
	i) Hectares	9.21	14.65	10.67	16.27	20.74	11.6 ha each year
	ii) Target	350 dwellings each year					
H2d		163	227	380	565	668	350 each year

- 4.42 The net additional housing completions in the next five years and the number of hectares being developed are all on specific sites. A detailed list of sites included in the five year supply of housing land is shown in Appendix 1. The likely housing supply figures for the following 10 years of 350 dwellings each year is based on the RSS target and the area in hectares has been approximated using the calculation of 30 dwellings per hectare.
- 4.43 Once work on the Core Strategy has progressed further, we will be able to produce a housing trajectory for years 6 to 15 based on sites, for each year of the period. This will provide a more realistic housing land supply in the long term. However, we will aim to provide housing at a level which is not more than 10% above or below the RSS target of 350 dwellings each year.
- 4.44 National Indicator 159 calculation and information, based on the current Structure Plan figures, can be found in Appendix 2.

Strategic Housing Land Availability Assessment (SHLAA)

- 4.45 The SHLAA is a piece of work local authorities have been required to complete by the government, in order to demonstrate a supply of housing sites. The government priority is to ensure that land availability is not a constraint to the delivery of more homes. North Dorset's SHLAA is almost complete and will be published in the new year, after it has member approval. The number of potential dwellings on sites which have been identified in the assessment as part of the five year deliverable housing supply, have been used to produce the future housing figures shown in the table above.

Gross Completions against Local Plan Targets

- 4.46 From 1st April 2007 to 31st March 2008 there were 211 gross dwelling completions in the district. As the table shows that takes the cumulative completions from 1994 to 2008 up to 5,989 dwellings. This means that by March 2008 North Dorset had completed and exceeded its Local Plan target of 5,900 gross dwellings by 2011. There are an additional 1,255 gross dwelling commitments from outstanding planning permissions, which give a total committed development figure for the plan period to 7,244 dwellings. This is an oversupply of 1,344 gross dwellings against the Local Plan target.

- 4.47 All settlements are showing an oversupply of housing (in terms of both completions and commitments) against the target figures for each settlement. The rural area has the largest oversupply; the level of committed development is nearly 50% higher than the target. This is followed by Stalbridge at 32% and Blandford at 29%.

Gross Dwelling Completions In North Dorset, Split By Settlement, Compared To Local Plan Housing Figures					
Settlements	Total Gross Dwellings Planned 1994-2011	Gross Dwelling Completions 1994-2007	Gross Commitments With Outstanding Planning Perm @ 31/03/07	Total Committed Development	Over Supply
Blandford	1,050	1,164	188	1,352	302
Gillingham	1,610	1,748	73	1,821	211
Shaftesbury	1,170	528	704	1,232	62
Sturminster	640	635	91	726	86
Stalbridge	170	161	64	225	55
Rural Areas	1,260	1,753	135	1,888	628
Total	5,900	5,989	1,255	7,244	1,344

Source: North Dorset District Council

New and converted dwellings on PDL

- 4.48 The amount of housing development on pdl was very high again this year, almost 84% of completed dwellings were on pdl. This is much higher than the Local Plan target of 34% of housing development being completed on pdl.

H3	Total	
	Gross	211
	% gross on PDL	83.9

- 4.49 As the table below shows percentage completed on pdl has risen significantly over the last two years. This is mainly due to the fact that a large number of greenfield sites were fully completed in 2005/6. There are also a few large brownfield sites which are pushing up the percentages, these are former Esso site in Blandford, former Case & Sons site in Motcombe and the former Livestock Market in Sturminster.

North Dorset Residential Development By PDL AND NON PDL (percentages)														
	Compl 1995/6	Compl 1996/7	Compl 1997/8	Compl 1998/9	Compl 1999/0	Compl 2000/1	Compl 2001/2	Compl 2002/3	Compl 2003/4	Compl 2004/5	Compl 2005/6	Compl 2006/7	Compl 2007/8	Compl 1994-08
NON PDL	59.1	64.6	54.1	43.7	54.5	70.0	58.9	64.2	67.0	68.2	61.3	22.6	16.1	54.2
PDL	40.9	35.4	45.9	56.3	45.5	30.0	41.1	35.8	33.0	31.8	38.8	77.4	83.9	45.8

Source : Dorset County Council & North Dorset

4.50 The percentage being achieved on brownfield land is likely to drop in the next few years, as completions on large greenfield sites like land East of Shaftesbury and Shaftesbury Lane Blandford start to be included in the figures.

Net additional pitches (Gypsy and Traveller)

4.51 In the twelve month period there were no new permanent gypsy and traveller pitches. There are two County Council gypsy sites in the district, one at Shaftesbury which has 5 pitches and can accommodate 10 caravans, the other at Thornicombe which has 12 two caravan pitches. North Dorset and the County work in partnership to provide a temporary site for the duration of the Great Dorset Steam Fair, which means that the police are able to redirect gypsies and travellers to this site and so, stop any unauthorised encampments. This year there were 100 transit pitches, provided for visitors to the steam fair.

H4	Permanent	Transit	Total
	0	100	100

Gross affordable housing completions

4.52 Planning Policy Statement 3 was published in November 2006 and included a nationally recognised definition of affordable housing. This definition excludes low cost market, which previously fell within the definition in Circular 6/98 and Planning Policy Guidance 3. When assessing performance against the structure and Local Plans, the Council will continue to include low cost market housing with the affordable category, since the targets in these plans assume a low cost market housing element. In future AMR's, the Council will need to assess performance against the affordable housing targets in the RSS. The Council will exclude low cost market housing in making such assessments, since the RSS is highly likely to use the new PPS3 definition of affordable housing.

4.53 The affordable completions are broken down into social rent homes or intermediate homes. Social rent homes are owned by local authorities or registered social landlords and rent levels are set nationally. Intermediate homes are those provided at prices or rents above the levels of social rent but below market prices or rents. This includes shared equity properties.

H5	Social rent homes provided	Intermediate homes provided	Affordable homes total
	21	4	25

- 4.54 There were a total of 25 affordable completions in the monitoring period. Of these 21 were for social rent homes and 4 were intermediate homes (shared equity). This is lower than the Local Plan target of 90 affordable dwelling completions per annum.
- 4.55 This is partly due to the call in which delayed work beginning on the land East of Shaftesbury, where affordable completions were expected last year. Affordable completions on this site are now expected in the next year or two. The level of affordable completions should start to rise again in the next year or two, as progress gets under way on the East of Shaftesbury site and the Shaftesbury Lane site in Blandford.
- 4.56 The table below shows the affordable completions broken down by settlement from 1994 to 2008. The Council has built a total of 1,079 affordable homes from 1994 to 2008, this equates to about 18% of the total housing completions for the same period of 5,989. Although we will aim to achieve at least 35% affordable on future housing developments, the Council's performance to date has been very strong. North Dorset continues to be the strongest performing local authority in Dorset building more affordable homes than other authorities³ and performing well against other local authorities nationally.

Affordable Housing Built in North Dorset 1994-2008 Split By Settlement										
Settlement / Year	1994 to 2000	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	94/08
Blandford - Sub	163	17	8	4	3	12	0	5	2	214
Blandford - LCM	0	0	0	16	46	17	0	0	0	79
Gillingham - Sub	60	3	11	33	0	0	52	8	0	167
Gillingham - LCM	0	0	26	14	20	16	22	6	0	104
Shaftesbury - Sub	50	0	20	0	0	3	2	0	0	75
Shaftesbury - LCM	0	0	0	0	0	0	7	0	0	7
Sturminster - Subs	41	0	19	0	0	0	11	2	0	73
Sturminster - LCM	0	0	18	0	0	0	4	5	0	27
Stalbridge - Sub	22	0	0	0	0	0	0	0	0	22
Stalbridge - LCM	0	0	0	0	0	0	0	0	0	0
Rural Area - Sub	193	6	17	5	11	24	20	10	23	309
Rural Area - LCM	0	0	0	2	0	0	0	0	0	2
North Dorset - Sub	529	26	75	42	14	39	85	25	25	860
North Dorset - LCM	0	0	44	32	66	33	33	11	0	219
TOTAL	529	26	119	74	80	72	118	36	25	1079

Source : North Dorset District Council Planning Dept Records April 2008

³ Dorset Data Book 2008

4.57 Below is a table showing the house price income ratio in North Dorset. The figures in this table have been updated for previous years as well as for 2007, to reflect official statistics being provided by the government. The house price to income ratio has risen steadily over the last six years and is now 61% higher than it was in 2001.

North Dorset House Price Income Ratio 2001 to 2007	
Year	Ratio
2001	6.17
2002	7.60
2003	8.83
2004	9.92
2005	9.71
2006	9.87
2007	9.95

4.58 As the table shows housing affordability is becoming worse in the District. Affordable housing remains a top priority for the Council. New affordable housing policies will be included within the Core Strategy as it is produced; these policies will aim to alleviate the problem as much as possible.

Housing Quality - Building for life Assessments.

4.59 We are unable to monitor indicator H6 building for life assessments, as these assessments are not currently carried out by the local authority. The development control department are beginning to see information about building for life being included with some planning applications, but it is not something which applicants have to provide. As the Core Strategy is prepared the building for life assessments will be considered and if appropriate could be included within a design or housing policy.

Density of Completed Development

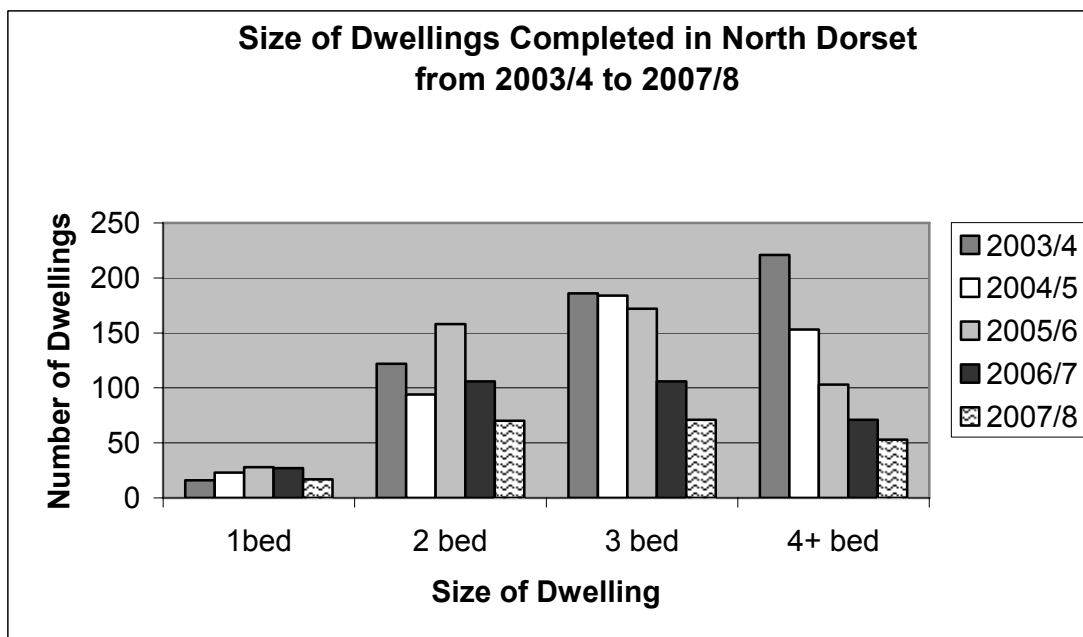
4.60 The largest percentage of new dwellings completed in the period, at 49.1% have been built at a density of less than 30 dwellings per hectare. The number of new dwellings being built at less than 30 per hectare has increased over the last two years.

4.61 It is important that we continue to check the densities being achieved, to ensure that we do not let them drop too low. This is followed by 30.2% at a density of 50 dwellings or more per hectare and 20.7% at between 30 and 50 dwellings per hectare.

Density of Gross New Dwellings Built In North Dorset		
	Fully completed sites only	
	2006/7	2007/8
Less than 30 dwellings per hectare	38.4%	49.1%
Between 30 and 50 dwellings per hectare	41.6%	20.7%
Greater than 50 dwellings per hectare	20.0%	30.2%
Totals	100.0%	100.0%
Source: Dorset County Council		

Size of Dwellings Completed

4.62 The graph below shows the size of dwelling completed in the district over the last five years. The Housing Needs Survey March 2006 highlights a high demand/need for smaller 1 and 2 bedroom dwellings. All bedroom categories are showing lower amounts of completions this year, this is due to the fact that overall completions at a much lower level than they have been over the last five years. The majority of dwellings completed have been 2 or 3 bedrooms.



Conclusions

- 4.63 For the year ending 31st March 2008 there were 194 net dwellings completions, this is below the RSS target of 350 dwellings each year. The Council has a five year housing land supply of 2,001 dwellings, containing deliverable sites extracted from the SHLAA.
- 4.64 From 1994 to 2008 a total of 5,989 gross dwellings have been built in the District, which means that completed development has now exceeded the Local Plan target of 5,900 gross dwellings by 2011. In the monitoring period 83.9% of housing development has been on previously developed land.
- 4.65 There were no new permanent gypsy/traveller pitches this year. North Dorset provided 100 transit pitches for the Great Dorset Steam Fair. There were 25 affordable completions in the twelve months, 21 were social rent and the other 4 were shared equity.
- 4.66 The largest percentage of completions this year (49.1%) were at a density of less than 30 dwellings per hectare. More two or three bedroom dwellings were built than 1 or 4+ bed dwellings.

Economy

4.67 The National Core Output Indicators for economy:-

BD1&2 Amount and type of completed employment floorspace (gross and net) and amount by type on previously developed land (PDL)

BD3 Employment Land Availability by Type
Development

BD4 Amount of completed floorspace (gross and net) for town centre uses within (i) town centre areas and (ii) the local authority area.

4.68 Local Indicators for the Economy

Net gain of employment land provided, compared with the Local Plan target of 40ha by 2011, and annual rate of 2.35ha and any loss of employment land to another use.

Amount of vacant industrial floor space, land and number of units.

Vacant shop premises, in the main towns compared with the 1998 average vacancy rate of 6.17%.

Loss of employment land to other uses

4.69 In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically less than 50 m²) are not included. Although purpose-built office premises are included (either within class A2 or B1(a)), changes to office use of a minor nature are not included. Typically, these might be, for example, changes of use from shops to offices in a 'high street' context. A list of Use Class descriptions are shown in Appendix 3.

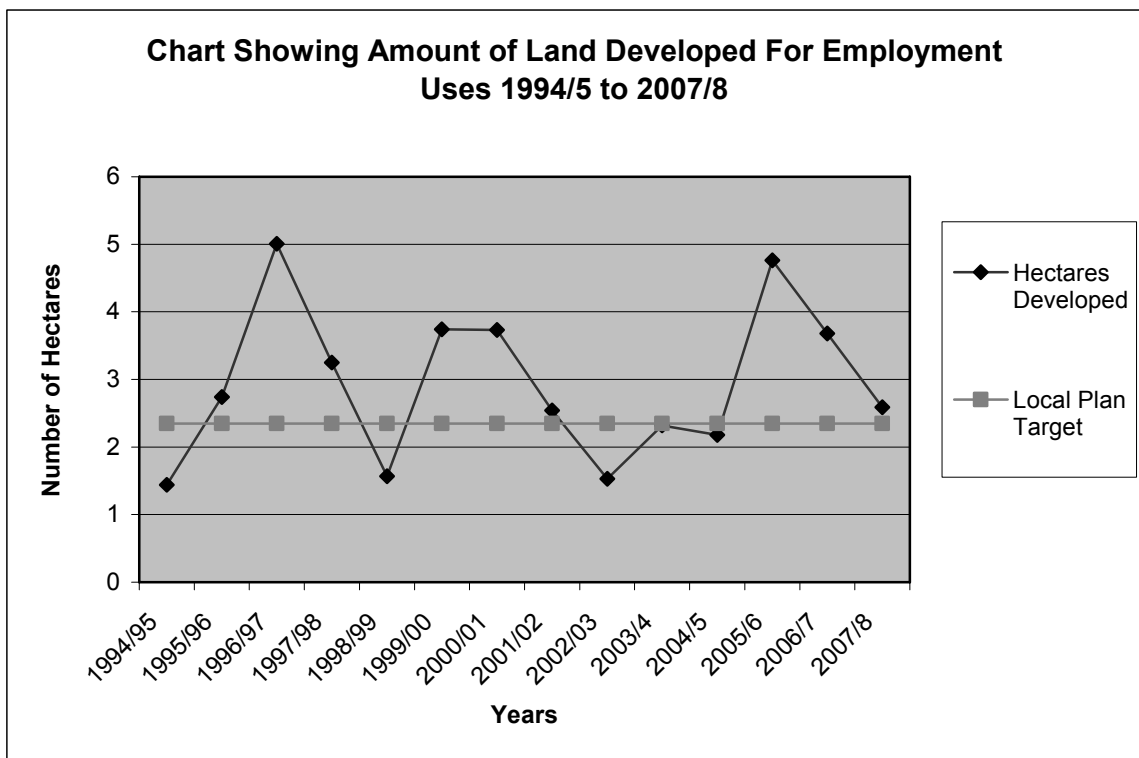
Amount of Completed Employment Development

		B1a	B1 Other	B2	B8	Total
BD1	Gross	480	1924	2694	5828	10926
	Net	462	1852	2593	5609	10516
BD2	Gross	0	539	2328	5828	8695
	% gross on PDL	0	28	86	100	80

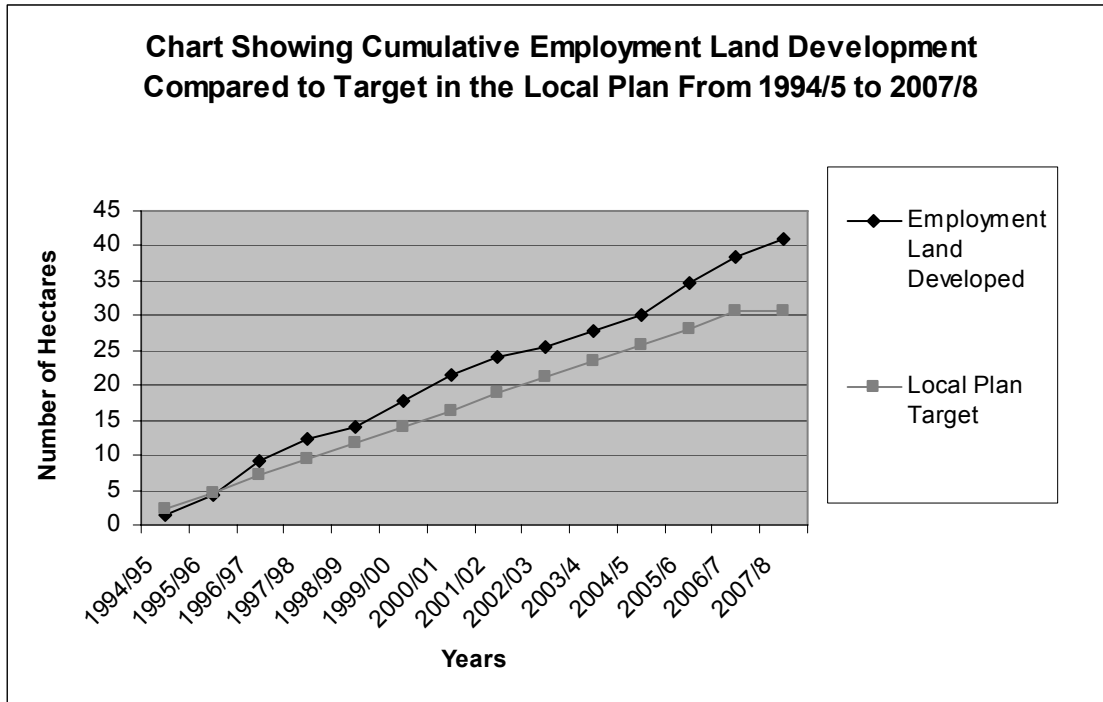
4.70 As the table shows there have been 10,926 square meters of completed gross employment floorspace in the monitoring period. Of this amount 80%, that is 8,695

square meters was on previously developed land. The majority of the completed employment development was in category B8 storage and distribution, which with 5,828 square meters made up 53% of the total development. There were 2,694 square meters of development in B2 general industry, which is nearly 25% of development.

4.71 The chart below shows the amount of completed employment development in hectares from 1994/5 to 2007/8. This year there were 2.59 hectares of completed development; this is lower than the amount for the last two years and closer to the Local Plan target of 2.35 hectares per year.



4.72 The chart on the next page shows the cumulative employment development since 1994/5. At the end of March 2008 there were 41.08 hectares of development in the district. This is over ten hectares more than the Local Plan target for the same period of 30.55 hectares. This means that the target of 40 hectares of employment land set down in the Local Plan for the period up to 2011 has already been exceeded.



Employment Land Availability by Type

4.73 The table below shows the amount of land that was available for employment uses as at the end of March 2008. Available land is described as land with planning permission or which is allocated in Local Plan. There was a total of 25.38 hectares of available employment land in North Dorset. Most of this land was in the B2 general industry category, with 21.56 hectares which is nearly 85% of the total.

4.74 Of the 25.38 hectares of available employment land, over 42%, 10.77 hectares is on pdl.

BD3		B1a	B1 Other	B2	B8	Total
	Hectares	0.61	2.19	21.56	1.02	25.38

Amount of Completed Floorspace for a town centre use

4.75 The indicator BD4 shows the amount of completed floorspace for a town centre use, both in a town centre and in the local authority area as a whole. As the table shows there was no completed development in a town centre, in any of the use class categories.

4.76 In the monitoring period 148,750 square meters of floorspace was completed for a town centre use. Over 99% of the completed development was in the D2 leisure category. There were only very small amounts of development in the other three groups. The majority of this leisure development was on one site at Coking Farm in West Stour. Where two fishing lakes were built and caravan site, large enough for 30 vehicles to pitch was completed.

BD4		A1	A2	B1a	D2	Total
Town Centre	Gross	0	0	0	0	0
	Net	0	0	0	0	0
Local Authority Area	Gross	53	607	480	147,610	148,750
	Net	51	0	462	147,610	148,123

Losses of Employment Land

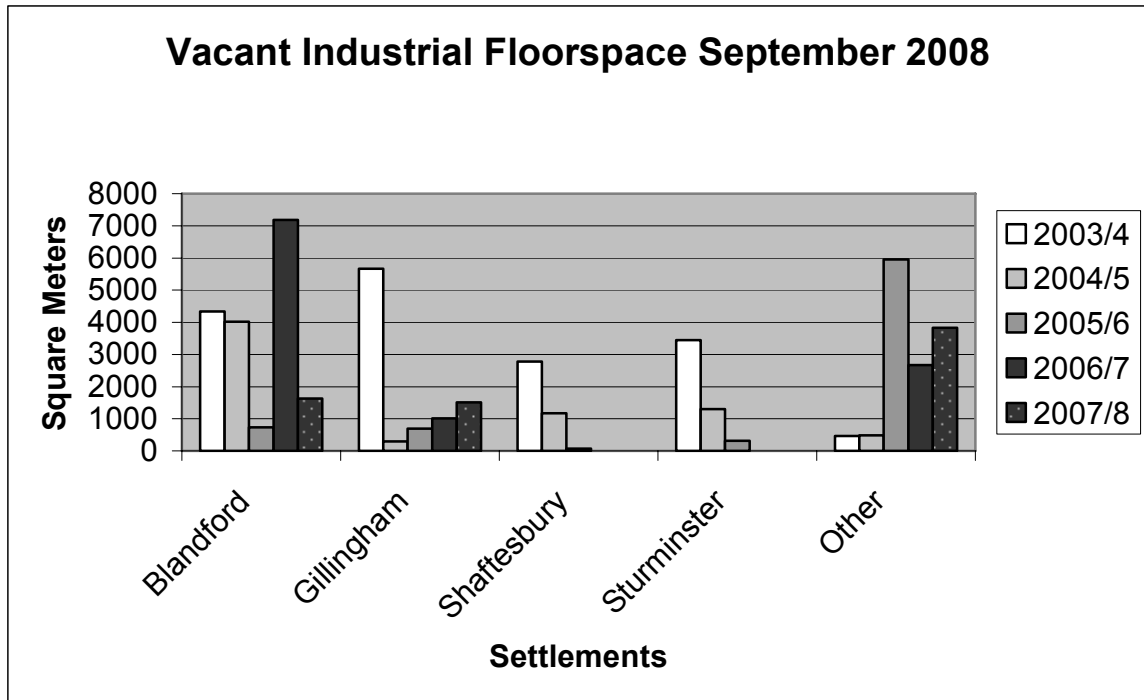
4.77 The indicator which looked at the amount of employment land lost to other uses over the monitoring period has been dropped from the list which local authorities are required to complete. However we will continue to monitor the amount of employment land lost to other uses, as it is useful to understand what amounts of employment land is being lost and to what sort of uses.

The amount of employment land which has been lost to a completed non employment use in the current monitoring year			
	Business	General Industrial	Storage & Distribution
Amount of employment land lost in hectares	0.37	0.93	0
Source : North Dorset District Council			

4.78 As the table shows in total 1.3 hectares of employment land were lost to other uses over the twelve months, 0.37 hectares from a business use and 0.93 hectares from a general industrial use. The loss is relatively small and is outweighed by the gain of 2.59 hectares of completed employment land. Nevertheless it is important to monitor employment land losses to ensure the levels do not rise too high and adversely affect the amount of land available to local businesses to expand or for new businesses to set up or move to the District.

Vacant Industrial Floorspace

4.79 The graph below shows the amount of vacant industrial floorspace within the district, comparing 2007/8, 2006/7, 2005/6, 2004/5 and 2003/4. This information is extracted from the property Pilot Database and shows a snap shot of the current amount of vacant industrial floorspace, at a particular time, which is September 2008 in this case.

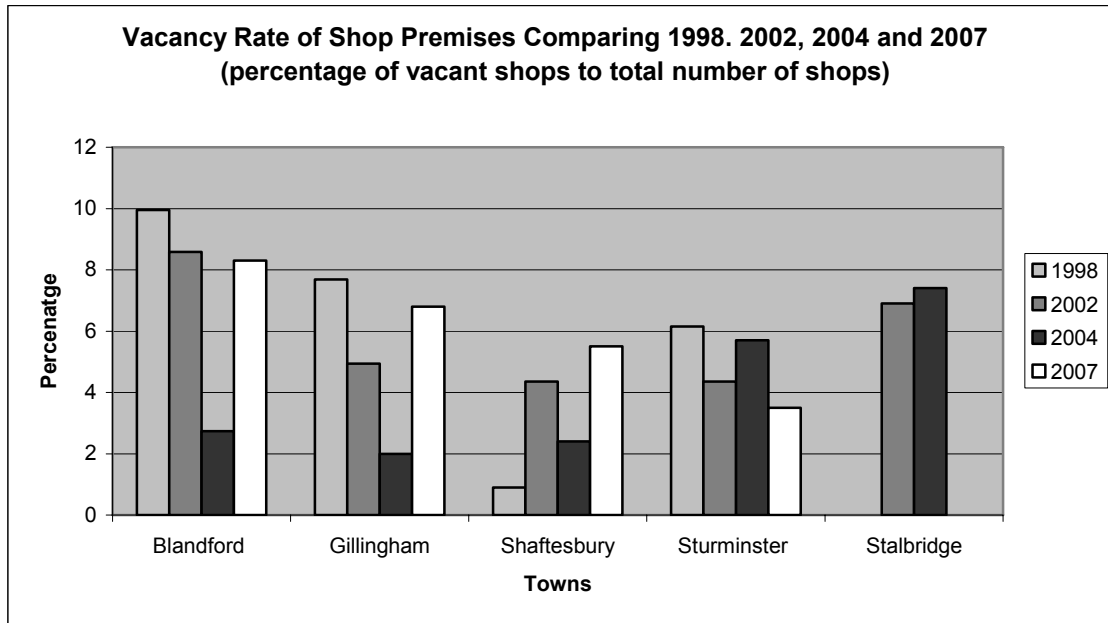


Source: Property Pilot September 2008

4.80 At the time data was extracted from Property Pilot there was no vacant industrial floorspace in either Shaftesbury or Sturminster. There was a large drop in the amount of vacant floorspace in Blandford, from 7,187 square meters in 2006/7 down to 1,627 square meters this year. There was a small increase in the amount of floorspace available in Gillingham this year, but the amount is still well less than 2,000 square meters, as it has been for the last four years. The amount of vacant industrial floorspace in the other rural area is at a higher level than last year, but is still much lower than the level reached in 2005/6.

Vacant Shop Premises

4.81 The graph on next page shows the percentage of vacant shop premises in North Dorset's towns, comparing figures for the last four surveys. The most recent survey was undertaken in June 2007 and shows a snap shot of level of vacancy in the towns at that time.



4.82 Stalbridge had a zero vacancy rate at the time of the last survey in 2007, a huge improvement compared to the average of about 6% in 2004 and 2002. Shaftesbury at 5.5% and Sturminster at 3.5% are both well below the average vacancy rate of 6.17% in 1998 set out in the Local Plan target. Gillingham has seen an increase in the level of vacant shop premises from a low of about 2% in 2004 to 6.8% in 2007. Blandford with a rate of 8.3% has seen the largest increase of all the towns, with the percentage of vacant shop premises rising back up to the levels seen in 2002 and 1998.

Conclusions

4.83 In the monitoring period there were 10,926 square meters of completed gross employment development, 80% of which was on PDL. There were 2.59 hectares of completed employment land in the twelve months, which took the cumulative amount up to 41.08 hectares. This exceeds the Local Plan target of 40 hectares by the end of the plan period in 2011 by 1.08 hectares.

4.84 At the end of March 2008 there are 25.38 hectares of employment land available in the District, the majority being in the general industrial use class. The amount of floorspace completed for a town centre use was 0 within a town centre. However there were large amounts of completed leisure floorspace in other areas around the district, particularly one site at West Stour.

4.85 The amount of employment land lost to a non employment use was 1.3 hectares. Overall the amount of vacant industrial floorspace is lower than last year. The other rural areas and Gillingham, were the only ones which saw increases and these were relatively small.

Community and Recreation Facilities

4.86 Local Indicators for Community and Recreation

Monitor provision of community/village halls compared with Local Plan Standard of 220m² per 2,000 population.

Monitor provision of outdoor sport facilities compared with Local Plan Standard of 1.6 – 1.8 ha per 1000 population.

Monitor provision of children's play space/amenity area compared with Local Plan Standard of 0.6 – 0.8 ha per 1000 population.

Monitor number of essential village facilities/services in relation to population. These are defined as:

- Shop/General Store
- Post Office
- Village Hall
- Place of Worship
- Public House
- School
- Public Recreation Ground
- Play Area
- Daily Bus Service to nearest market town

Community/Village halls, outdoor sports facilities and children's play space/amenity area

4.87 Consultants were employed to audit and assess these facilities. Additional play areas were audited by the Council. The audit and assessment is available on the Council's website and findings will be used in the preparation of the Core Strategy.

Essential village facilities/services in relation to population

4.88 Dorset County Council publish information on rural facilities, the current information was published in 2002 and is updated as new information is received. It is available to view on the Dorset for You⁴ website. The table on the next page summarises the facilities within 52 villages in North Dorset which have a settlement boundary. Not all facilities will be available in the village itself, but will be within the parish. The majority of villages have a church and a hall and over 65% have a public house. Just over 42% of the villages on the table have access to a post office or shop and 33% have a primary school.

⁴ Dorset for You <http://www1.dorsetforyou.com/Living/VillageFacs.nsf/index?ReadForm>

Table : 12 Shows Rural Facilities in Villages With Settlement Boundaries

Villages	School	Post Office	Shop	Hall	Pub	Church	Petrol Station	GP Surgery
Ashmore				YES		YES		
Bourton	YES	YES	YES	YES	YES	YES	YES	YES
Bryanston						YES		
Buckhorn Weston		YES*	YES	YES	YES	YES		
Cann (incl Common)				YES		YES		
Charlton Marshall				YES	YES	YES		
Child Okeford	YES	YES	YES	YES	YES	YES		YES
Compton Abbas				YES		YES		
Durweston	YES			YES		YES		
East Stour		YES	YES	YES	YES	YES		
Farnham					YES	YES		
Fifehead Magadlene				YES		YES		
Fontmell Magna	YES	YES	YES	YES	YES	YES		YES
Glanville Wooton				YES		YES		
Hazelbury Bryan	YES	YES	YES	YES	YES	YES		YES
Hilton						YES		
Hinton St Mary				YES	YES	YES	YES	
Ibberton				YES	YES	YES		
Iwerne Courtney				YES	YES	YES		
Iwerne Minster		YES	YES	YES	YES	YES		
Kings Stag		YES*	YES		YES	YES	YES	
Kington Magna				YES		YES		
Lydlinch				YES		YES		
Manston				YES	YES	YES		
Mappowder		YES		YES		YES		
Marnhull	YES	YES	YES	YES	YES	YES	YES	YES
Melcombe Bingham						YES		
Upper & Lower Ansty		YES	YES	YES	YES			
Milborne St Andrew	YES	YES	YES	YES	YES	YES		YES
Milton Abbas		YES	YES		YES	YES		YES
Milton on Stour	YES		YES			YES	YES	
Motcombe	YES	YES	YES	YES	YES	YES	YES	
Okeford Fitzpaine	YES	YES	YES	YES	YES	YES		YES
Pimperne	YES	YES	YES	YES	YES	YES		
Pulham				YES	YES	YES		
Shillingstone	YES	YES	YES	YES	YES	YES	YES	
Spetisbury	YES			YES	YES	YES		
Stour Provost	YES			YES		YES		
Stour Row				YES		YES		
Stourpaine		YES	YES	YES	YES	YES		
Stouton Caundle				YES	YES	YES		
Sutton Waldron				YES		YES		
Tarrant Gunville				YES		YES		
Tarrant Hinton				YES		YES		
Tarrant Keyneston				YES	YES	YES		
Tarrant Monkton				YES	YES	YES		
West Stour			YES	YES	YES	YES	YES	
Winterborne Houghton						YES		
Winterborne Kingston	YES	YES	YES	YES	YES	YES		
Winterborne Stickland	YES	YES	YES	YES	YES	YES		YES
Winterborne Whitechurch	YES			YES	YES	YES		YES
Winterborne Zelston			YES	YES	YES	YES	YES	

* Village only has outreach post office service

Changes in village facilities

- 4.89 The information below has been extracted from the planning records from April 2007 to March 2008 and show any change of use to rural facilities. The information below only includes permissions for planning applications and does not take into consideration whether development has been completed.

General Store/Post Office – There were no applications for the change of use or erection of a new village store or post office in the monitoring year. However, it should be noted that the situation could change significantly in future years as a result of the national programme of closures.

Village Hall – There were no applications to change the use of a village hall, erect a new one or demolish an old one.

Place of Worship – There were no applications to change the use of a place of worship, erect a new one or demolish an old one.

Public House - There were no applications to change the use of a public house, erect a new one or demolish an old one.

Schools – There were no applications to change the use of a village school, erect a new one or demolish an old one. There was an application to erect a temporary classroom at Durweston Primary School. In Milton Abbas there was an application to change the use of a business unit to a pre school at Luccombe business centre.

Public Recreation Grounds – There were no applications to change the use of an amenity or recreation area. However there was an application to erect a single storey building for use as a youth club/nursery school at the recreation ground in Winterborne Kingston and one for the erection of a sports changing facility at Alec Field in Hazelbury Bryan.

Play Areas – There were no applications to change the use of a village play area and no proposals for a new one.

Daily Bus Service to nearest market town - Looking at the whole district 73% of villages have a daily bus service to their nearest market town.

Conclusions

- 4.90 In the twelve month period no planning permissions have been granted for applications which would lead to the loss of a village facility. Over 65% of villages have a church, hall and public house. Policies to protect community and recreational facilities will be included within the Core Strategy when it is prepared, to ensure that people living in a rural area continue to have access to the facilities they need.

Transportation

- 4.91 The Local Plan indicators for transport have provided information which has been difficult to quantify and compare against other local authorities. As a result it was decided that we would no longer monitor the annual investment in Local Plan transportation schemes and changes to bus/train services within the Local Plan Integrated Transport Network. New Indicators for transport will be developed as the Core Strategy and DPD's are produced.

Percentage of completed non-residential development complying with car parking standards set out in the local development framework.

- 4.92 Below are the parking standards set out in the Local Plan for non residential development. All of the parking space numbers are a maximum and as long as developments do not go over the maximum figure they will comply with the parking standards.

Local Plan Car Parking Standards			
Development Type		Town Centre	Elsewhere
Employment	Space per employee	1	1
	Space per visitor	1	1
Retail/Commercial	Space per customer @1 per 10m2	1	1
	Space per staff	1	1
Community/Leisure Facilities	Space per user	1	1
	space per staff	1	1

- 4.93 The table below shows the percentage of completed hectares of development complying with the car parking standards, currently set out in North Dorset's Local Plan.

Hectares of completed non-residential development, between 1st April 2007 and 31st March 2008, within North Dorset complying with car parking standards set out in the Local Plan			
	Community & Leisure	Employment	Retail
Hectares of completed non-residential development	16.64	1.51	0.01
Percentage of hectares which comply with car parking standards	97%	81%	100%

Source : North Dorset District Council

4.94 As the table shows all completed development in the period achieved at least an 81% compliance with the parking standards in the Local Plan. Development for a community or leisure use had 97% compliance and the small amount of retail development fully complied.

Accessibility

4.95 The indicator which looked at the accessibility of services for people living on new residential sites is no longer being collected by the government. However as the County Council is able to provide the information we have decided to continue including the data in the AMR. The way we monitor accessibility may change in the future and a new local indicator produced, in line with policies included in the Core Strategy when it is completed.

Percentage of New Residential Development Completed In the Monitoring Period within 30 minutes public transport time of the listed designations within North Dorset						
	Hospitals	GP's	Secondary School	Primary School	Employment centre	Retail Centre
30 mins or less	88.3%	92.9%	90.9%	95.4%	92.9%	67.0%
Greater than 30 mins	11.7%	7.1%	9.1%	4.6%	7.1%	33.0%

Source: Dorset County Council

4.96 Over 67% of all completed new development in the period was within 30 minutes or less public transport time of all the listed designations. At 95.4% primary schools were the most accessible service on the list and at only 67% retail centres were the least. The percentages for this year showing accessibility to services within 30 minutes transport time of new development are lower than those for last year. It is important that we continue to monitor this area to ensure that new development is built in sustainable locations and to highlight any deviations from policy.

4.97 It is important to note that these percentages do not take into account the frequency of public transport provision, so do not fully reflect the accessibility problems within some areas of the district.

Conclusions

4.98 The level of compliance with car parking standards was high in the monitoring period. Particularly for employment uses, achieving 81% this year, compared to only 5% last year. The accessibility of completed new development to a list of designations is lower than last year, primary schools were the most accessible and retail centres the least.

APPENDIX 1

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site	
					Not Suitable	Not available	Not Achievable		
2/02/0127	Land at rear of Buddens Row	Ashmore	1		1	Suitable	Available	Achievable	Planning Application - Granted
2/03/0005	Rear Larksmead House	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0006	Rear 163, Salisbury Road	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0007	47 & 49 Salisbury Street	Blandford	4	4		Suitable	Available	Achievable	Planning Application - Granted
2/03/0015	23, Orchard Street	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0024	53 Salisbury Road	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0026	Shorts Lane and rear 10	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0027	Hector's Warehouse	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0029	Mercury House	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0030	Former gas works/car park site	Blandford	11	11		Suitable	Available	Achievable	Planning Application - Granted
2/03/0036	Telstar Garage	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0040	Land adjacent 2 Damory Street/rear of 6 East Street	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0044	DCC Highway Depot Wimborne Road (expired)	Blandford	23	23		Suitable	Available	Achievable	Planning Application - Expired
2/03/0050	2 Nightingale Court	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0051	The Auction Rooms	Blandford	4	4		Suitable	Available	Achievable	Planning Application - Expired
2/03/0057	Land rear of Ridgewood	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0063	Land Rear of The Stour Inn	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0079	Land rear of 10 West Street	Blandford	4	4		Suitable	Available	Achievable	Planning Application - Granted
2/03/0097	Bell House	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0102	43 Bournemouth Road	Blandford	3	3		Suitable	Available	Achievable	Planning Application - Granted
2/03/0104	Land at shaftesbury Lane	Blandford	110	110		Suitable	Available	Achievable	Planning Application - Granted
2/03/0106	30-32 Heddington Drive	Blandford	1	1		Suitable	Available	Achievable	Planning Application - Granted
2/03/0107	Land at rear of 16 Pigeon Close	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0126	Ameys Garage & No. 10 Oakfield Street	Blandford	6	6		Suitable	Available	Achievable	Planning Application - Granted
2/03/0168	Blandford Brewery	Blandford	195	100		Suitable	Available	Achievable	Planning Application - Undetermined
2/03/0169	54A and rear of nos 48-54 Victoria Road	Blandford	2	2		Suitable	Available	Achievable	Planning Application - Granted
2/03/0171	Liberal Hall	Blandford	3	3		Suitable	Available	Achievable	Planning Application - Granted
2/03/0404	Land adjoining 2 Park Place	Blandford	6	6		Suitable	Available	Achievable	Site submitted by landowner
2/03/0427	Archbishop Wake School	Blandford	46	46		Suitable	Available	Achievable	Pre-application discussion
2/03/0478	Land at Wimborne Road	Blandford	150	70		Suitable	Available	Achievable	Site submitted by landowner
2/03/0510	land at Shaftesbury Lane (Phase 3b)	Blandford	125	125		Suitable	Available	Achievable	Site submitted by landowner
2/03/0514	Rear of 4& 6 Market Place	Blandford	12	12		Suitable	Available	Achievable	Site submitted by landowner

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site
					Suitable	Not available	Not Achievable	
2/03/0543	8A, West Street	Blandford	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/03/0544	1, Bell Inn Court, Salisbury Street	Blandford	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/03/0545	Old Red Lion, Market Place	Blandford	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/03/0546	Existing cottages adjacent to stable, Bryanston School	Bryanston	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/03/0561	Former Bus Depot Salsibury Rd	Blandford	14	14	Suitable	Available	Achievable	Pre-application discussion
2/05/0020	Land adj. St Anthonys Cottage	Bourton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/05/0056	Land adjacent Forge Garage	Bourton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/05/0065	Somerville	Bourton	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/05/0074	Adj Stobrick Cottage	Bourton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/05/0115	Land adjacent to 1 Gables	Bourton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/05/0407	Rugby Cottage	Bourton	8	8	Suitable	Available	Achievable	Site submitted by landowner
2/07/0100	Sandley Stud	Buckhorn Weston	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/07/0560	Land Adjacent To The Dairy Hewish Farm	Milton Abbas	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/08/0069	Gears Mill	Cann	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/08/0078	Hill View	Cann	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/08/0547	Church Farm, Foyle Hill	Cann	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/08/0942	St Giles, Shooters Lane	Shaftesbury	1	1	Suitable	Available	Achievable	Pre-application discussion
2/09/0136	8 Charlton Manor Charlton Marshall	Charlton Marshall	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/09/0548	Sparrow Bush Farm, Thornicombe	Charlton Marshall	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/11/0096	Little Hanford	Child Okeford	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/11/0143	Little Stream	Child Okeford	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/11/0388	Rear of Bensteads	Child Okeford	4	4	Suitable	Available	Achievable	Site submitted by landowner
2/11/0525	Radnor Cottage	Child Okeford	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/11/0535	Rear 10/12/14 Jacobs Ladder	Child Okeford	3	3	Suitable	Available	Achievable	Site submitted by landowner
2/13/0564	Exception site in Durweston	Durweston	4	4	Suitable	Available	Achievable	Pre-application discussion
2/15/0064	Rear Knap Corner Cottages	East Stour	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/15/0080	East Stour Motors	East Stour	5	5	Suitable	Available	Achievable	Planning Application - Granted
2/15/0139	LAND ADJACENT TO STONELEIGH	East Stour	1	1	Suitable	Available	Achievable	Planning Application - Refused
2/15/0384	Land Rear Knap Corner	East Stour	5	5	Suitable	Available	Achievable	Site submitted by landowner
2/18/0122	Home Farm	Fifehead Neville	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/19/0054	The Old Coach House	Fontmell Magna	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/19/0163	Land At Gore Farm Buildings	Fontmell Magna	1	1	Suitable	Available	Achievable	Planning Application - Granted

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site
					Not Suitable	Not available	Not Achievable	
2/20/0002	Land South of the meadows	Gillingham	200	75	Suitable	Available	Achievable	Plan allocation - no planning application
2/20/0013	View Cottage	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/20/0028	Land adjacent to Chantry Farm	Gillingham	10	10	Suitable	Available	Achievable	Planning Application - Granted
2/20/0041	Part garden	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/20/0068	Lodbourne Farmhouse	Gillingham	5	5	Suitable	Available	Achievable	Planning Application - Granted
2/20/0076	Former Sydenhams Offices and Garages	Gillingham	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/20/0081	Synergie House	Gillingham	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/20/0083	Royal Hotel	Gillingham	33	33	Suitable	Available	Achievable	Planning Application - Granted
2/20/0094	Lower Langham Farm	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/20/0105	Purns Mill	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/20/0128	Bank Flat	Gillingham	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/20/0134	PART GARDEN OF FOXHOLES VIEW	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/20/0148	BRICKFIELD HOUSE	Gillingham	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/20/0173	Land At School Lane	Gillingham	2	2	Suitable	Available	Achievable	Planning Application - Undetermined
2/20/0209	East of Station Road North	Gillingham	20	20	Suitable	Available	Achievable	Pre-application discussion
2/20/0212	The Elms	Gillingham	9	9	Suitable	Available	Achievable	Planning Application - Refused
2/20/0221	St Martins Clinic	Gillingham	8	8	Suitable	Available	Achievable	Site submitted by landowner
2/20/0248	Adj Journey's End	Gillingham	1	1	Suitable	Available	Achievable	Planning Application - Refused
2/20/0250	2 Park Villas	Gillingham	10	10	Suitable	Available	Achievable	Planning Application - Refused
2/20/0381	Land adj Victoriana & Dorset Army cadet Force Building	Gillingham	6	6	Suitable	Available	Achievable	Site submitted by landowner
2/20/0412	Addison Close	Gillingham	6	6	Suitable	Available	Achievable	Site submitted by landowner
2/20/0428	Hine Villa	Gillingham	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/20/0548	between Barnaby Mead & Bay Lane	Gillingham	54	54	Suitable	Available	Achievable	Site submitted by landowner
2/20/0549	Land adj Winridge Cottage and Forge Garage, Milton on Stour	Gillingham	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/24/0031	Land adjacent Smokeless	Hazalbury Bryan	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/24/0066	Tudor Cottage	Hazalbury Bryan	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/24/0137	Part garden of 11 The Green	Hazalbury Bryan	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/24/0565	Exception site in Hazelbury Bryan	Hazelbury Bryan	6	6	Suitable	Available	Achievable	Pre-application discussion
2/25/0038	The Barn	Hilton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/25/0047	Former Village Stores & Post Office	Hilton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/25/0093	Pleck Farm	Hilton	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/26/0125	Land off Veals Lane	Hinton St Mary	2	2	Suitable	Available	Achievable	Planning Application - Granted

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site
					Not Suitable	Not available	Not Achievable	
2/28/0124	Church Farmyard	Iwerne Cortney or Shroton	6	6	Suitable	Available	Achievable	Planning Application - Granted
2/29/0098	Park Farm	Iwerne Minster	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/29/0118	Cookman & Hawkins Garage	Iwerne Minster	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/29/0164	Land adjacent to Bowhay	Iwerne Minster	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/29/0522	Land Off Church Path	Iwerne Minster	5	5	Suitable	Available	Achievable	Site submitted by landowner
2/31/0092	The Cottage	Kington Magna	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/33/0016	Darby's Farm	Lydlinch	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/33/0072	Charoan	Lydlinch	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/33/0073	Deer Park House	Lydlinch	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/35/0075	1 Quar Close	Mappowder	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/37/0009	Church Farm	Marnhull	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/37/0048	Hill Crest	Marnhull	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/37/0053	Sunny Cottage	Marnhull	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/37/0474	Joyces	Marnhull	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/37/0475	Land at Goddards Lane	Marnhull	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/39/0121	The Gables	Milborne St Andrew	4	4	Suitable	Available	Achievable	Planning Application - Refused
2/39/0483	Aquilla	Milborne St Andrew	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/39/0505	Royal Oak Pub	Milborne St Andrew	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/39/0550	Gould's Farm	Milborne St Andrew	12	12	Suitable	Available	Achievable	Planning Application - Undetermined
2/41/0119	Land adjacent 50 The Street	Motcombe	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/42/0077	Gorse Farm	Okeford Fitzpaine	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/42/0418	Mary Gardens	Okeford Fitzpaine	3	3	Suitable	Available	Achievable	Site submitted by landowner
2/42/0562	Gorse Farm (Site B), Fifehead St Quintin	Okeford Fitzpaine	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/43/0172	Westover Sports Cars Ltd	Pimperne	15	15	Suitable	Available	Achievable	Planning Application - Granted
2/43/0392	10 St Peters Close	Pimperne	4	4	Suitable	Available	Achievable	Site submitted by landowner
2/43/0524	Farquarson Arms	Pimperne	5	5	Suitable	Available	Achievable	Site submitted by landowner
2/43/0542	Pimperne CP School	Pimperne	25	25	Suitable	Available	Achievable	Pre-application discussion
2/45/0001	Mampitts Lane School	Shaftesbury	45	45	Suitable	Available	Achievable	Site submitted by landowner
2/45/0021	Land to the East of Shaftesbury	Shaftesbury	670	470	Suitable	Available	Achievable	Planning Application - Granted
2/45/0022	Highlands	Shaftesbury	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/45/0023	Land adj 101 St James	Shaftesbury	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/45/0034	Part of 34 High Street	Shaftesbury	2	2	Suitable	Available	Achievable	Planning Application - Granted

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site
					Not Suitable	Not available	Not Achievable	
2/45/0045	Woodridge	Shaftesbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/45/0058	Land rear of The Crown Inn	Shaftesbury	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/45/0067	St. Giles	Shaftesbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/45/0135	OLD BROW	Shaftesbury	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/45/0140	BARN AT REAR OF 27 AND 27A	Shaftesbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/45/0144	LAND REAR OF 26 AND 26A	Shaftesbury	4	4	Suitable	Available	Achievable	Planning Application - Granted
2/45/0150	LAND AT IVY CROSS COTTAGE	Shaftesbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/45/0162	Grosvenor Hotel	Shaftesbury	10	10	Suitable	Available	Achievable	Planning Application - Granted
2/45/0275	Mayo Farmhouse	Shaftesbury	4	4	Suitable	Available	Achievable	Planning Application - Withdrawn
2/45/0431	Kingsman Lane	Shaftesbury	5	5	Suitable	Available	Achievable	Site submitted by landowner
2/45/0496	Garden at Hawkesdene End	Shaftesbury	3	3	Suitable	Available	Achievable	Site submitted by landowner
2/45/0521	Field Adj Half Moon Pub	Shaftesbury	4	4	Suitable	Available	Achievable	Site submitted by landowner
2/45/0541	Adj 76 Blackmore Road	Shaftesbury	1	1	Suitable	Available	Achievable	Site submitted by landowner
2/45/0551	51, High Street	Shaftesbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/46/0010	Land at White Pit	Shillingstone	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/46/0033	Land adj. Stourbrook House	Shillingstone	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/46/0088	The Former Smithy	Shillingstone	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/46/0142	LAND REAR OF 31	Shillingstone	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/46/0425	Westleigh	Shillingstone	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/48/0008	The Pumping Station (april cottage)	Spetisbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/48/0052	Part garden of Suvla Bay	Spetisbury	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/48/0417	Slopers Mead	Spetisbury	3	3	Suitable	Available	Achievable	Site submitted by landowner
2/49/0018	Laburnam House	Stalbridge	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/49/0035	Land rear Dike & Son	Stalbridge	7	7	Suitable	Available	Achievable	Planning Application - Granted
2/49/0087	Dike & Son Ltd shop and land to rear	Stalbridge	25	25	Suitable	Available	Achievable	Planning Application - Granted
2/49/0099	The Goat House	Stalbridge	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/49/0174	Land Adj Public Car Park	Stalbridge	13	13	Suitable	Available	Achievable	Planning Application - Granted
2/49/0367	Rear Laburnam House	Stalbridge	7	7	Suitable	Available	Achievable	Site submitted by landowner
2/49/0410	Williams Nursery	Stalbridge	8	8	Suitable	Available	Achievable	Site submitted by landowner
2/49/0415	Barrow Hill	Stalbridge	45	10	Suitable	Available	Achievable	Site submitted by landowner
2/49/0552	Ryalls Farm	Stalbridge	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/49/0553	Stalbridge Motors Site	Stalbridge	6	6	Suitable	Available	Achievable	Planning Application - Granted
2/51/0014	Land at 'Churchills'	Stourpaine	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/51/0533	The Old Dairy Depot	Stourpaine	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/52/0123	Part garden of The Shrubbery	Stour Provost	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/52/0147	LYDE HILL FARMHOUSE	Stour Provost	1	1	Suitable	Available	Achievable	Planning Application - Granted

Site Ref No	Site / Building Name	Parish/Settlement	Number of units on site	Anticipated delivery within 5 years	Suitable / Available / Achievable /			Source of site
					Not Suitable	Not available	Not Achievable	
2/52/0555	9 College Arms Close	Stour Provost	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/52/0556	Land at Wild Acre, Butts Lane	Stour Provost	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/54/0003	North of the Livestock Market	Sturminster Newton	110	110	Suitable	Available	Achievable	Plan allocation - no planning application
2/54/0037	Rear of Trentham	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0042	Former livestock market site & railway gardens	Sturminster Newton	45	45	Suitable	Available	Achievable	Planning Application - Granted
2/54/0071	Land at Barton Farm House	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0082	Orchard House Nursery	Sturminster Newton	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/54/0086	Sturminster Newton Hall Site	Sturminster Newton	12	12	Suitable	Available	Achievable	Planning Application - Granted
2/54/0120	Land at rear of 9 & 10 Alder Close	Sturminster Newton	2	2	Suitable	Available	Achievable	Planning Application - Granted
2/54/0132	Timeside	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0141	The Butcher Shop	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0155	Former Methodist Chapel	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0166	Snooks	Sturminster Newton	15	15	Suitable	Available	Achievable	Planning Application - Withdrawn
2/54/0290	Former Creamery	Sturminster Newton	96	74	Suitable	Available	Achievable	Pre-application discussion
2/54/0305	Health Clinic	Sturminster Newton	16	16	Suitable	Available	Achievable	Planning Application - Granted
2/54/0420	Chinnocks	Sturminster Newton	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/54/0557	Land at Brickyard Farm Bagber	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0558	Ham Gate Farm	Sturminster Newton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/54/0559	Land at Station Road	Sturminster Newton	6	6	Suitable	Available	Achievable	Planning Application - Granted
2/55/0084	Dairy House Farmyard	Sutton Waldron	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/69/0055	Glebe Farm	Winterborne Houghton	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/70/0089	The Workshop	Winterborne Kingston	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/70/0095	Rickyard West Street	Winterborne Kingston	3	3	Suitable	Available	Achievable	Planning Application - Granted
2/70/0422	Broad Close	Winterborne Kingston	6	6	Suitable	Available	Achievable	Site submitted by landowner
2/71/0011	Adj Royal British Legion Club	Winterborne Stickland	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/71/0403	The Old Bus Station	Winterborne Stickland	4	4	Suitable	Available	Achievable	Site submitted by landowner
2/71/0566	Exception site in Winerbourne Stickland	Winterborne Stickland	4	4	Suitable	Available	Achievable	Pre-application discussion
2/72/0039	Land at Fosters Meadow	Winterborne Whitechurch	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/72/0046	Whitechurch House	Winterborne Whitechurch	1	1	Suitable	Available	Achievable	Planning Application - Granted
2/72/0402	Land at Church Cottages	Winterborne Whitechurch	2	2	Suitable	Available	Achievable	Site submitted by landowner
2/72/0491	The Allotments	Winterborne Whitechurch	10	10	Suitable	Available	Achievable	Site submitted by landowner
			2560	2001				

APPENDIX 2

National Indicator 159 – Supply of ready to develop housing sites

Year 2 (2009 to 2014) – Based on the Adopted North Dorset District-Wide Local Plan

Local Plan target 1994 to 2011 (net)	5,700
Completions 1994 to 2008 (net)	5,682
Residual target 2009 to 2011 (net)	18
Target 2012 to 2014 (net)	1,005
(Local Plan target rolled forward for an additional 3 years)	
Total target 2009 to 2014 (Y)	1,023
Deliverable sites (X)	2,001
Supply of ready to develop housing sites ([X/Y] x 100)	195.60%

The schedule of deliverable sites is included in Appendix 1. This is based on the results of the North Dorset Strategic Housing Land Availability Assessment undertaken throughout 2008.

The recent housing situation in North Dorset has been one of oversupply against the targets in the Bournemouth, Dorset and Poole Structure Plan. In July 2007, after a period of consultation, the Council adopted a Supplementary Planning Document on Managing Housing Land Supply. This sought to control the level of house building across the district in line with the targets in the Local Plan.

Deliverable sites

The supply of deliverable sites has been assessed through a mixture of site survey and desktop information. Sites included in the schedule of deliverable sites have been included on the following grounds:

Plan Allocation – No Planning Application

Agents acting on behalf of the landowners of the two remaining allocated sites in North Dorset where no planning applications have been approved, submitted responses to the consultation on the Managing Housing Land Supply SPD. Their comments objected to the management of housing land and argued that housing sites should continue to be brought forward. This was taken as a signal that the sites were deliverable.

Planning Application – Granted

Holdings of planning permissions were contacted to gauge their intentions to develop. Where a response was received the information was incorporated into the supply assumptions. Where no response was received, it was assumed that the site was deliverable unless the site had a long planning history with no development taking place.

Planning Application – Refused

Sites where planning applications had been unsuccessful on a point of detail but where the principal of development was supported have been included in the list of deliverable sites. It is anticipated that development would take place in the latter part of the “deliverable sites” period.

Planning Application – Withdrawn or Expired

Sites where planning applications were withdrawn or where permissions had expired were included in the list of deliverable sites if the principal of the proposed development was supported.

Sites submitted by landowner

Sites submitted by a landowner for development within the next five-years that were not contrary to the adopted Local Plan policies and where there were considered to be no other constraints to delivery were included within the list of deliverable sites.

APPENDIX 3

USE CLASSES ORDER

(REVISED & EFFECTIVE AS OF 21ST APRIL 2005)

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
A1	SHOPS	(a) retail sale of goods other than hot food (b) post office (c) sale of tickets/use as a travel agency (d) sale of sandwiches and cold food for consumption off the premises (e) hair dressing (f) funeral directors (g) display of goods for sale (h) hiring out of personal/domestic goods (i) washing/cleaning of clothes or fabrics on the premises (j) reception of goods to be cleaned/washed/repared where the sale is to visiting members of the public (k) as an internet café where the primary purpose is to enable the public to access the internet.
A2	FINANCIAL & PROFESSIONAL SERVICES	(a) Provision of financial services (b) Provision of professional services (c) Any other services (including a betting shop) deemed to be appropriate to a shopping area.
A3	RESTAURANTS & CAFES	<ul style="list-style-type: none"> • Restaurant (where food and drink are consumed on the premises). • Café (where food and drink are consumed on the premises).
A4	DRINKING ESTABLISHMENTS	<ul style="list-style-type: none"> • Public House • Wine Bar • Other drinking establishment
A5	HOT FOOD TAKEAWAYS	<ul style="list-style-type: none"> • The sale of hot food for consumption off the premises
B1	BUSINESS	(a) Offices (other than those permitted in Class A2) (b) Research and development. (c) Light industry – any industrial process being a use which can be carried out within a residential area but without causing detriment to the amenity of that area.
B2	GENERAL INDUSTRIAL	<ul style="list-style-type: none"> • Carrying out of an industrial process, other than one falling in Class B1
B8	STORAGE & DISTRIBUTION	<ul style="list-style-type: none"> • Storage or distribution.
C1	HOTELS	<ul style="list-style-type: none"> • Hotel/boarding house/guest house where, in each case, no significant element of care is provided

CLASS	USE	DEVELOPMENT PERMITTED BY THE GPDO USE OF PROPERTY FOR:
C2	RESIDENTIAL INSTITUTIONS	<ul style="list-style-type: none"> • Provision of residential accommodation and care for people in need of care (excluding those within class C3) • Hospital or nursing home • Residential school, college or training centre
C3	DWELLING HOUSES	A dwelling house by a single person or by people living together as a family or by not more than six residents living together as a single household (including a household where care is provided for residents).
D1	NON- RESIDENTIAL INSTITUTIONS	Any use, not including a residential use, for: (a) provision of medical or health services, except the use of premises attached to the residence of the consultant or practitioner ; (b) a creche, day centre or day nursery; (c) provision of education; (d) the display of works of art (other than for sale or hire) (e) a museum (f) a public library or public reading room (g) a public hall or exhibition hall (h) in connection with public worship or a religious institution
D2	ASSEMBLY & LEISURE	(a) cinema (b) a concert hall (c) a bingo hall or casino (d) a dance hall (e) swimming bath/skating rink/gymnasium/or other area for indoor or outdoor sports or recreations, not involving motorised vehicles or fire arms
SUI GENERIS		Includes:- <ul style="list-style-type: none"> • Nightclubs • Motor car showrooms • Retail warehouse clubs • Taxi or vehicle hire businesses • Launderettes • Amusement centres • Petrol stations • Hostels • Theatres

APPENDIX 4

GLOSSARY

AMR: Annual Monitoring Report – is part of the Local Development Framework, the annual monitoring report will assess the implementation of the Local Development Scheme and the extent to which planning policies are being successfully implemented.

DPD: Development Plan Document – spatial planning documents that are subject to independent examination.

DRT: Demand Responsive Transport

GOSW: Government Office for the South West – regional Government office responsible for Dorset.

GVA: Gross Value Added – measures the contribution to the economy of each individual producer, industry or sector.

LDD: Local Development Document – individual documents within the Local Development Framework, including Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

LDF: Local Development Framework – A portfolio of updateable documents, together these documents will provide the framework for delivering spatial planning strategy for the local authority area.

LDS: Local Development Scheme – a three year work programme showing when planning policy documents will be produced.

LNR: Local Nature Reserve – is a site needing special protection because of its value for wildlife and for people to see, learn about and enjoy wildlife. Section 21 of the National Parks and Access to the Countryside Act 1949.

PDL: Previously Developed Land – which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), associated fixed surface infrastructure and includes the cartilage of a development.

PINS: The Planning Inspectorate – process planning and enforcement appeals and holding inquiries into local development plans and Local Development Frameworks.

PPS: Planning Policy Statements – Central Government statements of national planning policy.

RSS: Regional Spatial Strategy – a statutory document which sets out the regions policies in relation to the development and use of land and forms part of the development plan for local planning authorities.

SA: Sustainability Appraisal - is required for all Local Development Documents. The process asks at several points in the plan production, how sustainable the plan is expected to be when the plan policies are implemented.

SAC: Special Area of Conservation – a 1992 European Directive establishing a series of high quality special areas of conservation across Europe that would make a significant contribution to conserving habitats and species.

SCI: Statement of Community Involvement – sets out the standards which authorities will achieve with regard to involving local communities in the preparation of the local development documents and development control decisions.

SEA: Strategic Environmental Assessment – An assessment of the environmental impacts of the policies and proposals contained within the Local Development Framework. Required under the European Directive 2001/42/EC.

SHLAA: Strategic Housing Land Availability Assessment - This Assessment will provide the evidence base to support the delivery of sufficient land to meet the community's need for more homes by ensuring the managed delivery of sufficient land for housing.

SNCI: Site of Nature Conservation Importance – sites identified as being of County importance for nature conservation. Non statutory sites are defined by Dorset Wildlife Trust and are usually adopted by Local Authorities.

SOA: Super Output Area – are a geographic hierarchy designed to improve the reporting of small area statistics in England & Wales by the Office of National Statistics.

SPD: Supplementary Planning Document – non statutory documents intended to expand upon the policies and proposals in Development Plan Documents, which are not subject to independent examination.

SSSI: Sites of Special Scientific Interest – a site identified by English Nature as being a site of special scientific interest on account of its flora, fauna, geological and/or physiological features.

TDS and VDS: Town Design Statement - a framework for engaging local people in the debate about how new development can fit into the existing pattern and surroundings of both the local built and natural environments

TPO: Tree Preservation Order - the Council is responsible for making Tree Preservation Orders and has a statutory responsibility to protect trees on development sites. Orders can be made in respect of individual trees, groups of trees or whole woodlands in the interest of preserving public amenity.



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 *North Dorset*
DISTRICT COUNCIL