

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Review
Housing Site Selection Background Paper,
January 2018



Thriving communities in balance
with the natural environment

Executive summary

This background paper explains how the Council has prepared the options for meeting the district's housing needs presented in the January 2018 consultation. The housing sites which the Council has presented in the consultation have been selected from 56 shortlisted sites included in the Strategic Housing Land Availability Assessment (SHLAA).

The Council has been guided by its corporate priorities, relevant planning constraints and the presumption in favour of sustainable development (i.e. to positively seek opportunities to meet the development needs of the district) when preparing these options.

The Council is inviting the local community to give its view on the best way to achieve sustainable development in Purbeck through their response to the following options:

- Option A - This option includes: 470 homes at Wool; 440 homes at Redbridge Pit; 90 homes at Upton; 150 homes at Lytchett Matravers; and 250 homes on smaller sites across the district.
- Option B - This option includes: 650 homes at Wool; 500 homes at Redbridge Pit; and 250 homes on smaller sites across the district.
- Option C - This options includes: 800 homes at Wool; and 600 homes at Redbridge Pit/Moreton Station.

Each option would deliver a total of 1,400 homes. This would be in addition to just under 1,200 homes that are already planned or expected to be built by 2033, and around 300 homes that the Council expects to be delivered through neighbourhood plans.

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Introduction

1. The Council's vision for Purbeck in its Corporate Strategy (2016-2021) is for 'thriving communities in balance with the natural environment'. This is underpinned by the aim of meeting the needs of local people whilst protecting the district's outstanding environment.
2. The Council has translated its vision into a number of corporate priorities including:
 - protecting and enhancing the local environment;
 - meeting the housing needs of local people;
 - improving the local economy and infrastructure;
 - enhancing local communities and involvement; and
 - being an efficient and effective council.
3. The Council's corporate strategy also lists a number of specific and measurable targets for each priority to allow progress on meeting these objectives to be monitored. The priorities are based on previous consultations with people living and working in the district.
4. National planning policy states that:

'Local Plans are the key to delivering sustainable development that reflects the vision and aspirations of local communities. Planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.'

(Paragraph 150, 'Plan-making', National Planning Policy Framework).
5. Planning law states that when preparing local policies and allocating land for development through local plans councils must take account of the objective of 'contributing to the achievement of sustainable development'¹. National planning policy describes what sustainable development means in practice for the planning system. It describes three dimensions to sustainable development: economic, social; and environmental, and the roles of the planning system in contributing toward achieving sustainable development. These include:
 - **'an economic role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **a social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and

¹ Section 39 (2), Planning and Compulsory Purchase Act 2004

- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.’ (Paragraph 7, ‘Achieving sustainable development’, National Planning Policy Framework).
6. National planning policy states that the responsibility of contributing toward achieving sustainable development when plan-making can be translated into a presumption in favour of sustainable development and more particularly an obligation to ‘positively seek opportunities to meet the development needs’ unless the adverse impacts of doing so would ‘significantly and demonstrably outweigh the benefits’ or specific policies in national policy indicate that development should be restricted. (Paragraph 14, National Planning Policy Framework)
7. This paper describes how officers have taken the Council’s corporate priorities, and relevant planning law/policies, into consideration when preparing a set of possible options to meet the district’s need for development between 2016 and 2033. It focuses on the district’s need for homes (the Council has previously consulted on possible allocations and policies to support the growth of the local economy). The paper explains how officers have considered:
- constraints relating to specific sites (and any specific planning policies) which indicate that development should be restricted; and
 - whether there are likely to be any significant adverse impacts arising from meeting the district’s housing needs which outweigh the benefits.

Need for development

8. National planning policy states that councils should have a clear understanding of the need for homes in their area (paragraph 159, NPPF). It goes on to state that the objective assessment of the number of new homes that are needed should be based on:
- changes in the size of the population (estimates should take account of migration and demographic change); and
 - the demand for new homes (and the number of new homes needed to meet this demand).

Need for homes

9. The adopted Purbeck District Local Plan Part 1 (PLP1) plans to provide 120 homes each year between 2006 and 2027. This is less than the 170 homes each year that the 2012 Strategic Housing Market Assessment (SHMA) estimated were needed. Taking account of evidence presented at the examination² the inspector considered that:

‘Current evidence indicates that the District could accommodate a higher level of growth than is currently being proposed by the Council (accompanied by appropriate mitigation measures) and hence its housing needs could be met more fully.’ (Paragraph 19, planning inspectors report on examination into the Purbeck Local Plan Part 1, 2012, <https://www.dorsetforyou.gov.uk/article/396982/Purbeck-Local-Plan-Part-1-Past-Consultations>).

10. In recognition of the need to meet the district’s medium and long term housing needs (over the period between 2006 and 2027) the Council committed to a review of the PLP1 to explore the opportunities to more fully meet the district’s housing needs over the plan period.
11. The district forms part of the Eastern Dorset Housing Market Area³. The Council published the ‘Purbeck OAN Update 2017’ in October 2017. The Purbeck OAN Update provides an interim view of objectively assessed housing need (OAN) for Purbeck between 2013 and 2033. This assessment updates the 2015 Strategic Housing Market Assessment. Both the assessments use the methods described in existing Planning Practice Guidance⁴ to estimate housing need/demand for the district.

² This related to the opportunities to avoid the adverse impacts of new homes on the integrity of protected heathlands (European sites) primarily through Suitable Alternative Natural Greenspace (SANGs).

³ The Eastern Dorset Housing Market Area also includes: Bournemouth, Christchurch, East Dorset, North Dorset and Poole.

⁴ In order to estimate the need for homes current methods correlate the rate at which households are projected to form (these are described as household representative rates) with estimations of future growth of the population. The method takes account of different factors which are likely to affect rate at which households are likely to form. These adjustments include: affordability of homes, previous under delivery of homes, and economic development in the housing market area (Planning Practice Guidance, ‘Housing and economic development needs assessments’, <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#methodology-assessing-housing-need>).

12. Government has also published a consultation on a new method for calculating housing need/demand (September 2017). The new method in the government’s consultation is based on projections of the numbers of new households that will arise from growth in the population. The method also includes an adjustment to take account of the difference between average income and the average price of homes. The method in government’s consultation does not explicitly take projections on growth of the economy into consideration.
13. The table below shows projected employment growth and the number of homes each year that the: 2015 SHMA, the Purbeck OAN 2017 and the government’s proposed new method estimate are needed in Purbeck.

Housing need assessment	Time period	Total projected employment growth	Housing need per year
2015 SHMA	2013-2033	3,900 jobs	238 homes per year
2017 Purbeck OAN Update	2013-2033	1,700 jobs	173 homes per year
Government’s proposed new method for calculating housing need	2016-2033	n/a	168 homes per year

Table 1: comparison on the estimates of the numbers of homes required to meet objectively assessed housing need for Purbeck and changes in total project growth of jobs

14. Despite the differences in the way housing need has been assessed both the latest Purbeck OAN Update and the governments proposed method estimate that around 170 new homes are needed each year between 2016 and 2033 to meet the district’s housing needs. Despite this correlation it is important to note that the government’s proposed new method has not yet been formally adopted. As such there is still some uncertainty on the new homes that the district needs. Nonetheless the Council considers that it is appropriate to consult on options as:
- there is a close correlation between the number of homes that the Purbeck OAN Update 2017, and government’s proposed method, estimate are needed; and
 - the Council has a responsibility to prepare an up-to-date local plan which seeks to fully meet the district’s objectively assessed need for homes.
15. The table below summarises the total need for homes between 2016 and 2033 based on the 2017 Purbeck OAN Update and the proportion that Council will seek to address through allocations and policies as part of the Local Plan Review. It outlines the number of: homes that have already been built, planning permissions for new homes that have been granted, allocations in the PLP1 and Swanage Local Plan, and windfall development.

Total housing need (2016 to 2033) based on 170 homes per year for 17 years	2,890 homes
Homes built between April 2016 and March 2017	90 homes
Planning permission (as of April 2017)	370 homes
Outstanding allocations Swanage Local Plan: (150 homes) and those (50 homes) allocated at Lytchett Matravers in the PLP1	200 homes
The number of homes that the Council estimates could be delivered through current planning policies (including 'windfall development' in existing towns and villages and those sites listed on the brownfield register)	500 homes
Homes anticipated through neighbourhood plans (Bere Regis and Wareham)	300 homes
Remaining need:	1430 homes

Table 2: district housing need between 2016 and 2033

16. In summary the Council is seeking sites for approximately 1,400 homes through the Local Plan Review.

Possible sites which could meet this need

Strategic Housing Land Availability Assessment (SHLAA)

17. Planning Practice Guidance (PPG) says that once the objectively assessed need for housing is established, councils should then go on to prepare a SHLAA to identify suitable and available land, taking into account any constraints that indicate if development should be restricted⁵.
18. The Council's full SHLAA, including the method behind it, can be viewed online. The method for assessing whether development could be delivered on the promoted sites is consistent with the recommended approach in PPG⁶ and was subject to public consultation (attracting no objections) during the January 2015 Partial Review Issues and Options consultation. In brief, the method is set out below.

Absolute constraints

19. This initial sifting excluded all sites where:

⁵ Paragraph Ref ID: 3-045-20141006

⁶ Paragraph Ref ID: 3-006-20140306

- There is a moderate/high flood risk (from main rivers or the sea) across all or most of the site.
- Most or all of site is within 400m of European site (known as the '400m buffer').

Other constraints

20. Where a site was not ruled out by an absolute constraint, officers completed a desktop assessment and recorded other constraints. These included the presence of any of the following, either on site or adjacent:

- Green Belt.
- Tree preservation orders.
- Conservation areas.
- Listed buildings.
- Registered parks and gardens.
- Scheduled monuments.
- Groundwater source protection zones.
- Area of Outstanding Natural Beauty.
- Purbeck Heritage Coast.
- Sites of special scientific interest (SSSI).
- Local nature reserves.
- Sites of Nature Conservation Interest.
- Regionally Important Geological Sites.
- Consultation zones, as set out in Policy CZ of the PLP1.
- Minerals safeguarding/consultation planning policies in Dorset County Council's minerals and waster local plan.

Other considerations noted

21. In addition, the Council has also noted the following in its SHLAA:

- Site size.
- Agricultural land grade.
- Land uses and character of the surrounding area.

- Natural features of significance/physical limitations.
- Location of infrastructure / utilities.
- Potential impacts of development, e.g. landscape and neighbour amenity.
- Town/parish council opinion.
- Ideas for how to overcome any barriers.
- Attractiveness for development.
- Estimated density and build out rate.
- Other considerations.

Non-submitted SHLAA sites

22. In addition to the sites being promoted to the Council by landowners, the Council also reviewed land across the district to see if there might be other opportunities for sites. Further details, including the criteria which the Council used to complete this review are explained in the SHLAA.
23. After completing the review the Council identified a number of possible sites across the district. Following site visits, and after seeking expert views on AONB and highway impacts, these sites were shortlisted. Officers ascertained landownership through the Land Registry and wrote to the landowners to invite them to promote land through the SHLAA. The Council assessed those sites, according to the SHLAA method, where the landowners indicated that their land was available for development.

Conclusions from the SHLAA

24. The Council assessed 282 sites through the SHLAA and has concluded that there are 56 suitable sites, which are available where development could be achieved.
25. The included sites could deliver around 5,131 homes. However, this is subject to several caveats around a more detailed appraisal of the planning constraints which are likely to affect deliverability on each of the included sites. The next section of this paper explains how the Council has explored deliverability on the included sites and selected the most suitable possible sites for the options consultation.
26. The shortlist of included SHLAA sites comprises:
 - large strategic sites (or groups of sites) which are capable of delivering between 100 and 1,120 homes; and
 - small sites which are capable of delivering between 5 and 30 homes (either individually or as part of group with other sites).
27. This paper, and the January 2018 housing options consultation, focuses on the larger strategic sites. Officers have also suggested through the options consultation that some

of the district's housing need could be addressed through a series of smaller sites. This paper has not specifically considered these sites. The suitability of each site would need to be assessed on a case by case basis through the planning application process.

28. The next section of this paper summarises some of the key planning constraints which are likely to affect the delivery of homes on the larger strategic sites.

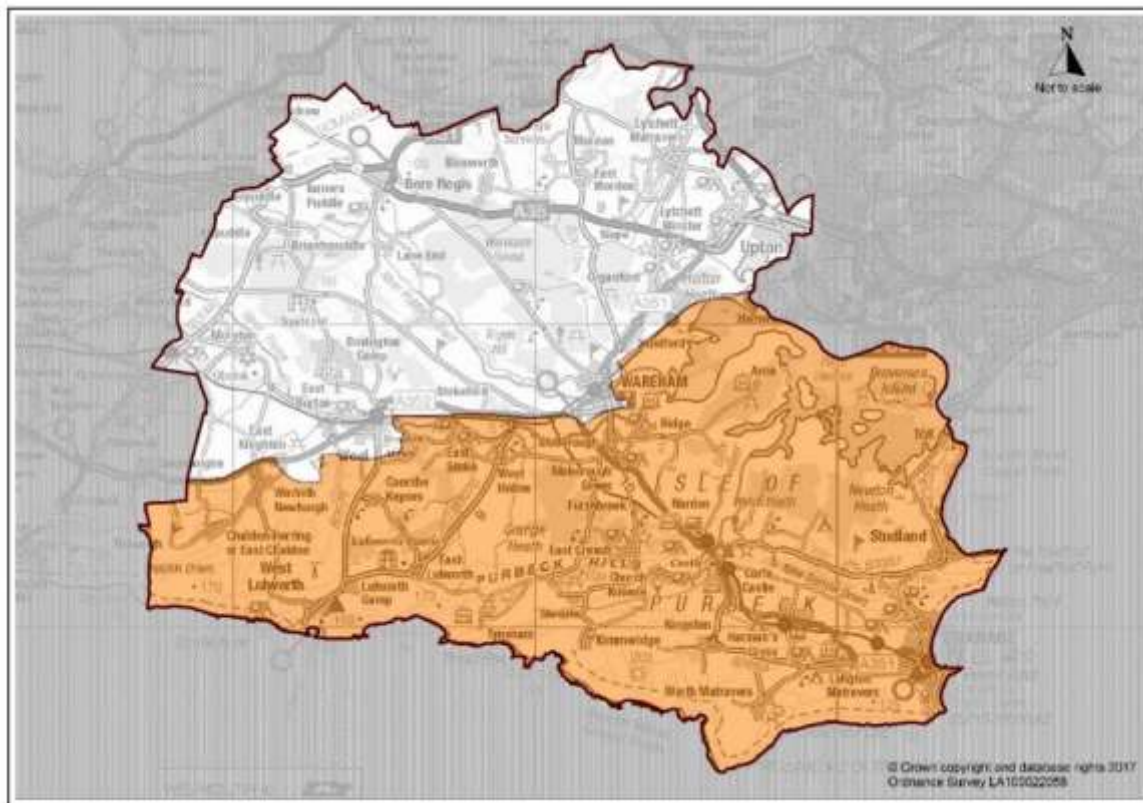
Constraints on new homes

29. Designations in laws and planning policies ensure that the Council is obliged to prepare local plans which contribute toward protecting and enhancing the: natural, built and historic environment. This paper has already explained how the Council has applied shortlisting criteria to initially identify suitable sites through the SHLAA.
30. The next part of this paper provides a more detailed summary of the evidence and background papers that the Council has prepared to help complete a more detailed assessment of deliverability of homes on the larger shortlisted sites from the SHLAA. The Council has used this evidence, and the findings in these background papers, when selecting options (as presented in the latest consultation) for meeting the district's remaining need for homes.
31. The planning constraints are split between those which have a designation in law and those which the Council is obliged to consider because of planning policies in the National Planning Policy Framework (NPPF). The site selection process (which relates to each of the included shortlisted sites from the SHLAA) for the options presented in the January 2018 consultation is described in the next section of this paper.

Designations

Area of Outstanding Natural Beauty (AONB)

32. Map 1 below shows the land which is designated as part of the Dorset AONB.



Map 1: the Dorset AONB

33. After consulting The Dorset AONB Team⁷ the Council has excluded a number of promoted sites when preparing the initial shortlist of included sites in the SHLAA because of the potential impact of development on the natural beauty of the AONB. The Council has also prepared an 'Area of Outstanding Natural Beauty' background paper as part of the latest consultation (<https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>). The AONB background paper describes the Council's responsibilities in regard to relevant laws⁸ and planning policies in the NPPF, and evaluates whether the requirements of these laws/policies are satisfied at the larger sites promoted through the SHLAA. The findings of this paper are discussed in more detail in relation to shortlisted sites in the next part of this paper.

⁷ The Dorset AONB team is hosted by Dorset County Council and is responsible for overseeing and co-ordinating actions to conserve and enhance the AONB. These actions are taken to progress the Dorset AONB Management Plan which is reviewed and agreed periodically.

⁸ Section 85 of the Countryside and Rights of Way Act 2000 includes a general duty on public bodies to have regard to 'to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty' when plan-making or decision-taking.

34. The Council is also consulting on an option for a small sites policy (which would permit up to 30 homes). The Council considers that the policy could deliver around 220 homes on sites across the district (including the AONB). The Council has not completed a detailed assessment of all potential small sites in the AONB. Each site will need to be individually assessed through the planning application process. The Council, and applicants, will need to take account of the relevant criteria in national planning policy and government guidance when preparing and assessing individual planning applications.
35. The sites which have been selected for the options in the January 2018 consultation reflect the conclusions in the AONB background paper, and shortlisting through the SHLAA.

Historic Environment

36. The Council has recently published an historic environment background paper (<https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>). This paper describes the Council's responsibilities (under relevant laws⁹ and planning policies in the NPPF) in regard to the historic environment. To address planning policies in the NPPF the Council has a responsibility to:
 37. 'set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment' (paragraph 126, NPPF).
 38. The historic environment background paper describes the Council's strategy and explains how the Council has applied laws and planning policies relating to the historic environment when selecting sites for the latest options consultation, and how these will also be applied when making a final selection of the most suitable sites to meet the district's housing need as part of the Local Plan Review.
 39. The Council has started the process of implementing this strategy by discounting a number of unsuitable sites that have been promoted for development through the SHLAA¹⁰. These discounted sites are listed in paragraph 56 of Historic Environment Background Paper (November 2017)¹¹. Appendix 1 includes an initial assessment of the impact of development on heritage assets at the sites being presented in the consultation.

⁹ Legal protection given to: conservation areas and listed buildings through The Planning (Listed Buildings and Conservation Areas) Act 1990; scheduled monuments through The Ancient Monuments and Archaeological Areas Act 1979; and marine wrecks through The Protection of Wrecks Act 1973.

¹⁰ Designated heritage assets include: World Heritage Sites, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. Non-designated assets: 'These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets.' (Planning Practice Guidance, Conserving and enhancing the historic environment, Paragraph: 039 Reference ID: 18a-039-20140306, <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated-heritage-assets>).

¹¹ The list in paragraph 56 of the Historic Environment Background Paper is accurate on the date of publication.

Protected habitats/species

40. The Council has legal responsibilities to maintain, restore and protect certain habitats and species¹² when preparing its local plan and taking decisions on planning applications. These protected habitats are described in the relevant laws and planning policies as European sites and include:
- special areas of conservation (SAC);
 - special protection areas (SPA);
 - Ramsar wetland; and
 - potential SPAs, possible SACs or proposed Ramsar wetland.
41. The Council is also obliged to take account of sites which are nationally¹³ and locally¹⁴ recognised for their ecological interest, and to consider the objective of conserving biodiversity¹⁵ when preparing its local plan and assessing planning applications.
42. As part of preparing the shortlist of suitable sites in the SHLAA, and after taking account of the guidance in Supplementary Planning Documents (SPDs) relating to Dorset heaths and Poole Harbour¹⁶, the Council has discounted 18 possible development sites¹⁷, when preparing the SHLAA.
43. Because of their position and relationship with heaths and Poole Harbour, and the numbers of new homes (1,400 in total) required to meet the district's remaining housing needs, further homes on almost all of the land (which the Council has considered through the site selection process) are likely to have a significant effect on European sites. The Council will also need to consider how any cumulative effects from small numbers of homes in similar locations can be avoided.
44. The next part of this paper explains how officers have taken account of preliminary work (by site promoters for the larger sites) to avoid adverse impacts on European sites. The sites which have been selected for the options in the latest consultation reflect this preliminary work.

¹² The Conservation of Habitats and Species Regulations 2017 (<https://www.legislation.gov.uk/ukxi/2017/1012/contents/made>)

¹³ Including: sites of special scientific interest (SSSIs) and marine conservation zone (MCZ). In respect to SSSIs this would involve furthering the conservation and enhancement of the features which give a site its special interest (section 28G(2), Wildlife and Countryside Act 1981 as amended) and consulting with Natural England if development is likely to damage features which give a site its special interest (section 28I, Wildlife and Countryside Act 1981 as amended).

¹⁴ Including: local nature reserve and local wildlife sites.

¹⁵ Section 40, Natural Environment and Rural Communities Act 2006 (<https://www.legislation.gov.uk/ukpga/2006/16/contents>)

¹⁶ The Dorset Heathlands Planning Framework 2015-2020 Supplementary Planning Document (January 2016), and Nitrogen Reduction in Poole Harbour, Supplementary Planning Document (April 2017).

¹⁷ Including sites with the following SHLAA references: Arne, Ridge and Stoborough – 6/02/0220, 6/02/0227 and 6/02/1378Bere Regis – 6/03/0492, 6/03/0236 and 6/03/0233, Church Knowle – 6/06/0219, Corfe Castle – 6/08/13339, Lytchett Minster and Upton – 6/15/0553 and 6/15/0554, Swanage – 6/20/1328, Wareham – 6/23/1315, Wareham St Martin - 6/24/0293, 6/24/0347 and 6/24/1313, Winfrith Newburgh - 6/26/030 and 6/26/0309, and Wool - 6/27/0560

Planning policies

Green Belt

45. A large proportion of the north eastern part of the district is designated as part of the South East Dorset Green Belt. National planning policy states that:
- ‘The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.’ (Paragraph 79, NPPF).
46. The Council has reviewed the performance of the part of the South East Dorset Green Belt which lies within the district through the Green Belt Review Update (June 2016) (<https://www.dorsetforyou.gov.uk/planning/purbeck-partial-review-options-consultation>) and more recently the Purbeck Strategic Green Belt Review (January 2018). The Council has also considered whether there are likely to be exceptional circumstances for altering Green Belt boundaries at a number of sites which have been promoted for new homes (Green Belt background paper, January 2018). These assessments take account of the latest estimates of the district’s housing need published in the Purbeck OAN Update and the number calculated using the method in the government’s latest consultation.
47. Officers have taken account of the findings from the Green Belt reviews and background paper when selecting sites for the options in the January 2018 consultation.

Infrastructure

48. The process of selecting sites that have been presented in the latest consultation has also been guided by the conclusions in the Environmental and Infrastructure Capacity Study (2017) (EICS) (<https://www.dorsetforyou.gov.uk/Purbeck-local-plan-review>). The EICS is a district wide study that takes account of both:
- planning constraints that effect the delivery of homes across the district; and
 - infrastructure needed to support homes¹⁸.
49. Chapter 7 of the EICS concludes that:
- ‘There are no fundamental issues associated with any of the scales of growth proposed in any of the development parcels that would prevent development coming forward. However, there are in many cases significant issues that would need to be addressed. Whilst higher growth will bring greater levels of developer contribution, they are also likely to trigger significantly higher needs in terms of new infrastructure, particularly for key items such as education and transport.’ (Paragraph 7.76)

¹⁸The EICS assesses whether it would be viable to deliver infrastructure needed to support homes in the least constrained parts of the district at three scales of development: 50 homes; 250 homes; 500 homes; and 1,000 homes.

50. The EICS indicates that the areas with the greatest capacity to support new homes on large sites (at scales between 500 and 1,000 homes) and the potential to deliver improvements to existing infrastructure are:
- Moreton and Affpuddle - close to Crossways;
 - Wool and East/East Burton – close to Wool;
 - Wareham and East Holton – close to Wareham; and
 - Bovington Camp and Binnegar – close to Bovington Camp¹⁹.
51. Officers have used the findings to help select the most sustainable strategic large housing sites for consideration through the latest consultation. This has involved reviewing the sites presented through the SHLAA and investigating whether there are any further suitable sites for large scale development in sustainable locations which haven't yet been promoted.
52. Following desktop investigations (and site visits) officers have not identified any suitable sites for large scale development close to Bovington. After reviewing the land promoted through the SHLAA officers have identified possible sites for large scale development in sustainable locations close to Crossways, and Wool. In addition, there is scope for approximately 200 homes to be provided at Wareham through the neighbourhood plan.
53. Two of the options in the Council's consultation suggest that part of the district's housing needs could be addressed through smaller sites (capable of delivering up to 30 homes). The EICS indicates that there are not likely to be any significant infrastructure requirements in supporting new homes at the lower scales of growth (up to 50 homes) in the parcels identified in the study. The Council has suggested that the criteria based policy should include a limit (up to 30 homes), on the number of homes.

Transport

54. The NPPF states that when councils prepare plans they should consider whether there:
- are opportunities to encourage the use of sustainable modes of transport (and whether these have been taken up)²⁰;
 - are safe and suitable access to the site can be achieved; and
 - is the potential to improve the existing transport network to avoid significant impacts connected with development (paragraph 32).

¹⁹ The conclusions in the EICS are guided by: the authors experience/knowledge, informal responses from some of the key infrastructure providers, and the findings published in the 2016 Economic Viability Report (<https://www.dorsetforyou.gov.uk/planning/purbeck-partial-review-options-consultation>).

²⁰ The NPPF recognises that it may not always be possible in rural areas to minimise trips/maximise the use of sustainable modes of travel from development which is likely to generate a significant volume of movements (paragraph 34).

55. The NPPF states that development 'should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.' (Paragraph 32).
56. The Council has prepared a transport background paper which includes summaries of the conclusions from transport modelling that was completed to assess the impact of possible development presented in the 2016 options consultation. Housing needs have been reassessed following the 2016 consultation – the evidence indicates that there is a need for around 170 homes a year rather than the 238 homes per year estimated in the 2015 Strategic Housing Market Assessment.
57. After taking account of the findings from transport modelling and consultation responses from the Local Highways Authority (Dorset County Council) the transport background paper concludes by stating that the individual/cumulative impacts of traffic connected with new homes in the 2016 options is not likely to have a severe impact on the local highways network. The Local Highways Authority did not raise objections to the sites in the 2016 consultation on the grounds that it would not be possible to achieve a safe and suitable access 'for all people'.
58. Highways England are responsible for managing motorways and major roads. Both the A31 and A35 are classed as major roads. These are described as the Strategic Road Network (SRN). The Council and Highways England have modelled the potential impact of development in the 2016 options on the SRN. Taking account of estimated existing rates of traffic growth, this modelling indicates that the traffic associated with the further development presented in the 2016 options is not likely to have a severe impact on the existing SRN.
59. The sites which have been selected for the options in the January 2018 consultation take account of the findings from the transport modelling, and transport background paper.

Agricultural land

60. National planning policy states that:

'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'

(Paragraph 112, NPPF).
61. Agricultural land is classed between grades: 1 (excellent) to 5 (poor). The best and most versatile agricultural land is graded as: 1; 2; and 3a. The EICS states that a large part of the district is heavily constrained, and therefore not suitable for new homes. It also recommends that the Council should avoid new homes on the highest grades of agricultural land (Grades 1 and 2). It states that Grade 3 agricultural land should be treated as having a moderate sensitivity where 'Residential development may be possible in some locations.'
62. Because a large proportion of the district is not suitable for homes officers consider that there is a need for significant development on agricultural land (some of which will be

Graded 3a or 3b). The evidence in the EICS indicates that there are no less sensitive (i.e. subject to fewer constraints which are capable of delivering homes) alternative sites, or poorer quality agricultural land, which are suitable for meeting the district's housing needs.

63. The sites which have been selected for the options in the January 2018 consultation take account of national planning policy relating to agricultural land.

Flood risk and coastal change

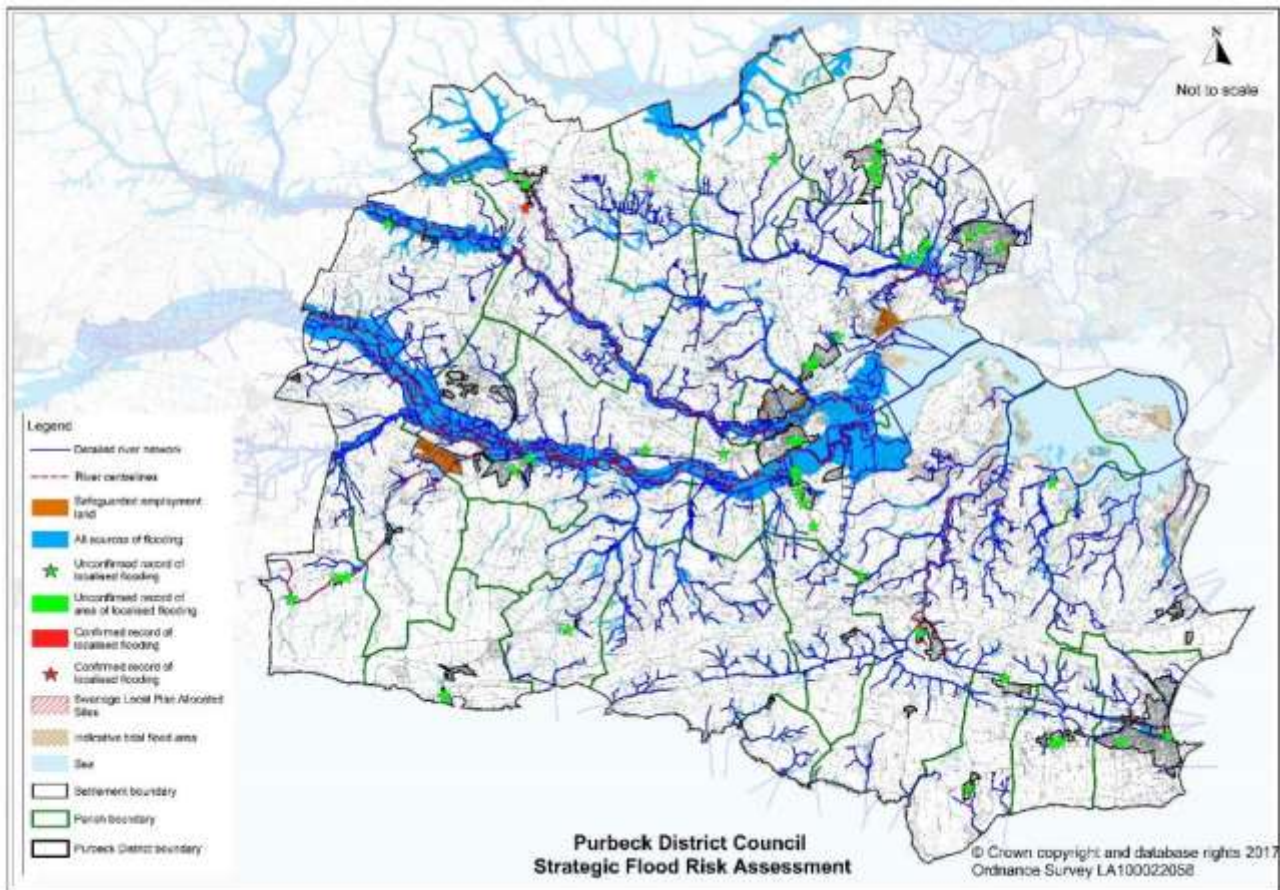
64. The most recent version of the Council's Strategic Flood Risk Assessment (SFRA) includes maps showing the risks from flooding in the towns and villages across the district. The combined maps in the SFRA are based on records of flood risk from:

- main rivers (where the annual probability of flooding is equivalent to Flood Risk Zones 2 and 3);
- the sea (where the annual probability of flooding is equivalent to Flood Risk Zones 2 and 3);
- surface water (where the annual probability of flooding is equivalent to Flood Risk Zones 2 and 3);
- groundwater flooding;
- modelled data prepared by the Council showing future risks from tidal flooding (where the future annual probability of flooding is equivalent to Flood Risk Zone 3);
- modelled data prepared by the Council, LLFA and Wessex Water showing flood risk from sewer flooding (where the annual probability of flooding is equivalent to Flood Risk Zone 2); and
- flood investigations carried out by the Council or the LLFA.

65. The SFRA maps also show:

- the position of watercourses (including ordinary water courses);
- land which has been safeguarded as flood storage areas; and
- low lying land around the edges of Poole Harbour.

66. The map below shows the land which is at risk from flooding from these sources across the district.



Map 2: flood risk across the district

67. National planning policy states that new development should be steered toward areas with the lowest probability of flooding (paragraph 101, NPPF). In the same paragraph the NPPF states that:

‘Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding.’

68. The process of considering whether there are reasonably available appropriate alternative sites with a lower probability of flooding is called the sequential test. National planning policy goes onto state that:

‘If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, the Exception Test can be applied if appropriate. For the Exception Test to be passed:

- it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and

- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.'

Both elements of the test will have to be passed for development to be allocated or permitted.' (Paragraph 102, NPPF)

69. This paper focuses on the district's housing needs. Planning practice guidance states that buildings used as homes should be classed as 'more vulnerable' development when applying the sequential and exceptions tests in national planning policy. None of the sites selected for the options are at risk from fluvial flooding from main rivers or the sea. Despite this some of the sites are at flood risk from other sources including: surface water flooding, future tidal flooding, and groundwater flooding.
70. The Council's evidence indicates that because of the constraints relating to:
- AONB (as considered in AONB background paper);
 - Protected habitats and species (specifically the need to avoid the adverse impacts of new homes on European sites); and
 - Green Belt (as considered in strategic Green Belt review and background papers);
- that it has not been able to identify appropriate alternative large sites which can deliver the number of homes (i.e. around 1400) required to address the district's housing needs.
71. To avoid flood risk on the larger sites officers consider there will be an opportunity to steer development away from land which is at risk from flooding and/or re-define site boundaries to exclude this land. None of the sites which the Council has presented in the 2018 consultation include land which is likely to be affected by physical changes to the coast.

Other constraints

72. The Council has prepared an Economic Viability Report (April 2016) which looks into viability of development across the district. The report takes account of the collective planning policy requirements and costs on further development (including the requirements of possible updated versions of the Council's affordable housing policy and the Community Infrastructure Levy (CIL)). The economic viability report indicates that new homes could be delivered across a range of different types of sites in different locations (including both larger and smaller sites). It states that development in the mid to higher range areas of land value will help to underpin viability. The Council has asked developers promoting large site (that are presented in the options) to prepare high level viability reports (these will necessarily need to take account of consultation responses from infrastructure providers) to guide the final site selection process in the Local Plan Review.
73. Some open spaces make a positive contribution toward a network of green infrastructure, while others are important to local communities (including for sport and recreation). These open spaces can include: village greens; open access land

(including registered common land); country parks; public parks and gardens; and sports pitches. Relevant laws and planning policies recognise the importance of these open spaces by limiting and restricting how this land can be used and what types of development may be appropriate. The Council has taken these constraints into consideration when shortlisting sites in the SHLAA²¹ and preparing the options in the latest consultation.

74. The Council has been working closely with the local communities in Arne, Bere Regis and Wareham to help prepare neighbourhood plans that will deliver the sustainable development they need. The neighbourhood plans being prepared by Bere Regis Parish Council and Wareham Town Council are likely to include sites allocated to deliver around 305 new homes. The suitability of possible sites in these neighbourhood plan areas will be considered through the neighbourhood plan process, but in order to deliver homes around Wareham Green Belt boundaries will need to be altered. The Council considers that there are exceptional circumstances for altering boundaries (see Green Belt background paper). It has also started to consider the potential impacts of development on the historic environment on land to the west of Westminster Road industrial estate (see appendix 1 of this paper).

Development strategy and site selection

75. The purpose of the latest housing options consultation is to explore the best way for achieving sustainable development in Purbeck. The housing sites which the Council has presented in the consultation have been selected from the 56 shortlisted sites included in the SHLAA. Most of the shortlisted sites in the SHLAA have been promoted to the Council by their land owners, but the list also includes a number of sites which the Council has identified following reviews of land across the district and in sustainable locations identified in the EICS.
76. The Council has been guided by its corporate priorities and the presumption in favour of sustainable development (i.e. to positively seek opportunities to meet the development needs of the district) when selecting the possible sites for homes presented in the options. The Council's corporate priorities include:
- 'Protecting and enhancing the local environment';
 - 'Meeting the housing needs of local people';
 - 'Improving the local economy and infrastructure';
 - 'Enhancing local communities and involvement'; and
 - 'Being an efficient and effective council'.
77. This paper, and the January 2018 housing options consultation, focuses on the larger strategic sites. Officers have also suggested through the options consultation that some of the district's housing need could be addressed through a series of smaller sites. The

²¹ The following sites were excluded because of the potential impacts on existing open space: Chaldon Herring – 6/05/0315; Langton Matravers – 6/13/0351; Lytchett Minster and Upton – 6/15/1317, West Lulworth – 6/25/0329; and Winfrith Newburgh – 6/26/0435.

January 2018 consultation and this paper have not specifically considered these sites. The suitability of each site would need to be assessed on a case by case basis through the planning application process.

78. The next part of this paper starts with a brief, but specific, summary (for each of the shortlisted sites described in the SHLAA) which explains the reasons for including or excluding a site from the options consultation. The shortlisted SHLAA sites have been organised according to their relationship with existing towns and villages (as described in the settlement hierarchy in Policy LD of the PLP 1). Subject to specific constraints, those sites around the 'Towns' and 'Key Service Villages' are likely to be the most sustainable locations for new development because of their accessibility to existing services and facilities²². The Council's EICS provides further guidance on the most sustainable locations for homes in the least sensitive areas across the district (as summarised in the section of this paper relating to infrastructure). The assessment tables which summarise the review of the shortlisted SHLAA sites are colour coded to indicate whether a site has been:

Included in one of the options presented in the consultation
Excluded from the consultation
Being considered as possible site through a neighbourhood plan or could be considered through the suggested small sites policy described in the consultation

79. This section of the paper finishes with a general summary which explains how the Council has taken account of relevant planning constraints and how these constraints relate to its corporate priorities. This summary gives an explanation of how these wider objectives have guided the options which have been selected for the latest consultation.

²² The EICS considers relationship between broad areas (identified on the least constrained land) with: primary schools, bus stops, railway stations, GP surgeries, local shops, sports facilities (including outdoor pitches and leisure centres).

Suitability of SHLAA sites relating to: towns

Promoted land

80. There is limited opportunity to address the district's housing needs on the land around its towns because of environmental constraints. These include designations and planning policies relating to the: AONB; Green Belt; flood risk; and historic environment. As a consequence there are very few sites where the Council has concluded that it is possible to achieve sustainable development, which also protects and enhances the local environment.
81. The Council has identified one potentially suitable site close to the edge of Upton which the site promoter considers is capable of delivering between 90 and 105 homes (the Council has excluded some of the land being promoted for homes to avoid the risks from surface water and tidal flooding). Green Belt boundaries will need to be altered to release land for homes (the Council's Green Belt background paper explains that it considers that there are exceptional circumstances in this instance) and the site promoters will need to manage and mitigate any residual risks from flooding and ensure that development does not create or increase flood risk elsewhere. The site promoters have started working with Natural England on avoiding adverse impacts from homes on European sites (including heaths and Poole Harbour) through a Suitable Alternative Natural Green Space (SANG). The site is near to existing services and facilities in Upton (including: library; health centre; pharmacy; dentist; community centre; churches; post office; café; local shops (that include grocery stores); employers at industrial estates; and schools). There is also some opportunity to make use of sustainable transport modes with two bus stops between 750 metres and 1.2 km from the site.
82. The Council has been working closely with Wareham neighbourhood plan group. The group is considering allocating land to the west of Westminster Road for homes. The Council is satisfied that there are exceptional circumstances for altering Green Belt boundaries around this edge of the town. The neighbourhood plan group will need to consider the impacts of development on the setting of a nearby scheduled monument and avoid any adverse impacts on European sites. The Council has taken account of the number homes that the group expect to deliver through their neighbourhood plan when calculating the remaining housing need to be addressed through the Council's local plan.
83. The Council's January 2018 consultation includes a possible small sites policy. The Council is suggesting that the policy should only apply to sites which are capable of delivering up to 30 homes close to existing settlements.

SHLAA reference	Address	Potential homes	Suitability
6/15/1320	Upton: land to the south of Policemans Lane	90-105	Presented in Option A
6/20/1326	Swanage – land to the north of Cauldron Barn Farm	20	Subject to avoiding adverse impact on European sites, could be considered through small sites policy
6/23/0166	Wareham: land to the west of Northmoor Way	120	Exceptional circumstances for

			<p>altering Green Belt boundaries</p> <p>Suitability considered through Wareham Neighbourhood Plan</p> <p>Initial consultations suggest the site may not be the most suitable because of direct impacts on European sites, loss of allotments, and a preference to develop previously developed/and adjacent land at Westminster Road</p>
6/23/0167	Wareham: land to the west of Westminster Road	40	<p>Exceptional circumstances for altering Green Belt boundaries</p> <p>Suitability considered through Wareham Neighbourhood Plan</p>
6/23/1314	Wareham: land to the west of Westminster Road	85	<p>Exceptional circumstances for altering Green Belt boundaries</p> <p>Suitability considered through Wareham Neighbourhood Plan</p>

Table 3: suitability of promoted sites around towns

Suitability of SHLAA sites relating to: key service villages

Promoted land

84. There is greater opportunity to address the district's housing needs on the land around some of its key service villages because some of this land is subject to fewer environmental constraints. The Council's EICS identifies 11 land 'parcels' with the fewest constraints and the greatest potential for suitable housing sites. These parcels include land around the key service villages of: Bere Regis; Bovington; Lytchett Matravers; Sandford; and Wool. Purbeck is a largely rural district, and while not as sustainable as towns, the key service villages offer access to a range of services and facilities (including the opportunity to access services along the Weymouth to London railway line at: Moreton Station, Wool and Wareham). New homes close to some of these villages are likely to provide the opportunity to enhance or maintain their vitality. The EICS also concludes that land close to the villages of Wool and Bovington (along with land close to Crossways and Wareham) has the 'fewest significant sustainability issues' and the greatest opportunities to support infrastructure provision at higher scales of growth (i.e. up to 1,000 homes).
85. The Council has been working closely with Bere Regis neighbourhood plan group. The group is considering allocating land at a number of included sites identified in the SHLAA. The Council has taken account of the number homes that the group expect to deliver through their neighbourhood plan when calculating the remaining housing need to be addressed through the Council's local plan. The local community at Sandford has also indicated that they would support development that enhances/maintains the vitality of the local community and delivers affordable homes. There are exceptional circumstances for altering Green Belt boundaries along this edge of the village. Despite being outside the 400 metre consultation zone for a nearby protected heath, the sites promoter would need to avoid any adverse impacts on European sites.
86. There are 3 suitable sites close to the edges of Lytchett Matravers which the site promoter considers are capable of delivering around 150 homes (the Council has excluded some of the land being promoted for homes because of the effects of development on the Green Belt and adjusted the estimate of the sites capacity). Green Belt boundaries will need to be altered to release land for homes (the Council's Green Belt background paper explains that it considers that there are exceptional circumstances at these sites) and the site promoters will need to prepare suitable drainage schemes to ensure surface water run-off from development does not cause or increase flood risk elsewhere. The site promoters have started working with Natural England on avoiding adverse impacts from homes on European sites (including heaths and Poole Harbour) through a Suitable Alternative Natural Green Space (SANG) to the north of the village. The sites will have access to existing services and facilities in Lytchett Matravers (including: library; GP surgery; pharmacy; Parish Hall; church; post office; and a grocery stores; playing fields and a pre-school/primary school). There is also some opportunity to make use of sustainable transport modes with bus stops close to each of the sites (these stops provide access to an hourly service to Poole). The Council has discounted a number of other sites around the edges of Lytchett Matravers because the site promoters have not individually, or collectively demonstrated that new homes will not have significant effects on European sites.

87. Table 7 also includes SHLAA site 6/15/1373. This site at Bere Farm falls outside the parish of Lytchett Matravers, but the northern edge of the site abuts the southern edge of the village's settlement boundary (to the south of Castle View Drive and Glebe Road). After re-evaluating the role of this land in the Green Belt, the need for new homes across the district and the infrastructure needed to support large scale development (up to 1,000) the Council has concluded that there are no exceptional circumstances for re-drawing Green Belt boundaries at this site and other sites elsewhere provide better opportunities for achieving sustainable development. For these reasons the site has not been included in the January 2018 consultation.
88. There are 10 potentially suitable sites close to the edges of Wool which the Council considers could deliver up to 1,120 homes. The upper number of homes that could be delivered on these sites presented in the January 2018 consultation takes account of recent information relating to surface water and groundwater flooding in SHLAA site 6/27/0248 which may need to be avoided (and affect the capacity of these sites). There is also likely to be a need for community facilities and open spaces to support new homes. The Council has asked the local community to give their views about the best location for homes in Wool as part of the housing options consultation. The sites around Wool are not constrained by either the AONB (the Council has considered the effect of development on the setting of the AONB) or the Green Belt. Site promoters will need to demonstrate that flood risk can be avoided, and where there are no alternatives, that any remaining flood risks can be managed/mitigated. The site promoters have started working with Natural England on avoiding adverse impacts from new homes on European sites (including heaths and Poole Harbour) through a Suitable Alternative Natural Green Space (SANG) to the south of the village. Site promoters will need to carry out further work to assess the impacts of homes on the historic environment and, where necessary, avoid/mitigate/compensate for any harmful impacts arising from development. New homes at the sites will have access to existing services and facilities in Wool (including: library; GP surgery; pharmacy; churches; post office; pubs; grocery stores; playing fields and two primary schools). There is an opportunity to use sustainable transport modes with bus stops in the village and a station on the Weymouth to London railway line. The sites are also close to Dorset Innovation Park (Enterprise Zone), which will provide employment opportunities as it develops. The Council awaits responses from infrastructure providers (including the Local Highways Authority at Dorset County Council) as part of the January 2018 to assess whether improvements or new infrastructure (including the local road network and SRN) is needed to support development.
89. The Council's January 2018 consultation includes a possible small sites policy. The Council is suggesting that the policy should only apply to sites which are capable of delivering up to 30 homes close to existing settlements. The Council has identified one possible site on land to the north of Holt Road around the southern edge of Bovington's settlement boundary which (subject to a full assessment) may be appropriate for around 20 homes. There are a number of mature trees growing on the site, and any adverse impacts on nearby European sites would need to be avoided.

SHLAA reference	Address	Potential homes	Suitability
6/03/0199	Bere Regis: land to east of North Street	10	Suitability considered through Bere Regis Neighbourhood Plan
6/03/230	Bere Regis: land to the north of West Street (adjacent and to the west of Butt Lane)	40	Suitability considered through Bere Regis Neighbourhood Plan
6/03/0232	Bere Regis: land to the east of Southbrook Road	32	Land at risk from sewer flooding
6/03/0452	Bere Regis: land to the west of Southbrook Road (south of White Lovington)	12	Suitability considered through Bere Regis Neighbourhood Plan
6/03/0541	Bere Regis: land to the east of Butt Lane	5	Suitability considered through Bere Regis Neighbourhood Plan
6/03/1336	Bere Regis: land to the east of Southbrook Road (to the north of, and including, Bere Regis County First School)	22	Suitability considered through Bere Regis Neighbourhood Plan
6/03/1350	Bere Regis: land to the north of West Street	40	Suitability considered through Bere Regis Neighbourhood Plan Council's EICS suggests it would be more sustainable to concentrate development elsewhere
6/03/1374	Bere Regis: land to the south of Green Close	50	Suitability considered through Bere Regis Neighbourhood Plan Council's EICS suggests it would be more sustainable to concentrate development elsewhere
6/14/0268	Lytchett Matravers: land to east of Wareham Road (south of Burbidge Close adjacent to SHLAA site 6/14/0540)	12	Not clear how impacts on European sites can be addressed
6/14/0269	Lytchett Matravers: land at Blaneys Corner	55 (when combined with 6/14/0270) (NB capacity adjusted from SHLAA to take account of preliminary work by site promoters and reduction of site area because of potential Green Belt impacts)	Presented in Option A
6/14/0270	Lytchett Matravers: land at Flowers Drove	55 (when combined with 6/14/0269) (NB capacity adjusted from SHLAA to take account of	Presented in Option A

		preliminary work by site promoters)	
6/14/0271	Lytchett Matravers: land to the east of Wareham Road	95 (NB capacity adjusted from SHLAA to take account of preliminary work by site promoters)	Presented in Option A
6/14/0272	Lytchett Matravers: land to the east of Wareham Road (adjacent to SHLAA sites 6/14/0268, 6/14/0271, 6/14/0274, and 6/14/1370)	65	Not clear how impacts on European sites can be addressed
6/14/0273	Lytchett Matravers: land to the west of Wareham Road (adjacent to the southern side of SHLAA site 6/14/1355)	6	Not clear how impacts on European sites can be addressed
6/14/0274	Lytchett Matravers: land to the east of Wareham Road (south of Deans Drove, southern side of is adjacent to SHLAA site 6/14/0272)	38	Not clear how impacts on European sites can be addressed
6/14/0276	Lytchett Matravers: land to the north of Jennys Lane	5	Not clear how impacts on European sites can be addressed
6/14/0279	Lytchett Matravers: land between Flowers Drove and Castle Farm Road	90	Not clear how impacts on European sites can be addressed
6/14/0345	Lytchett Matravers: land at Sunnyside Farm to the north of Wimborne Road	10	Not clear how impacts on European sites can be addressed
6/14/0375	Lytchett Matravers: land between Middle Road and Eldons Drove	30	Not clear how impacts on European sites can be addressed
6/14/0540	Lytchett Matravers: land to the east of Wareham Road (south of Burbidge Close and adjacent to SHLAA site 6/14/0268)	8	Not clear how impacts on European sites can be addressed
6/14/01355	Lytchett Matravers: land to the west of Wareham Road (northern side of site is adjacent to Lytchett Matravers Primary School)	35	Not clear how impacts on European sites can be addressed
6/14/1370	Lytchett Matravers: land to the east of Wareham Road (adjacent to SHLAA sites 6/14/268, 6/14/0272 and 6/14/0274)	2	Not clear how impacts on European sites can be addressed
6/14/1382	Lytchett Matravers: land to the south of Deans Drove (adjacent to SHLAA sites 6/14/0272 and 6/14/0274)	15	Not clear how impacts on European sites can be addressed

6/15/1373	Bere Farm: land to the south of Lytchett Matravers	Approximately 1,000	No exceptional circumstances in the Green Belt (2018 Green Belt background paper)
6/24/0165	Sandford: land adjacent to the south eastern edge of the village	Around 30	Exceptional circumstances for altering Green Belt boundaries. Subject to avoiding adverse impact on European sites, could be considered as a small sites allocation
6/27/0240	Wool: Pug Pit	Around 20	Presented in Options A, B and C
6/27/0241	Wool: land to the south of the A352	Up to 100 (when combined with 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0242	Wool: land to the north of the A352	Up to 1000 (when combined with 6/27/0241, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0246	Wool: land to the south of East Burton Road	Up to 1000 (when combined with 6/27/0241, 6/27/0242, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0248	Wool: land to the north of the A352	Up to 1000 (when combined with 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0249	Wool: land to the west of Burton Road	Up to 1000 (when combined with 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0254, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0254	Wool: land to the east of New Road and the south of Pug Pit	Up to 1000 (when combined with 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0258, and 6/27/0546)	Presented in Options A, B and C
6/27/0258	Wool: land to the east of Lower Hillside Road	Up to 100 (when combined with 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0546)	Presented in Options A, B and C

6/27/0546	Wool: land to the west of Burton Cross Roundabout (south of the A352)	Up to 1000 (when combined with 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0258)	Presented in Options A, B and C
6/27/1309	Wool: land to the east of Burton Road (to the north east of Burton Cross Roundabout)	Around 100	Presented in Options A, B and C
6/27/1393	Bovington: land to the north of Holt Road	20	Subject to avoiding adverse impact on European sites, could be considered through small sites policy

Table 4: suitability of promoted sites around key service villages

Suitability of sites relating to: villages elsewhere

Local Service Villages

90. These smaller villages tend to have fewer services and facilities, and therefore offer less potential opportunity for achieving sustainable patterns of development. The suitable sites shortlisted from the SHLAA and summarised in the table are also constrained by the planning laws and planning policies relating to the AONB. The Council's January 2018 consultation includes a possible small sites policy. The Council is suggesting that the policy should only apply to sites which are capable of delivering up to 30 homes close to existing settlements. The suitability of smaller sites, considered under the suggested policy, will need to be considered on an individual basis through the planning application process.

Promoted land

SHLAA reference	Address	Potential homes	Suitability
6/02/0218	Stoborough: land to the south of West Lane Stoborough	6	Subject to avoiding adverse impact on European sites, could be considered through small sites policy
6/02/0221	Stoborough: land to the north of West Lane Stoborough	17	Subject to avoiding adverse impact on European sites, could be considered through small sites policy
6/13/1375	Langton Matravers	6	Subject to avoiding adverse impact on European sites, could be considered through small sites policy
6/26/0310	Winfrith: land to the east of High Street (next to Winfrith Drove)	10	Subject to avoiding adverse impact on European sites, could be considered through small sites policy
6/26/0312	Winfrith: land to the east of High Street (to the north of Number 1 High Street)	9	Subject to avoiding adverse impact on European sites, could be considered through small sites policy

Table 5: suitability of promoted sites around local service villages

Other Villages with a settlement boundary

91. As with smaller villages, those other villages with a settlement boundary described in policy LD of the PLP1 have fewer services and facilities than towns and key service villages. The table includes two significant possible sites (SHLAA sites 6/15/1316 and 6/15/1318) around the edges of Lytchett Minster. Land in and around Lytchett Minster is at flood risk from multiple sources including: surface water, groundwater, rivers and tidal flooding. The risk from flooding is also affected by an embankment (which supports the A35) to the south of the village. Further evidence is needed to assess: the cumulative effects of flooding from different sources; the impacts of climate change; and the impact of development on the land promoted through the SHLAA. Both sites are also positioned in the Green Belt. After re-evaluating the role of this land in the Green Belt, and the need for new homes across the district, the Council has concluded that there are no exceptional circumstances for re-drawing Green Belt boundaries at Lytchett Minster and that other sites elsewhere provide better opportunities for achieving sustainable development. For these reasons the sites have not been included in the January 2018 consultation.
92. The sites at Harmans Cross and Worth Matravers (shortlisted from the SHLAA) are also constrained by the planning laws and policies relating to the AONB. The Council has estimated that these sites could deliver around 26 new homes. The Council's January 2018 consultation includes a possible small sites policy. The Council is suggesting that the policy should only apply to sites which are capable of delivering up to 30 homes close to existing settlements. The potential impacts of homes at these sites, on the appearance and character of AONB and any other relevant considerations, would be assessed on an individual basis, through the planning application process.

Promoted land

SHLAA reference	Address	Potential homes	Suitability
6/15/1316	Lytchett Minster: land to the west	650 (when combined with 6/15/1318)	No exceptional circumstances in the Green Belt (2018 Green Belt background paper). Further evidence needed to assess the land affected by flooding, the effects of development on flooding elsewhere and whether flood risks can be satisfactorily managed/mitigated.
6/15/1318	Lytchett Minster: land to the north of Ashbrook Walk	650 (when combined with 6/15/1316)	No exceptional circumstances in the Green Belt (2018 Green Belt background paper).
6/28/1368	Harmans Cross: land to the west of Springbrook Close	20	Subject to avoiding adverse impact on European sites could

			be considered through small sites policy
6/28/1383	Worth Matravers: land to the east of Newfoundland Close	Around 6	Subject to avoiding adverse impact on European sites could be considered through small sites policy

Table 6: suitability of promoted sites around other villages with a settlement boundary

Other villages without a settlement boundary

93. Those villages without settlement boundaries have limited services and facilities (they have the lowest ranking in the settlement hierarchy described in policy LD of the PLP1). Despite this some of the sites being promoted for development through the SHLAA are positioned in close to the edges of towns and key service villages (including those outside the district). Some of these sites provide an opportunity for achieving potentially sustainable patterns of development.
94. The table includes 3 significant possible sites (SHLAA sites 6/02/0168, 6/02/0170 and 6/02/0171) to the west of Wareham. Whilst these sites are close to the western edge of Wareham they also constrained by laws and planning policies relating to the AONB and Green Belt. After assessing the suitability of these sites against the relevant policies in the NPPF the Council has concluded that:
- there are no exceptional circumstances for re-drawing Green Belt boundaries on the land to the north of the A352; and
 - there are not exceptional circumstances for the promoted new homes in the AONB to the south of the A352.
95. The Council considers that other sites elsewhere provide better opportunities for achieving sustainable development. For these reasons the sites have not been included in the January 2018 consultation.
96. There are 3 potentially suitable sites at Moreton Station, close to the edges of Crossways in West Dorset District Council. The Council has indicated that these sites could deliver up to 600 homes. These sites are not constrained by either the AONB (the Council has considered the effect of development on the setting of the AONB) or the Green Belt. The site promoters have started working with Natural England on avoiding adverse impacts from new homes on European sites (including heaths and Poole Harbour) through a Suitable Alternative Natural Green Space (SANG). New homes at the sites will have access to existing services and facilities in Crossways (including: library; GP surgery; church; pub; grocery stores; playing fields and primary school). There is an opportunity to use sustainable transport modes with bus stops in the village and a station (Moreton) on the Weymouth to London railway line. West Dorset District Council has allocated land for new homes (around 500) and employment uses in Crossway (to the east of Warmwell Road and the south of the site which the Council is considering at Redbridge Pit). The County Council has also published a pre-submission draft minerals and waste local plan with three allocations for sand and gravel sites around Moreton. The Council awaits responses from infrastructure providers (including the Local Highways Authority at Dorset County Council) as part of the January 2018 to assess whether improvements or new infrastructure is needed to support development and any cumulative impacts arising from allocations in the West Dorset District Council's Local Plan and the Dorset County Council's pre-submission draft Minerals and Waste Local Plan.

Promoted land

SHLAA reference	Address	Potential homes	Suitability
6/02/0168	Worgret: land to the north of the A352	27	No exceptional circumstances in the Green Belt (2016 Green Belt Review Update).
6/02/0170	Worgret: land to the west of Wareham (south of the A352)	500	No exceptional circumstances for development in the AONB (2018 AONB background paper). Further details needed: accessibility between site and Wareham, and approach to avoiding/mitigating impacts on European sites.
6/02/0171	Worgret: land to the north of the A352	78	No exceptional circumstances in the Green Belt (2016 Green Belt Review Update).
6/17/1306	Moreton: Crossways and Motorhome Club Site	600 (when combined with 6/17/1307 and 6/17/1308). Site 6/17/1308 has capacity for 100 homes along with relocated caravan site.	Presented in Options A, B and C
6/17/1307	Moreton: Redbridge Pit	600 (when combined with 6/17/1306 and 6/17/1308). Site 6/17/1308 has capacity for 100 homes along with relocated caravan site.	Presented in Options A, B and C
6/17/1308	Moreton: Moreton Station	600 (when combined with 6/17/1306 and 6/17/1307). Site 6/17/1308 has capacity for 100 homes along with relocated caravan site.	Presented in Option C

Table 7: suitability of promoted sites around other villages without a settlement boundary

Summary

Protecting and enhancing the local environment

97. After applying the policies in the NPPF the Council has not selected sites for the options in the AONB and Green Belt unless it is satisfied that there are exceptional circumstances. The Council has considered the potential impacts of new homes on the historic environment, ruling out some sites when preparing the SHLAA and preparing a positive strategy which allows for the conservation, enhancement and enjoyment of heritage assets affected by development. The Council has avoided land which is at risk from flooding and has started work with land owners to manage/mitigate any remaining flood risk at the large sites in the consultation.

Meeting the housing needs of local people

98. The Council has prepared three options which are capable of delivering the homes needed to meet the district's housing needs. It has also prepared evidence which suggests that the number of second homes in the district should be limited and options which permit small numbers of homes in rural areas across the district close to existing towns and villages (these homes could help to enhance/maintain the vitality of rural communities). The Council published evidence in its last consultation on the Local Plan Review which takes account of viability which will be used to update its affordable housing policy. The January 2018 consultation also asks people to consider what types of affordable home they consider are most needed (including affordable rented, social rented and intermediate homes), in the district.

Improving the local economy and infrastructure

99. The Council has considered the relationship between possible sites and existing employment sites (including between the new homes at Wool and Dorset Innovation Park Enterprise Zone). Infrastructure providers have been invited to respond to the latest consultation to advise whether infrastructure (including improvements to existing infrastructure) needs to be delivered to support further development at the possible sites.

Enhancing local communities and involvement

100. Working with 'Public Perspectives' the Council has prepared an inclusive consultation strategy to help engage all people in the local community. The Council will use the findings from this consultation to develop an approach to achieving sustainable development in Purbeck. The Council has been working closely with Arne and Bere Regis Parish Councils, and Wareham Town Council, as they prepare their neighbourhood plans. This will give these communities the opportunity of shaping and directing sustainable development in their area.

Options

101. Taking account of relevant constraints the Council has prepared three alternative options for the consultation, each of which is capable of delivering the numbers of homes needed to address the district's housing needs. The Council also considers that

each option provides an opportunity for achieving sustainable development in Purbeck which is:

- consistent with specific policies in the NPPF; and
- is not likely to give rise to significant adverse impacts which outweighs the benefits of development.

Option A: spread of homes at Wool, Redbridge Pit/Moreton Station, Upton, Lytchett Matravers and small sites

102. This option includes: 470 homes at Wool; 440 homes at Redbridge Pit; 90 homes at Upton; 150 homes at Lytchett Matravers; and 250 homes on smaller sites across the district (see appendix 3 for maps showing possible sites).

Option B: spread of homes at Wool, Redbridge Pit; and small sites

103. This option includes: 650 homes at Wool; 500 homes at Redbridge Pit; and 250 homes on smaller sites across the district (see appendix 3 for maps showing possible sites).

Option C: homes concentrated at Wool and Redbridge Pit/Moreton Station

104. This options includes: 800 homes at Wool; and 600 homes at Redbridge Pit/Moreton Station (see appendix 3 for maps showing possible sites).

Next Steps

105. This part of the paper describes some of the further work that the Council needs to complete as part of the Local Plan Review. This list presented in this paper is not exclusive and focuses of the next steps relating to addressing the planning issues under the key constraints described in this paper. The next steps have been presented under these relevant headings.

Historic Environment

106. Appendix 1 of this paper includes tables which describe the location of each of the sites (and the land at North Wareham) being presented in the latest options consultation, their relationship with heritage assets, and the potential impacts of development. The tables in appendix 1 also present possible measures to avoid/mitigate/compensate for any harm to an assets significance. This initial assessment indicates that development at the sites in Wareham (where the Council is considering alterations to Green Belt boundaries) and Wool may have an impact on the significance of scheduled monuments and the settings of a conservation area and listed buildings.

107. The table also recommends that further investigations, to ascertain the significance of assets which may be affected by development, are needed at a number of sites presented in the consultation. Officers have taken account of these preliminary assessments when preparing the consultation but further investigation and assessment will need to be completed.

108. If subsequent further investigations reveal that development at the sites presented in the options is likely to lead to substantial harm or loss of an assets significance, the Council will need to:

- re-evaluate the suitability of the site (and specifically whether the harm or loss of significance is necessary to achieve substantial benefits); and
- consider the opportunities to avoid, mitigate or compensate for harm/loss of an assets significance.

Protected habitats and species

109. The site promoters at:

- Lytchett Matravers (Flowers Drove[SHLAA reference 6/14/0270], Blaneys Corner [6/14/0269] and to east of Wareham Road [SHLAA reference 6/14/0271]);
- Redbridge Pit (SHLAA references 6/17/1307 and 6/17/1306)/Moreton Station (SHLAA reference 6/17/1308);
- Upton (SHLAA reference 6/15/1320); and
- Wool (various included sites from the SHLAA);

have all identified possible Suitable Alternative Natural Green Spaces (SANGs) which could be delivered as Heathland Infrastructure Projects (HIPs) to avoid the adverse effects from new homes on European heaths, and offset any further nitrogen arising from the development which will be discharged into Poole Harbour. The sites which have been selected for the options in the January 2018 consultation reflect the site promoters preliminary work. Further work will be needed to refine the size and design of possible SANGs to ensure they are effective.

110. Natural England and the Council will need to continue work with Bere Regis and Wareham neighbourhood plan groups, and the developer promoting the site at Sandford, to investigate whether it is possible to implement appropriate avoidance/mitigation strategies to address the adverse impacts on protected heaths from development at these sites and offset any nitrogen (related to new homes) discharged into Poole Harbour.

111. The Council and Natural England will need to consider how the cumulative adverse impacts arising from new homes permitted through the small sites policy on European sites could be avoided.

Green Belt

112. The Council will need to consider taking forward the recommendations from the Purbeck Strategic Green Belt Review 2018 and the Green Belt Background Paper 2018, after considering any responses arising from the consultation on these sites, considered in these reviews/paper.

Infrastructure

113. The Council will need to consider the responses from infrastructure providers when finalising its selection of the most suitable sites to meet the district's housing need through the Local Plan Review.

Transport

114. The Council will need to consider the responses from Highways England and Dorset County Council on the consultation when finalising its selection of the most suitable sites to meet the district's housing need through the Local Plan Review.

Agriculture

115. The Council will need to consider whether any potential adverse impacts arising from the loss of higher grade (Grade 3a) agricultural land:

- can be mitigated; or
- need to be compensated for.

Flood risk

116. Together with the Lead Local Flood Authority the Council will need to continue with flood risk management/mitigation work with site promoters on the large sites in the options consultation. This work is likely to include:

- where they have not done so already, requiring site promoters to gather more detailed site specific information on flood risks (which will be presented through flood risk assessments [FRAs]);
- requiring site promoters to prepare layouts which exclude land from sites which is at risk from flooding or encouraging water compatible development in these areas;
- where appropriate, encouraging the use of sustainable drainage systems (SuDs);
- requiring site promoters to ensure that development is designed so that it is appropriately flood resilient and resistant, and safe for its users over its lifetime; and
- exploring opportunities to reduce the causes and impacts of flooding.

Appendix 1: initial assessment of the impacts of homes on the historic environment at sites presented in the 2018 consultation

The first column of the table describes the possible site for homes being presented in the current consultation. The second and third columns note any heritage assets (both designated and non-designated assets) which are likely to be:

- directly affected by development at site; or
- indirectly affected by development at the site.

Officers have used the method described by Historic England (published in Historic Environment Good Practice Advice in Planning: 3 'The Setting of Heritage Assets') to identify those assets which may be indirectly effected by development. The fourth column gives an initial and informal officer assessment as to whether development at each of the sites is likely to harm an assets significance. This view is based on relevant records (including maps, photographs and historic records) and takes account of an assets significance.

Where the information allows the fifth column in each table also summarises any opportunities to: enhance the significance of any heritage assets that are likely to be affected by development; avoid harm to the significance of affected heritage assets; and (in those cases where harm to an asset is unavoidable) minimise or compensate for harm to the significance of an asset.

Because of the nature of this options consultation the Council does not have detailed information on:

- the layout of homes and any other buildings;
- the form (including the size and detailed design of buildings) and appearance of homes;
- other potential effects (including: noise, light, permanence, and cumulative impact); or
- other potential secondary effects (including: traffic);
- of homes at the possible sites which are being presented in the latest consultation.

The Council will also be seeking initial views on the impacts development on the historic environment at the sites in the options from: Historic England, and Dorset County Council's Archaeologist.

Subject to responses, and where necessary, the Council may ask for further information and clarification from site promoters to assess: the significance of heritage assets which are likely to be affected by development; the impacts of development on the historic environment; and opportunities to avoid/mitigate and/or compensate for any loss to an assets significance.

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Lytchett Matravers: land to the east of Wareham Road (SHLAA reference 6/14/0271).</p> <p>Site being presented as part of Option A in January 2018 options consultation.</p>	<p>Two historic environment records of possible non-designated assets (historic environment number: MDO 30533) described as: post medieval extractive pit/pond. Historic environment record includes the following description:</p> <ul style="list-style-type: none"> • 'A circular pit and associated trackway are visible as a cropmark on aerial photographs of a field just to the south of Lytchett Matravers. It is considered likely to be the remains of a post medieval extractive pit or pond.' <p>Unknown significance.</p>	<p>No records of heritage assets in the vicinity of the possible site being presented as part of Option A.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets and the impacts of development.</p>	<p>To be guided by the outcome of the investigation and the significance of possible assets.</p>

Table 8: initial assessment of the impacts on the historic environment of site presented in options A at Lytchett Matravers

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Lytchett Matravers: Blaney's Corner and Flowers Drove (SHLAA references 6/14/0269 and 6/14/0270).</p> <p>Sites being presented as part of Option A in January 2018 options consultation.</p>	<p>No records of heritage assets in either site (SHLAA references 6/14/0269 and 6/14/0270) being presented as part of Option A.</p>	<p>Development has the potential to affect the setting of grade II listed building (Kiln Cottage) positioned around 50 metres to the west of SHLAA site 6/14/0270. Kiln Cottage is a detached single storey building with a hipped thatched roof and walls with a mix of brick and plaster finishes. There are first floor rooms in the roof space with dormer style windows. Moderate significance.</p> <p>Development not likely to affect the setting of Tall Tree Cottage (grade II) listed building approximately 80 metres to the west of SHLAA site 6/14/0270. Moderate significance.</p>	<p>Possible to avoid harm to the listed buildings setting because of:</p> <ul style="list-style-type: none"> its significance and special character (development at the site will not affect the immediate relationship between the listed building and the enclosed landscaped garden which surrounds the building); the distance between the possible sites and the listed building; and a change in ground levels (SHLAA site 6/14/0270 is on lower ground)/screening provided by hedging and soft landscaping. 	<p>To avoid potential harm to the setting of Kiln Cottage the layout/scale/design/landscaping of new homes should respect the listed buildings special architectural and historic character.</p>

Table 9: initial assessment of the impacts on the historic environment of sites presented in option A at Lytchett Matravers

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Moreton: Redbridge pit (SHLAA references 6/17/1306 and 6/17/1307).</p> <p>Sites being presented as part of Option A, B and C in January 2018 options consultation.</p>	<p>Three historic environment records of possible non-designated assets (historic environment numbers: MDO031840, MDO031855, and MDO032043). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> A large post medieval to modern sand and gravel pit is visible as an earthwork on aerial photographs of the 1940s to the north east of Crossways. The area of extraction has been digitally plotted to its extent in the 1940s, but now forms part of Moreton Pit. (MDO 31840); Two linear areas of probable post medieval or modern open cast extraction are visible as earthworks on aerial photographs of the 1940s to the east of Moreton Pit, 	<p>Development has the potential to affect the setting of two grade II listed buildings (Frampton Arms and Stable Buildings to the rear of the Frampton Arms) positioned around 25 metres to the north of SHLAA site 6/17/1306.</p> <p>The Frampton Arms is a detached two storey building with a pitched gable roof (covered in slate) and ashlar stone walls.</p> <p>The roof of the stable building to the rear is also covered in slate. The walls of this building are formed from a mix of stone and brick. The listing description notes that the building was included for group value with the Frampton Arms. Moderate significance.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets, particularly given the adverse effects of historic (and ongoing) sand and gravel extraction, and the impacts of development.</p> <p>Possible to avoid harm to the listed buildings setting because of:</p> <ul style="list-style-type: none"> their significance and special character (development at the site will not affect the immediate relationship between the listed building and its curtilage); the physical/visual separation that the railway line creates between the possible development site and the curtilage of the listed buildings; and the visual screening provided by vegetation around the southern edge of the listed buildings curtilage. 	<p>To be guided by the outcome of the investigation and the significance of possible non-designated assets.</p> <p>To avoid potential harm to the setting of listed buildings the layout/scale/design/landscaping of new homes should respect the special architectural and historic character of the Frampton Arms and the stable building at the rear.</p>

	<p>Crossways. (MDO032043); and</p> <ul style="list-style-type: none"> • 'A scattered area of possible Second World War weapons pits, or early modern extractive pits, is visible as an earthwork on aerial photographs of the 1940s to the east of Moreton Pit, Crossways.' (MDO031855). • Unknown significance. 			
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Table 10: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Redbridge Pit

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Moreton: Moreton station (SHLAA reference 6/17/1308).</p> <p>Sites being presented as part of Option A, B and C in January 2018 options consultation.</p>	<p>One historic environment record of possible non-designated assets (historic environment numbers: MDO032021). Historic environment records described the potential asset as:</p> <ul style="list-style-type: none"> • 'A block of medieval or post medieval ridge and furrow is visible as a cropmark on aerial photographs of 2002 to the north east of Moreton Station.' • Unknown significance. 	<p>Development has the potential to affect the setting of two grade II listed buildings (Frampton Arms and Stable Buildings to the rear of the Frampton Arms) positioned around 130 metres to the south of SHLAA site 6/17/1308. Moderate significance.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets and the impacts of development.</p> <p>New homes on SHLAA site 6/17/1308 not likely to affect the setting of listed buildings because of:</p> <ul style="list-style-type: none"> • the distance between the southern corner of the possible site; and • the visual screening provided by vegetation (including mature trees) and buildings on intervening land. 	<p>To be guided by the outcome of the investigation and the significance of possible non-designated assets.</p>

Table 11: initial assessment of the impacts on the historic environment of site presented in option C at Moreton Station

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Sandford: SHLAA reference 6/24/0165.</p> <p>Site being presented as part of Option A and B in January 2018 options consultation.</p>	<p>One historic environment record of possible non-designated assets (historic environment number: MDO30780). Historic environment records described the potential asset as:</p> <ul style="list-style-type: none"> • 'A group of historic trackways are visible as earthworks on aerial photographs and Lidar imagery of fields to the south-east of Sandford, Wareham Town.' • Unknown significance. 	<p>Development has the potential to affect the setting of a grade II listed building (Camp Cottage) positioned between 70 (distance between edge of site and edge of curtilage) and 120 metres (distance between edge of the site and the side of listed building) to the west of SHLAA site 6/24/0165.</p> <p>The two storey listed buildings has a hipped pitched roof (covered in slates) with chimney stacks. Its walls are covered in plaster. The side of the building facing the main front garden has 3 pairs of French doors. The listing description notes that the building has a 'Cottage orne' style. Mature trees grow around north eastern and south eastern sides of the rear garden. Moderate significance.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets and the impacts of development.</p> <p>New homes on SHLAA site 6/24/0165 not likely to affect the setting of listed building because of:</p> <ul style="list-style-type: none"> • the spacing between the possible development site and the edge of the listed buildings curtilage; and • the visual screening provided by vegetation (including mature trees) and buildings on intervening land. 	<p>To be guided by the outcome of the investigation and the significance of possible non-designated assets.</p>

Table 12: initial assessment of the impacts on the historic environment of small site at Sandford

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Upton: SHLAA reference 6/15/1320.</p> <p>Site being presented as part of Option A in January 2018 options consultation.</p>	<p>No records of designated or non-designated assets within the site.</p>	<p>Lytchett Minster Conservation Area is positioned around 400 metres to the west of the possible development site (on the opposite side of the A35). There are also a number of grade II listed buildings (and one II* listed building 'Post Green House') within the conservation area.</p> <p>The conservation area includes two country houses (set within parkland), churches and part of the village of Lytchett Minster. One of the country houses ('Post Green House') is particularly significant, but because of its position is not likely to be effected by development to the west in Upton. The listed buildings at Lytchett Minster School are set within extensive landscaped grounds (historically enclosed for use as parkland in connection with South Lytchett Minster Manor). The eastern edge of the parkland and listed gates/lodge face the potential development site. The layout of buildings, their architectural style/character, and the relationship with landscaped parkland all contribute toward the conservation areas special interest. High significance.</p> <p>As noted above there are a number of grade II listed buildings within the Lytchett Minster Conservation whose setting may be affected by development on land to the east. These include:</p> <ul style="list-style-type: none"> • Entrance gates to south Lytchett Manor (north east entrance), rectangular stone pillars (incorporating moulded plinths and caps, with shaped tops and ball finials). Low curved walls link pillars to an outer pair of piers. Ornamental iron gates hung on pillars; • Lodge to South Lytchett Manor, single storey building has rough cast walls with Ham Stone dressings and pyramidal pitched roof covered in slate (roughcast chimney stack at centre of roof). Flemish style dormer windows in roof; • Parish Church, whose walls are formed from a mix of iron stone and buff bricks. The church has a low pitched roof covered in slate. Architectural details include towers (supported by angled buttresses) with ornate parapets, stone carving and a 'pinnacled' slate sundial; • A cast iron milepost, painted white with black lettering giving 	<p>Further investigation needed to assess the significance of the possible non-designated assets and the impacts of development on its setting.</p> <p>The Council allocated land for new homes next to Policemans Lane through the PLP 1 (adjacent land to the north of the possible development site). Planning permission has now been granted to erect 70 new homes on this neighbouring land (reference 6/2017/0308). To limit the impact of traffic noise from the A35 on these homes the developer has formed an earth bund (between 1.1 and 1.4 metres high) and wooden fence (between 1.2 and 2 metres high) along the sites western boundary. The bund/fence also encloses the western side of the possible development site which is presented as part of Option A.</p> <p>Taking account of:</p> <ul style="list-style-type: none"> • the distance between the edge of the possible development site and the edge of the Lytchett Minster Conservation Area (around 400 metres); • the physical separation provided by the busy main road; and • the visual screening provided by the approved earth bund/fencing; <p>it is not likely that development at the potential development will have any further significant adverse impact on the setting of the designated assets to the west.</p>	<p>To be guided by the outcome of the investigation and the significance of non-designated assets.</p>

		<p>distances/direction to Wareham and Poole;</p> <ul style="list-style-type: none"> • Entrance gates to south Lytchett Manor (south east entrance), rectangular stone pillars (incorporating moulded plinths and caps, with shaped tops and ball finials); • Number 57 Dorchester Road, two storey building with roughcast brick walls and a pitched thatched roof. The building includes sash windows at ground and first floors; and • Number 60 Dorchester Road, 2 storey building with part brick and part plastered walls, and pitched roof covered in thatch. The building has brick chimney stacks and casement windows at ground and first floor. <p>Moderate significance.</p> <p>One historic environment record of non-designated assets (historic environment number: MDO29471) on adjacent land to the east of the potential development site. Historic environment records described the asset as: 'An area of Second World War anti-glider defences are visible as earthworks on aerial photographs of 1947 to the east of Lytchett Minster.'</p> <p>Unknown significance.</p>		
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Table 13: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Wool: SHLAA references: 6/27/0240, 6/27/0254 and 6/27/0258.</p> <p>Sites could form part of Options A, B or C as presented in January 2018 options consultation.</p>	<p>Two historic environment records of possible non-designated assets (historic environment numbers: MDO30381 and MDO30396). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> • "Pug Pit". A post medieval quarry is marked on the OS 1st edition map to the south of Lower Hillside Road, Wool. It is visible as earthworks on aerial photographs taken in 1946 and is still visible on the latest imagery.'(MDO30381); and • 'Three parallel linear banks are visible as cropmarks on aerial photographs to the south of Wool. They are considered likely to be the remains of medieval strip fields or ridge and furrow cultivation.' (MDO30396). • Unknown significance. 	<p>Development has the potential to affect the setting of two scheduled monuments:</p> <p>Romano-British settlement site positioned around 210 metres to the west of SHLAA site 6/27/0254; and Barrows (close to Woodmans Cross) positioned around 600 metres to the south east of SHLAA site 6/27/0254.</p> <p>The Romano British settlement was discovered in 1959 after groundworks were carried out in the field. Evidence of two structures were discovered during these excavations and pottery sherds have previously been found in the field. The full extent of the settlement, and the preservation of remains, is not currently known. The designated asset has considerable evidential value to archaeology. High significance.</p> <p>The scheduled monument close to Woodmans Cross comprises four closely spaced barrows (each barrow has a diameter of between 20/28 metres and are between 0.4/1.5 metres high). Ceramic urns (containing cremated remains) were discovered in two of the barrows following excavation in 1831. The barrows have an elevated positioned in a modern agricultural landscape. High significance.</p> <p>The possible development sites (SHLAA references 6/27/0240, 6/27/0254 and 6/27/0258) are positioned to the south west of the Wool Conservation Area (around 270 metres from the Conservation Areas south western boundary). The interrelationship between listed buildings in the Conservation Area, the pattern of streets, and eastward views (into the surrounding countryside) all contribute toward giving the asset a high significance.</p> <p>There are also three grade II listed buildings within this part of the Conservation Area. The listed buildings include:</p> <ul style="list-style-type: none"> • a single storey thatched roof cottage with plastered walls (described as Number 43 Random); • York Cottage, a single storey thatched roof building (originally two or three cottages) with rough cast walls. Mix of casement/sash windows and dormer windows in the roof; and • Ivy Cottage/Sturmey Cottage, a pair of cottages. Ivy Cottage is two storeys with a thatched roof and plastered walls. Sturmey Cottage is single storey with thatched roof and plastered walls. Both cottages have out buildings in their gardens (likely to have previously been used as wash houses). 	<p>Further investigation needed to assess the significance of the possible non-designated assets and the impacts of development.</p> <p>Setting of Romano British settlement: as underground archaeological remains the scheduled monument is not visible from the surface. Its setting comprises the inter-relationship between the remains and the ground which they lie within. Because of the nature of monument, the setting between it (and surrounding land) makes a low contribution toward its significance.</p> <p>The distance between possible development sites and monument means there is a moderate potential for undiscovered assets within part of the site (SHLAA site 6/27/0254) and a low potential for undiscovered assets in other part of site SHLAA site 6/27/0258).</p> <p>Setting of barrows (close to Woodmans Cross): development may affect the monuments setting. Any potential impact on significance is limited by:</p> <ul style="list-style-type: none"> • the distance between the possible sites and the barrows; • the position of the of the possible sites (between 30 and 40 metre contour lines next to southern edge of the village); • the assets historic character and significance (heathland barrows tend to be isolated or in small groups and as such do not have a wider landscape setting – funerary monuments in the immediate vicinity of the barrows make a more significant contribution to its significance); and • screening provided by hedging planted around the edges of field boundaries. <p>Development in the possible sites (SHLAA references 6/27/0240, 6/27/0254 and 6/27/0258) has the potential to effect the setting of the Wool Conservation Area and listed buildings around the edge of the Conservation Area.</p>	<p>To be guided by:</p> <ul style="list-style-type: none"> • the outcome of the further investigation and the significance of possible non-designated assets (an archaeological survey and field evaluation are likely to be needed to fully assess the significance of any assets); and • a more detailed assessment of the potential impact of development on the setting of the scheduled monuments close to Woodmans Cross, the Wool Conservation Area and listed buildings within the Conservation Area (in particular those positioned close to its south western edge). <p>The size, appearance, layout and detailed design of building at the possible sites (SHLAA references 6/27/0240, 6/27/0254 and 6/27/0258) should be guided by their context and relationship with existing assets.</p>

Table 14: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Wool: SHLAA reference 6/27/0241.</p> <p>Site could form part of Options A, B or C as presented in January 2018 options consultation.</p>	<p>Two historic environment records of possible non-designated assets (historic environment numbers: MDO30383 and MDO30384). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> • ‘The probable site of a post medieval quarry is visible as cropmarks on aerial photographs to the west of Balfors Farm, Wool.’ (MDO30383); and • ‘The probable sites of three post medieval quarries are visible as cropmarks and low earthworks on aerial photographs and lidar to the south-east of Burton Cross, Wool.’ (MDO030384) • Unknown significance. <p>The southern edge of SHLAA site 6/27/0241 is adjacent to the boundary of scheduled monument (Romano-British settlement). There have only been limited archaeological investigation of the monument. This a potential for unrecorded assets connected with the monument in the southern part of the SHLAA site. Unknown significance.</p>	<p>Development has the potential to affect the setting of four scheduled monuments:</p> <ul style="list-style-type: none"> • Romano-British settlement (positioned adjacent the southern side of SHLAA site 6/27/0241); • Barrows as Woodman’s Cross (positioned around 1 km to the south east of SHLAA site 6/27/0241); • Medieval settlement 350 metres to the west of West Burton Dairy (scheduled monument positioned around 740 metres to the west of the site); and • Bowl barrow (scheduled monument positioned around 750 metres to the west of the site). <p>Refer to table above for descriptions/significance of the Romano-British settlement and the group of barrows close to Woodmans Cross.</p> <p>There are records of the medieval settlement in documents from 1279. It was formed from between five and seven households and it is likely that it was abandoned by 1540. Well defined surface earthworks survive at the site. The monument is likely to contain archaeological remains which contribute to the understanding of the local area. High significance.</p> <p>The bowl barrow is formed from a circular earth mound (28 metres in diameter and around 0.5 metre high). High significance.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets within the site (there is a high potential for undiscovered assets connected with the Romano-British settlement because of the relationship between sites) and the impacts of development.</p> <p>Setting of Romano British settlement: as underground archaeological remains the scheduled monument is not visible from the surface. Its setting comprises the inter-relationship between the remains and the ground which they lie within. Because of the nature of monument, the setting between it and surrounding land at surface level makes a low contribution toward its significance.</p> <p>Setting of medieval settlement: the immediate setting (farmland) around the monument makes moderate contribution to its significance. Any potential impact would be limited because of:</p> <ul style="list-style-type: none"> • the position of the settlement on the other side of the A352; • distance between the SHLAA site and the monument; and • development is not likely to have a significant adverse impact on the monuments setting. <p>Setting of the bowl barrow: Any potential impact on significance is limited by: the distance between the possible development site and the barrow; the assets historic character and significance (heathland barrows tend to be isolated or in small groups and as such do not have a wider landscape setting – funerary monuments in the immediate vicinity of the barrow make a more significant contribution to its significance); and screening provided by hedging planted around the edges of field boundaries.</p> <p>Wider assessment may be needed to assess impact on the settings of nearby scheduled monuments.</p>	<p>To be guided by:</p> <ul style="list-style-type: none"> • the outcome of the further investigation and the significance of possible non-designated assets (an archaeological survey and field evaluation are likely to be needed to fully assess the significance of any assets); • a more detailed assessment of the potential impact of development on the setting of the scheduled monuments to the west and south east; and • a more detailed field investigations and evaluations into the extent of the Romano-British settlement and its relationship with the possible development site. <p>Subject to findings: consider a buffer between the possible development site and the edge Romano-British settlement, layout of potential development informed by archaeological remains in the scheduled monument, and evaluate the opportunities to enhance the significance of the monument (through greater appreciation of its significance and possible access through the monument to the Suitable Alternative Natural Green Space to the south).</p> <p>The size, appearance, layout and detailed design of new buildings at the possible site (SHLAA references 6/27/0241) should be guided by their context and relationship with existing assets.</p>

Table 15: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Wool: SHLAA references 6/27/0242, 6/27/0246, 6/27/0248 and 6/27/1309.</p> <p>Sites could form part of Options A, B or C as presented in January 2018 options consultation.</p>	<p>One historic environment record of possible non-designated asset (historic environment number: MDO30394). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> • 'A wide linear bank, possibly a field boundary of uncertain date, is visible as cropmarks on aerial photographs running NW-SE from East Burton to Braytown.' • Unknown significance. 	<p>There are 11 grade II listed buildings close to the site whose settings might be affected by the development in SHLAA sites forming part of options.</p> <p>To the west of SHLAA sites 6/27/0242, 6/24/0248, and 6/27/1309 these include:</p> <ul style="list-style-type: none"> • A former church (built 1839). The building has stone walls and a slate covered roof. Gothic style windows in the sides of the buildings. Stone 19th Century headstones in church yard enclosed by stone boundary wall; • Church Cottage, a two storey building with plastered walls and a thatched roof (brick chimney stacks) (rear garden faces SHLAA site 6/27/0248); • Giddy Cottage, a single storey building with a thatched roof and plastered walls. Half dormer windows in roof (rear garden faces SHLAA site 6/27/0248); and • Dizzy Cottage, two storey building whose walls are formed from a mix of brick, plaster and stone. Pitched roof covered in thatch. <p>To the north west of SHLAA site 6/27/0246 these include:</p> <ul style="list-style-type: none"> • Gaffers, single storey (first floor accommodation in attic) building with brick/stone walls and a pitched thatched roof. Half dormer in roof front East Burton Road (eastern side of garden faces onto SHLAA site 6/27/0246); • Number 3 East Burton Lane, single storey building with plastered walls and a pitched thatched roof (brick chimney stacks); • Barn at east Burton Dairy, single storey building with walls formed from brick/stone and pitched roof (with cropped gables) covered in tiles. The building includes a large cart porch (with hipped roof) facing toward a yard/Water Meadow Lane; • Snipe Cottage, two storey buildings with plastered cob walls, thatched roof and brick chimney stacks. Casement style windows; • Colt's Close, single storey building (first floor accommodation in an attic) with plastered cob walls and thatched roof (plastered chimney stacks). Half dormer windows in thatched roof. Detached outbuilding in garden with brick walls and thatched roof; • Talbot Farm Cottage (including adjoining barn at the rear), two storey building with plastered cob walls and a thatched roof (incorporating brick chimney stacks). Cottage has casement style windows. Connected outbuildings link Cottage to a large single storey barn to the rear. Barn has plastered walls and a thatched roof (car porch attached to the barns northern side); and • East Burton Farm Glodia, single storey with plastered cob walls and a thatched covered roof. Half dormers in roof. Single storey out buildings (plastered walls and tiled roof) now incorporated with house. 	<p>Further investigation needed to assess the significance of the possible non-designated assets within the site (also moderate potential for undiscovered assets connected with the Romano-British settlement because of the relationship between sites [350 metres to the south]) and the impacts of development.</p> <p>The curtilages of: Church Cottage, Giddy Cottage, and Gaffers adjoin possible development sites: 6/27/0248 and 6/27/0246. SHLAA site 6/27/0246 is closely related to a cluster of listed buildings on Water Meadow Lane and East Burton Road which have a relatively consistent architectural style which positively contributes to the appearance and character of this part of the village. Development has the potential to affect the setting of these assets and their significance.</p> <p>Limited/no potential impacts on the settings of Romano-British settlement (to the south), medieval settlement (to the west) or the bowl barrow (to the west) because of the: the distance between the possible development site and these assets; the assets historic character and significance; and screening provided by hedging planted around the edges of field boundaries.</p>	<p>To be guided by: the outcome of the further investigation and the significance of possible non-designated assets (an archaeological survey and field evaluation may be needed to fully assess the significance of any assets).</p> <p>More detailed impact assessment, of the relationship between the listed buildings to the west and north west of the possible sites, needed to assess the effect on these assets' settings and their significance.</p> <p>The size, appearance, layout and detailed design of new buildings at the possible site (SHLAA references 6/27/0242, 6/27/0248, 6/27/0248, ad 6/27/1309)) should be guided by their context and relationship with existing assets (in particular those listed buildings to the north west of SHLAA site 6/27/0246).</p>

		<p>Individually these assets are considered to have moderate significance, collectively the architectural character of listed buildings at East Burton (along Water Meadow Lane and East Burton Road) to the west/north west of SHLAA sites 6/27/0248 and 6/27/0246, contribute to the appearance and character of this part of the village.</p> <p>Scheduled monuments (medieval settlement and bowl barrow described above) positioned between 750 and 840 metres to the west. High Significance.</p>		
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Table 16: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Wool: SHLAA reference 6/27/0249.</p> <p>Sites could form part of Options A, B or C as presented in January 2018 options consultation.</p>	<p>No records of designated or non-designated assets within the possible development site.</p>	<p>Development in SHLAA site 6/27/0249 may affect the setting of grade II listed buildings to the east and north east of site. Some of the special characteristics of these buildings are described in the table above.</p> <p>The settings of the following listed buildings are likely to be particularly effected: former church (Burton Road); 'Church Cottage'; 'Giddy Cottage'; and 'Dizzy Cottage'.</p> <p>Individually these assets are considered to have moderate significance.</p> <p>Scheduled monuments (medieval settlement and bowl barrow described above) positioned between 380 and 560 metres to the south west. High Significance.</p>	<p>Development at SHLAA site 6/27/0249 has the potential to affect the setting of the listed buildings to the east and north east and their significance.</p> <p>Limited/no potential impacts on the settings of Romano-British settlement, medieval settlement or the bowl barrow because of the: the assets historic character and significance; and screening provided by hedging planted around the edges of field boundaries.</p>	<p>More detailed impact assessment on the listed buildings (to the east and north east of the possible development site) needed to assess potential harm to their settings and significance.</p> <p>The size, appearance, layout and detailed design of new buildings at the possible site (SHLAA references6/27/0249) should be guided by their context and relationship with existing assets.</p>

Table 17: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>Wool: SHLAA reference 6/27/0546.</p> <p>Sites could form part of Options A, B or C as presented in January 2018 options consultation.</p>	<p>One historic environment record of possible non-designated asset (historic environment number: MDO30385). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> • 'The probable sites of three post medieval quarries are visible as low earthworks on aerial photographs and lidar to the south-west of Burton Cross, Wool.' • Unknown significance. 	<p>Scheduled monuments (medieval settlement and bowl barrow described above) positioned between 300 and 415 metres to the west around 140 metres to the south east (Romano British settlement). High Significance.</p>	<p>Limited/no potential impacts on the settings of Romano-British settlement, medieval settlement or the bowl barrow because of the: the assets historic character and significance; and screening provided by hedging planted around the edges of field boundaries.</p>	<p>To be guided by: the outcome of the further investigation and the significance of possible non-designated assets (an archaeological survey and field evaluation may be needed to fully assess the significance of any assets).</p>

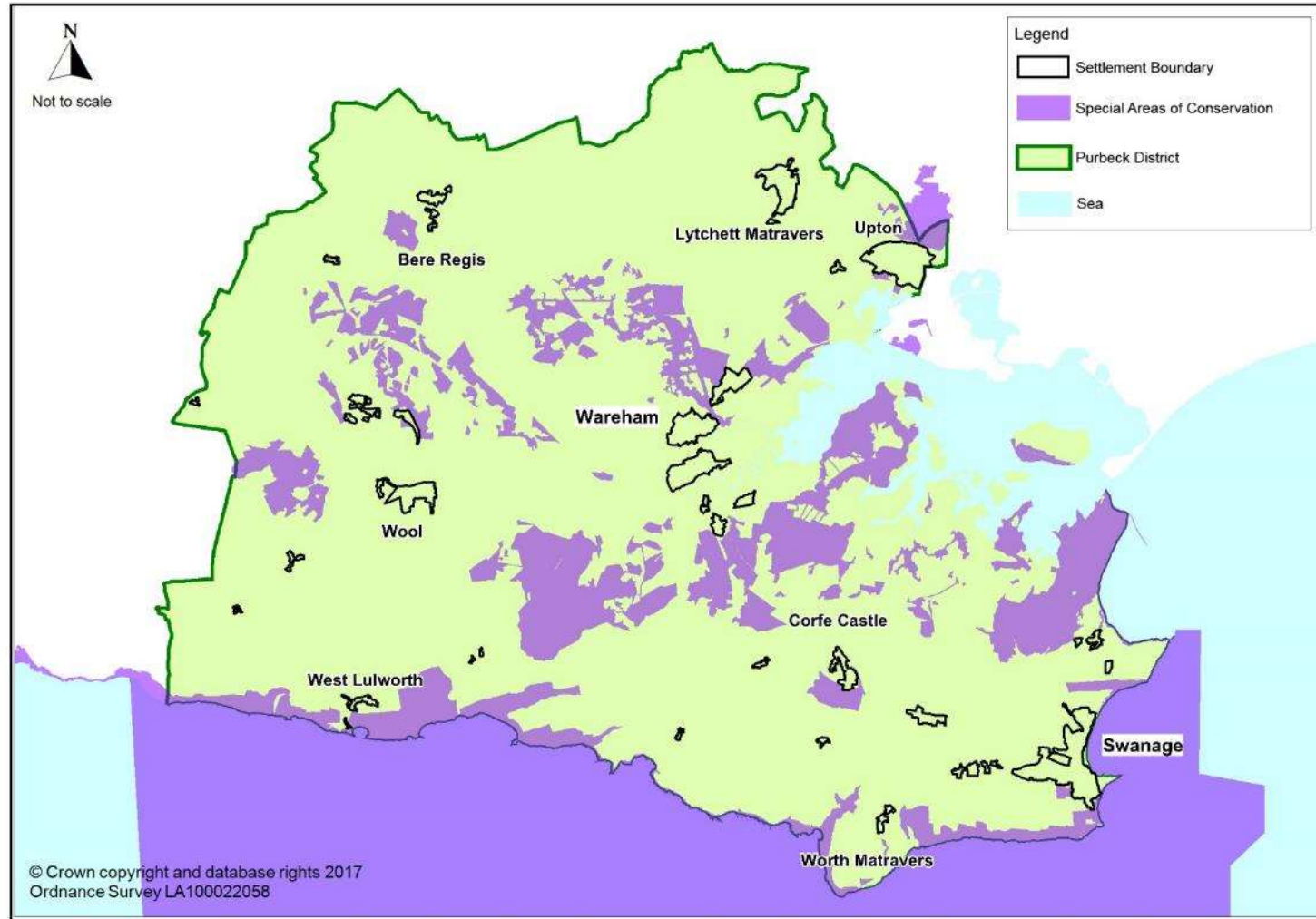
Table 18: initial assessment of the impacts on the historic environment of sites presented in options A, B and C at Wool

The options also include land which Wareham Town Council and Bere Regis Parish Council are considering as possible sites for homes through neighbourhood plans. The town and parish councils' will need to review the potential impacts of development at the sites which they are considering as part of the process of preparing their plans. As the Council would need to consider changes to Green Belt boundaries, through the Local Plan Review, for homes to be allocated in north Wareham (to the west of Westminster Road Industrial Estate), this paper considers potential impacts on the Historic Environment at these sites.

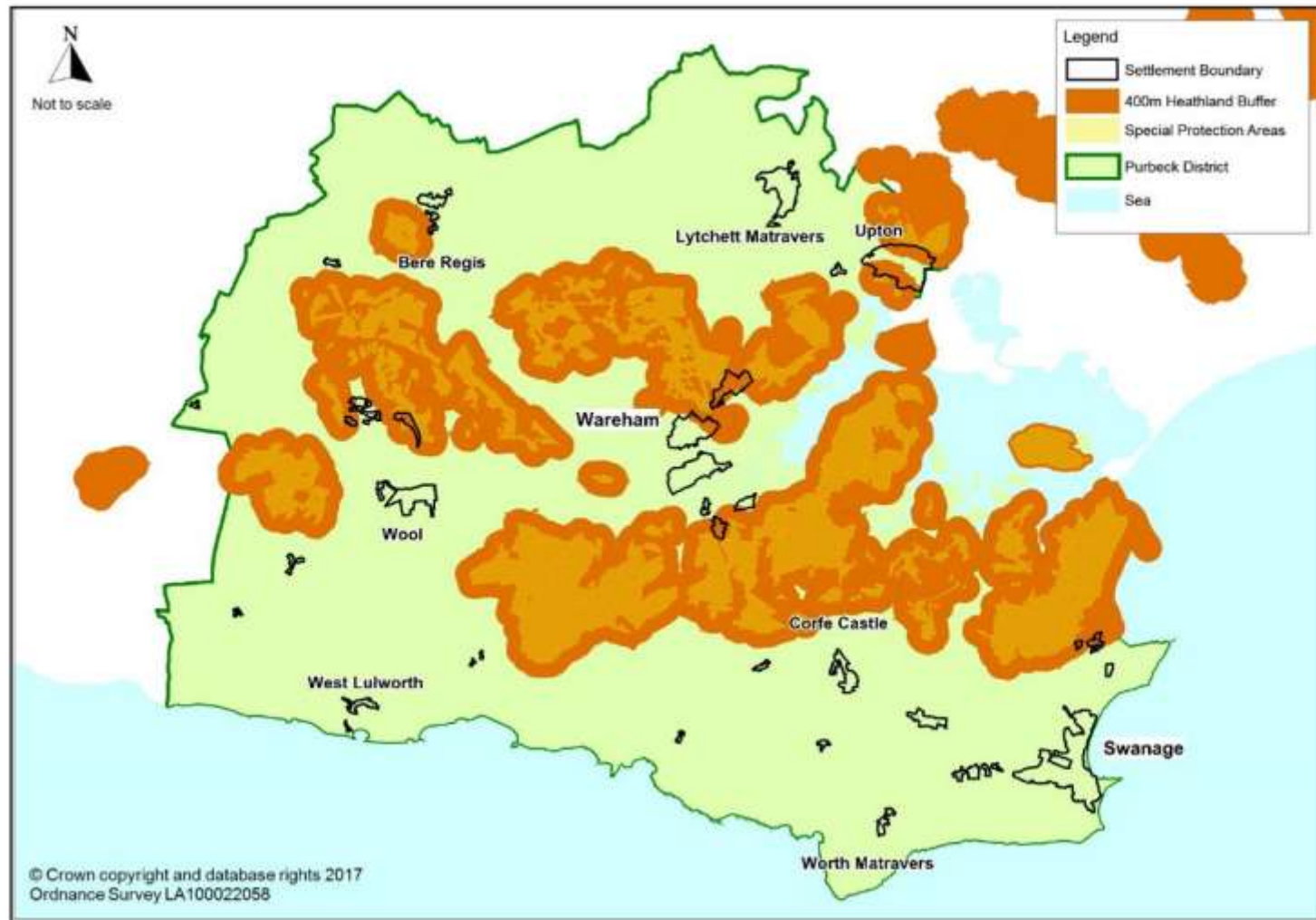
Sites	Potential direct effects the on historic environment	In-direct effects on the historic environment	Potential harm to the significance of heritage assets	Opportunities to: avoid potential harm; mitigate potential harm; or compensate potential harm.
<p>North Wareham: SHLAA site references 6/23/0167 and 6/23/1314.</p> <p>The neighbourhood plan steering group is exploring options that would allow a neighbourhood plan to deliver around 200 new homes. The Council has taken this into consideration when selecting sites for the options presented in the consultation.</p>	<p>Two historic environment records of possible non-designated asset (historic environment numbers: MDO30760 and MDO30762). Historic environment records described the potential assets as:</p> <ul style="list-style-type: none"> • 'A group of prehistoric or later trackways are visible as cropmarks on aerial photographs of fields to the south-east of Seven Barrows Farm, Wareham Town.'(MDO30760); and • 'A group of post medieval drainage ditches are visible as cropmarks on aerial photographs of what used to be fields surrounding north-west of Wareham Town. This area has since been built over by modern developments. These features were digitally plotted during the Wild Purbeck Mapping Project.' (MDO030762) • Unknown significance. 	<p>Scheduled monument (described in the listing description as 'Four bowl barrows 70m east of Seven Barrows Farm') positioned around 113 metres to the north west of the possible development site. Wareham Conservation Area, Wareham Walls Scheduled Monument, and numerous grade II (some grade I) listed buildings inside the towns walls, all positioned around 1km to the south east of the possible development site.</p> <p>Four bowl barrows: the scheduling description describes the monuments as a group of bronze age (dated between 2000 – 700 BC) burial mounds (formed from earth, sand and turf). They measure between 12 and 25 metres in diameter and between 0.4 and 0.8 metres in height. The barrows overlook Poole Harbour to the east and the Frome Valley/Purbeck hills to the south. Excavation ditches around the barrows have been infilled but are likely to survive as buried features. The site for the monument includes a 2 metre buffer around the edges of the archaeological features (for the monument's support and preservation). The scheduling description notes that the bowl barrows survive comparatively well and are likely to contain contemporary archaeological and environmental evidence relating to the cemetery and the surrounding landscape. High significance.</p> <p>Wareham walls/Conservation Area/listed buildings: Wareham was an Anglo-Saxon centre known as a burh – group of planned medieval towns. These defended urban centres typically have an ordered layout, with buildings arranged around a regular grid pattern of streets. Parts of the town are enclosed by the remains of earth ramparts (up to 3.6 metres high and almost 20 metres wide in some places) which remain visible from the surrounding countryside. The northern section of wall (with the possible development site to the north west) rises around 12 metres above the valley floor of the River Piddle. This part of the rampart is almost 20 metres wide.</p> <p>There are also remains of a motte and bailey castle with shell keep likely to have been built following the Norman conquest.</p> <p>The layout of buildings, Listed buildings (particularly concentrated along North Street, East Street, South Street, and West Street) contribute toward the towns special character and interest. High significance.</p>	<p>Further investigation needed to assess the significance of the possible non-designated assets within the site and the impacts of development.</p> <p>Development to the west of Westminster Road is likely to effect the setting of the four bowl barrows positioned on the higher ground further to the west. A more detailed assessment is needed to thoroughly consider the potential impacts of possible development on the barrows significance.</p> <p>Despite the significance and prominence of the heritage assets, development to the west of Westminster Road is not likely to have significant adverse impacts on the setting of the Wareham Conservation, Wareham Walls scheduled monument, or the listed buildings within the town walls because of:</p> <ul style="list-style-type: none"> • the distance between the possible development site and these assets (the assets and the site will be clearly divided by a undeveloped buffer, the River Piddle, Wareham bypass [A351] and a railway line); and • visual screening provided by development on Wessex Oval and Humber Chase. 	<p>To be guided by: the outcome of the further investigation and the significance of possible non-designated assets (an archaeological survey and field evaluation may be needed to fully assess the significance of any assets).</p> <p>More detailed impact assessment, of the relationship between the four bowl barrows, needed to assess the potential effect of development on these assets' settings and their significance.</p> <p>The size, appearance, layout and detailed design of new buildings at the possible site should be guided by their context and relationship with existing assets (in particular bowl barrows to the west).</p>

Table 19: initial assessment of the impacts on the historic environment of land being considered through Wareham Neighbourhood Plan

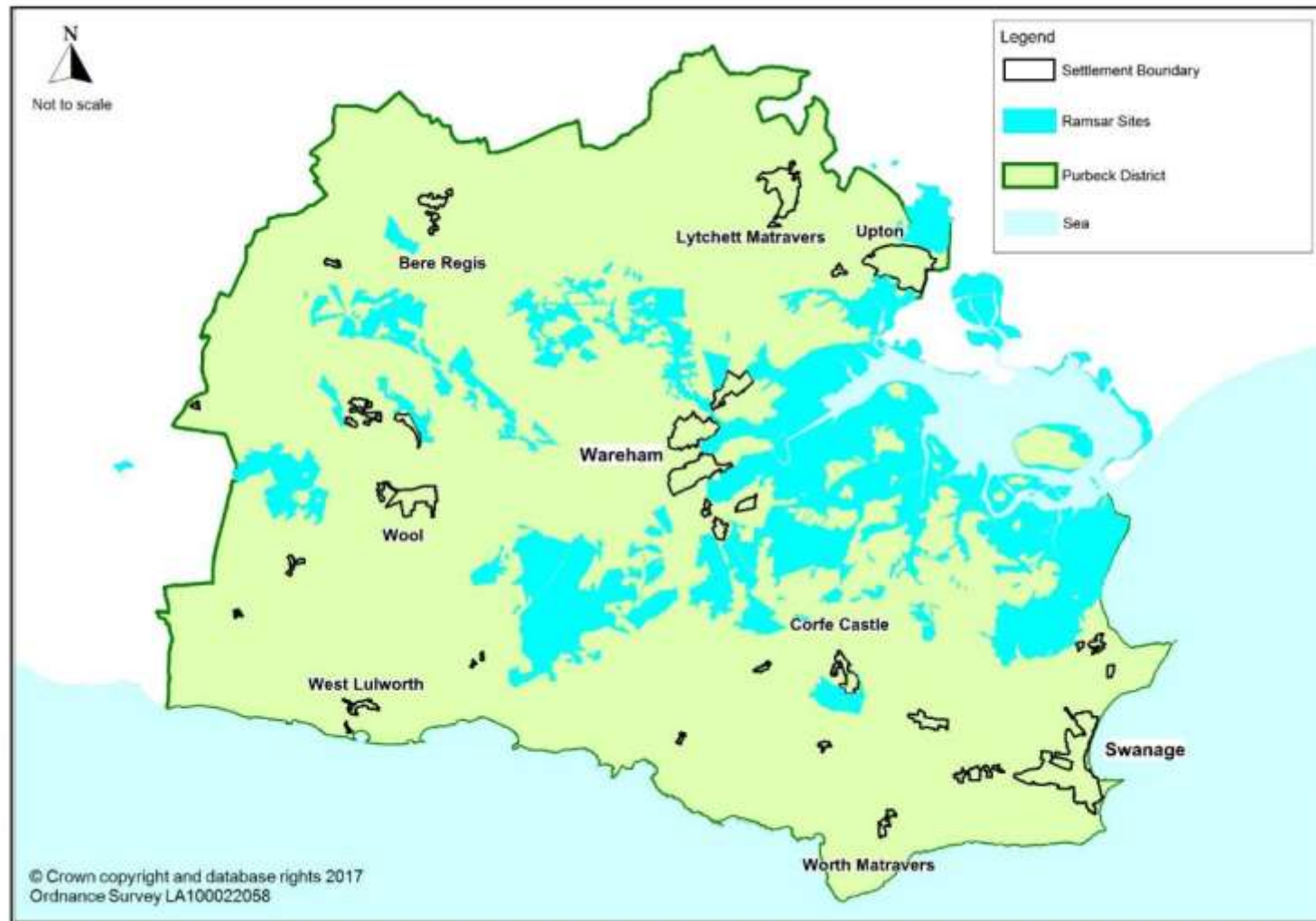
Appendix 2: maps showing European sites and sites of special scientific interest in Purbeck



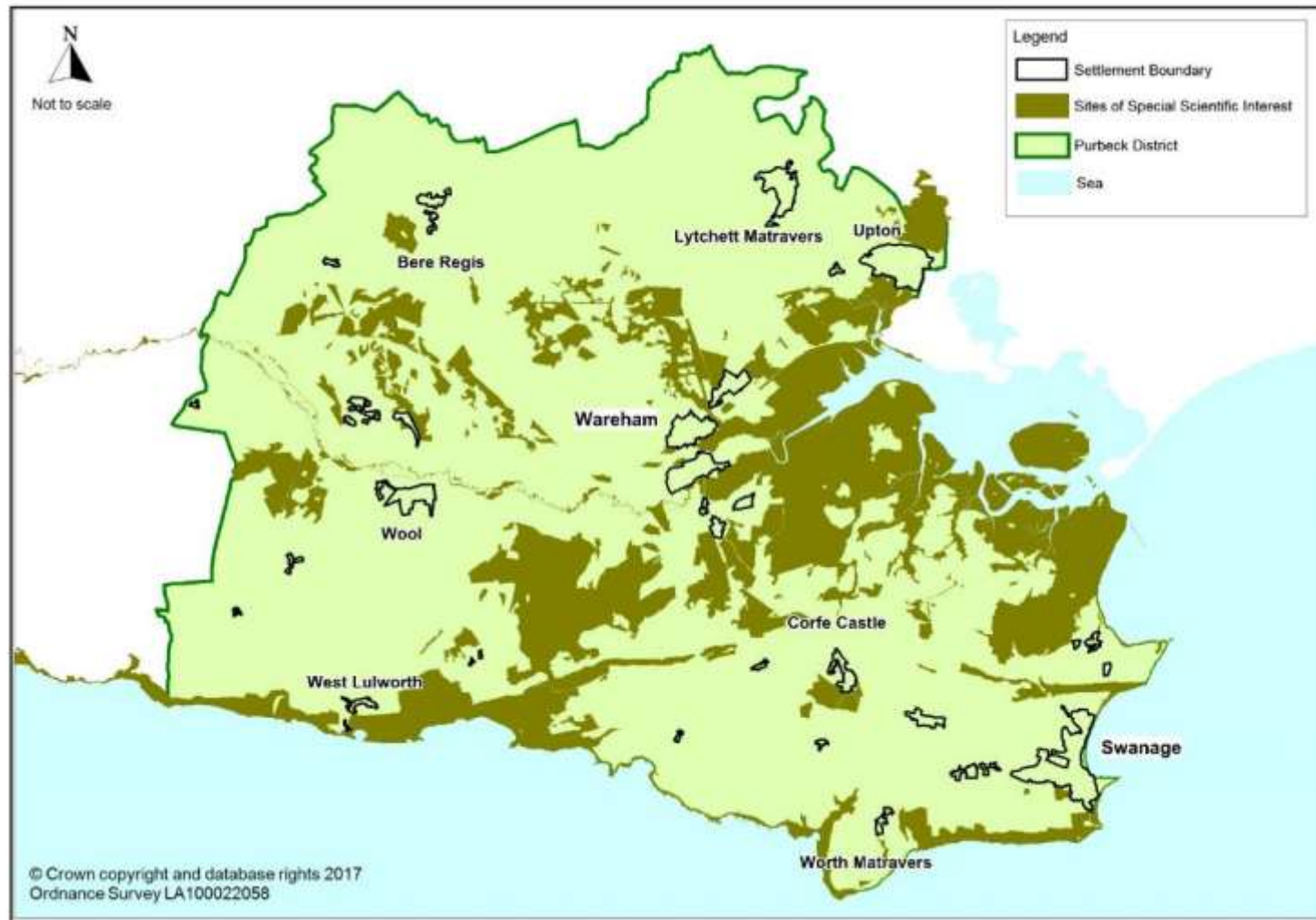
Map 3: special areas of conservation (SAC) in Purbeck



Map 4: special protection areas (SPAs) in Purbeck

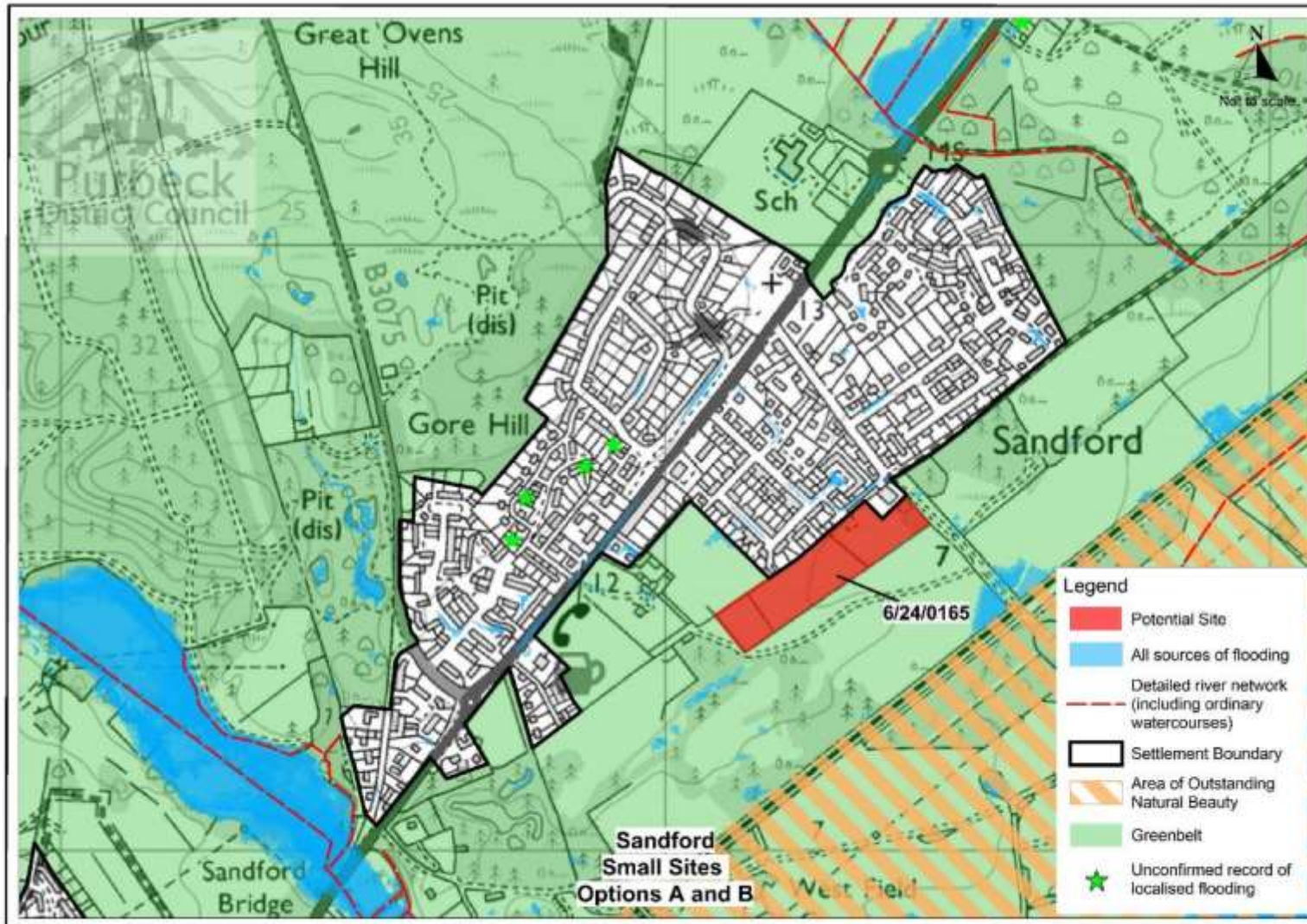


Map 5: RAMSAR wetlands in Purbeck

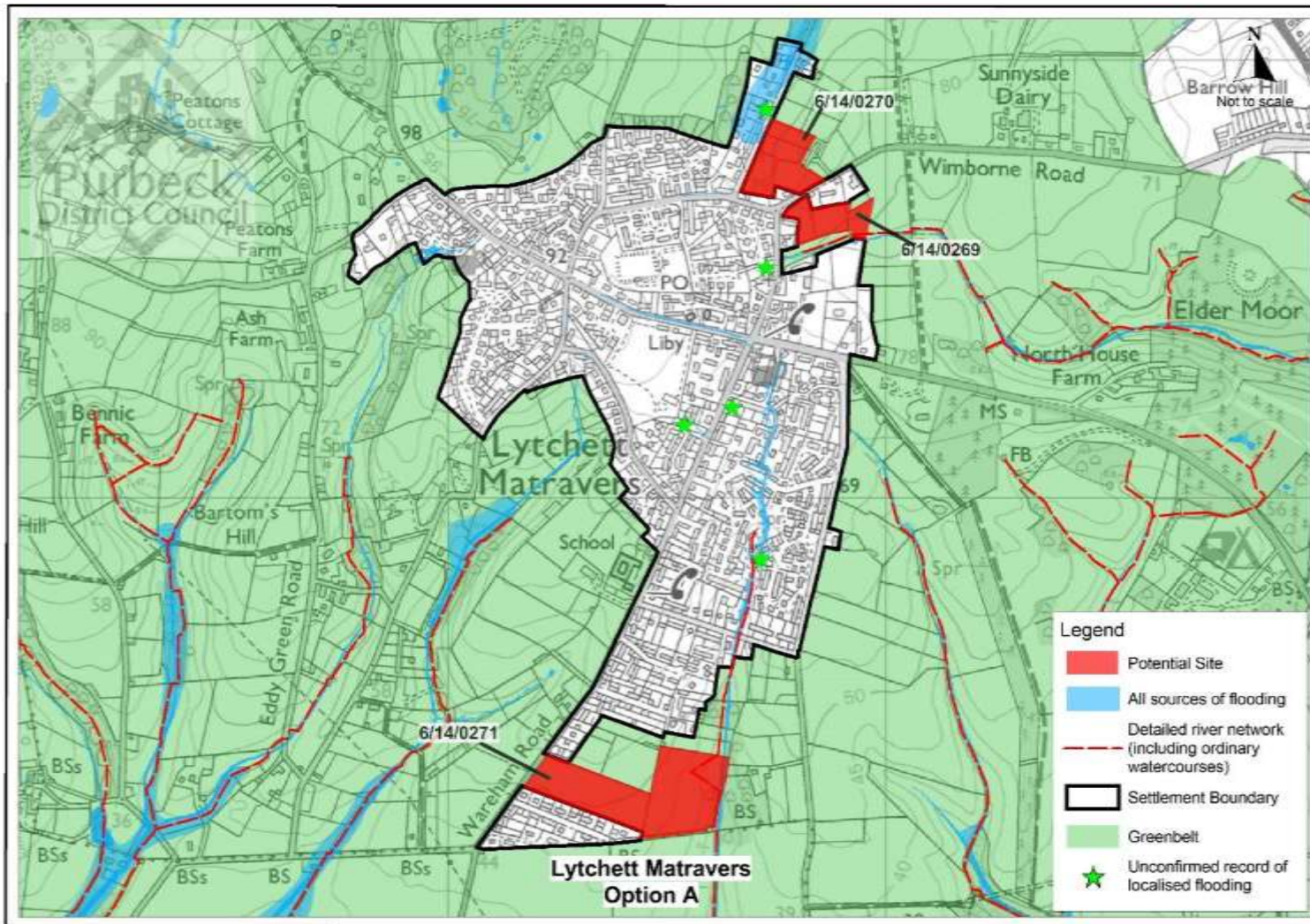


Map 6: sites of special scientific interest (SSSI) in Purbeck

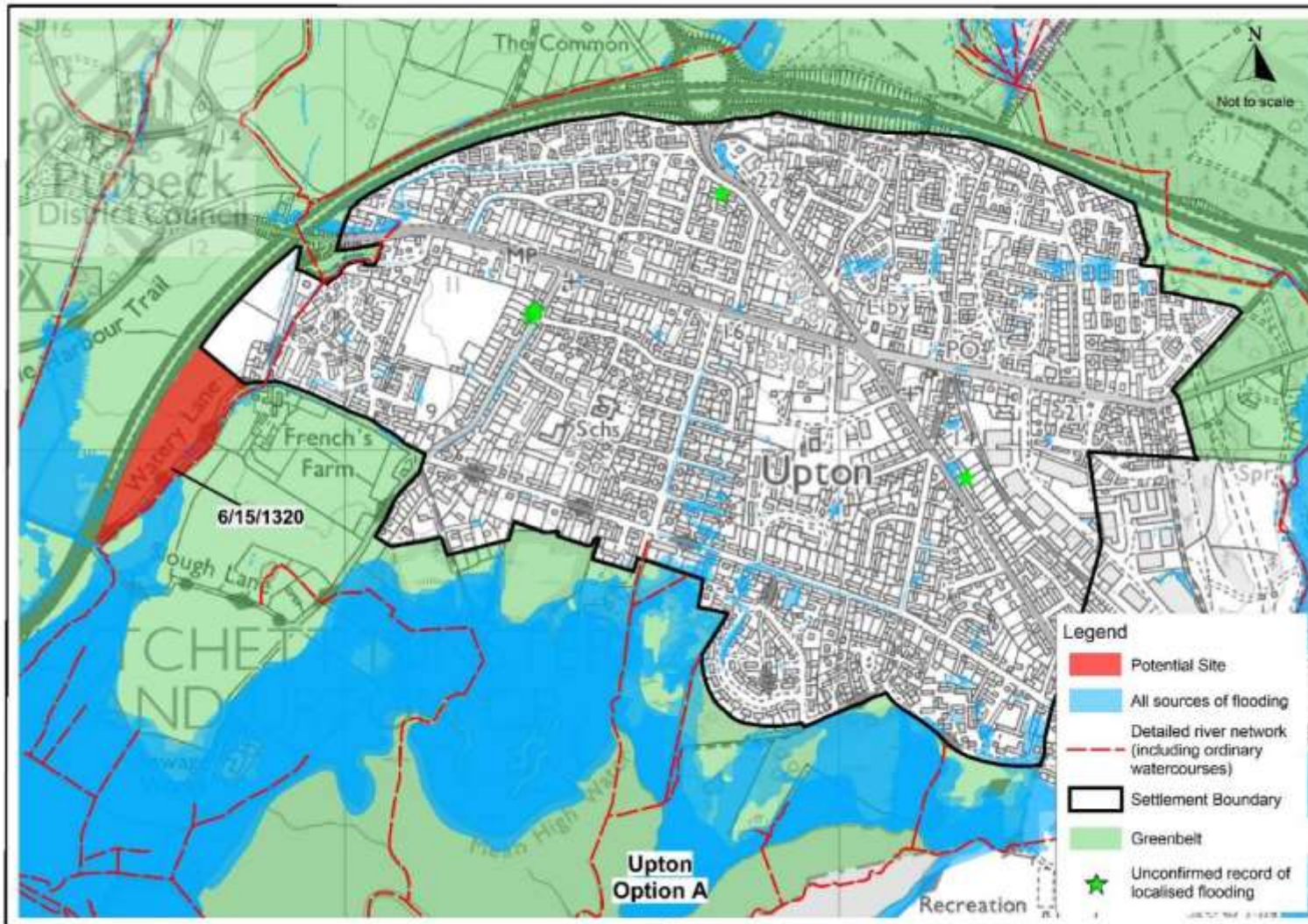
Appendix 3: maps showing sites presented in options



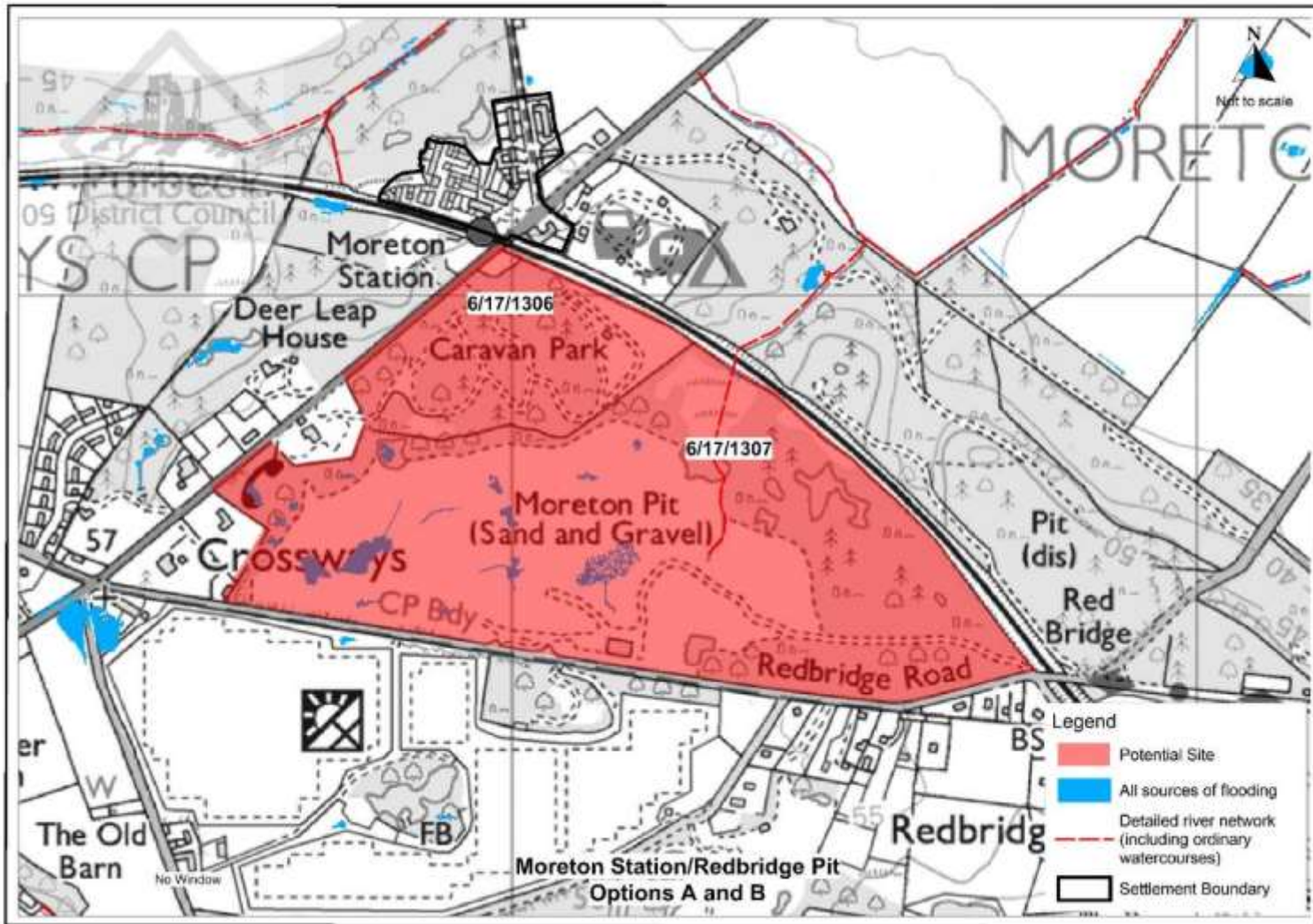
Map 7: possible site for homes Sandford



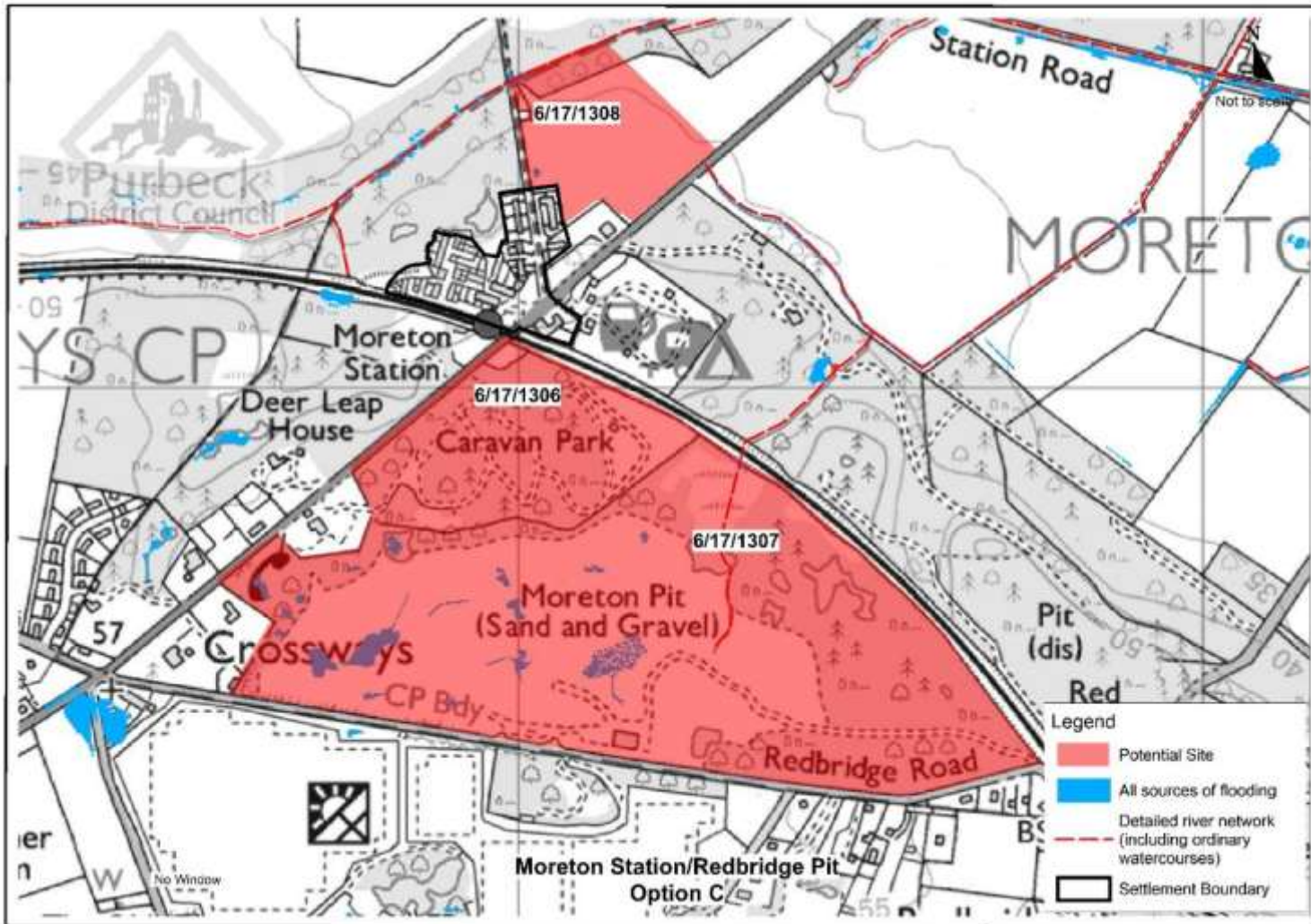
Map 8: possible sites for homes Lytchett Matravers (Option A)



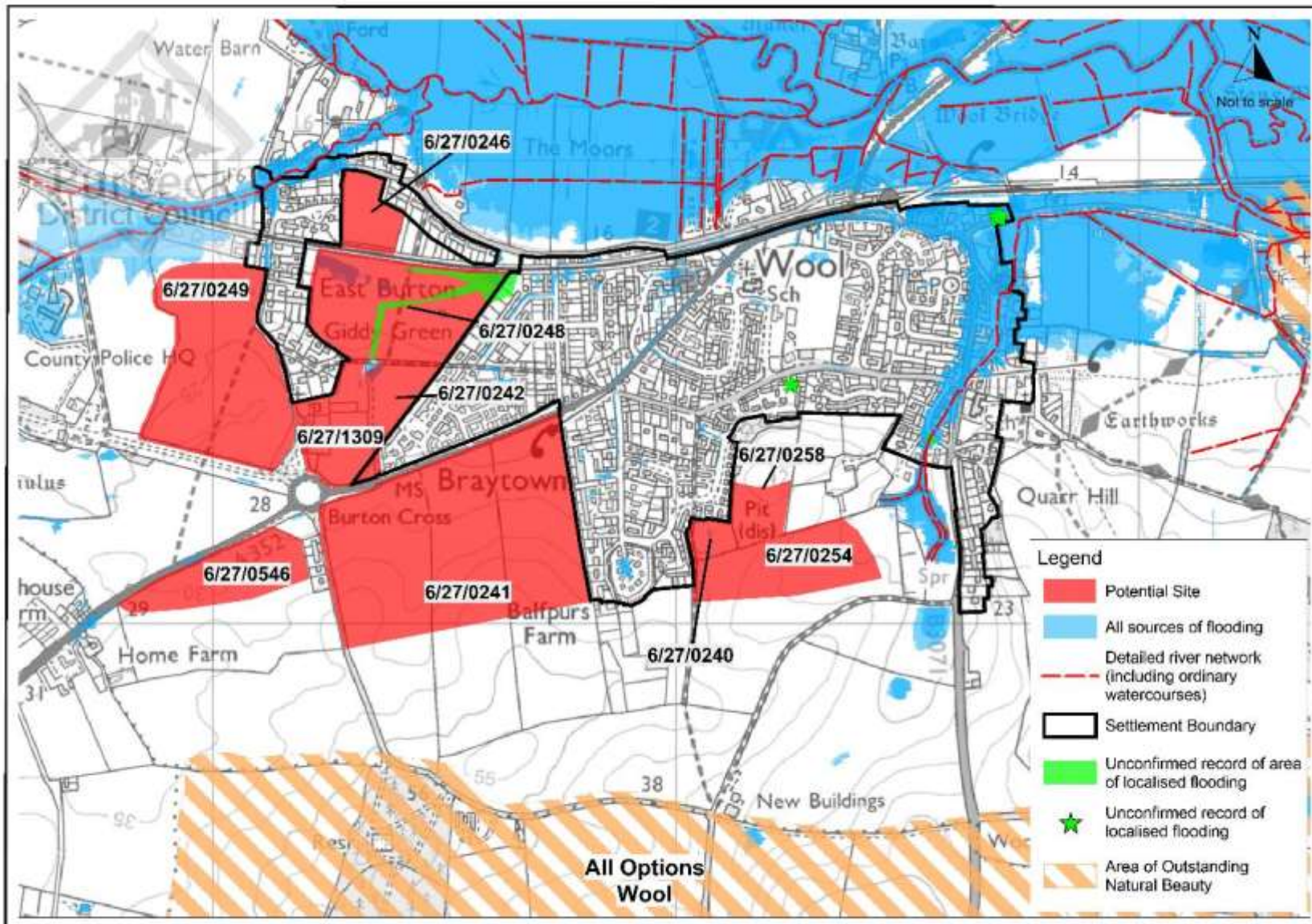
Map 9: possible site for homes Upton (Option A)



Map 10: possible sites for homes Moreton (Redbridge Pit) (Options A and B)



Map 11: possible sites for homes Moreton (Redbridge Pit and Moreton Station) (Option C)



Map 12: possible sites for homes Wool (Options A, B and C)



Thriving communities in balance
with the natural environment