

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Strategic Housing Land Availability Assessment
(SHLAA) - Part One, January 2018



Thriving communities in balance
with the natural environment

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Executive summary

The Council is required by the National Planning Policy Framework (NPPF) and Planning Practice Guidance to prepare a Strategic Housing Land Availability Assessment (SHLAA) to identify a future supply of land which is suitable, available and achievable for housing over the plan period (2016 – 2033). By indicating those sites which are ‘included’ and those which have been ‘excluded’ from consideration the SHLAA identifies and assesses the potential for development at specific sites. The Council has considered sites that have promoted by individuals as well as land which it has identified through work on a District Wide Environmental and Infrastructure Capacity Study and officer led reviews of other sites. The Council has assessed the suitability of these sites for development and the likelihood that they will be developed.

Because of the uncertainty over Objectively Assessed Housing Need (OAN) for the district the Council has decided to divide its SHLAA into two parts. This first part of the SHLAA concludes that 56 of the 282 sites that have been considered through this assessment pass the SHLAA tests and therefore could in theory be suitable for development. These sites could deliver around 5,131 homes, but this figure needs to be treated with caution because:

- not all of the sites will be available to allocate through the Council’s Local Plan as some will be allocated through the Bere Regis Neighbourhood Plan and the Wareham Neighbourhood Plan. These sites will need to stay in the SHLAA until they are allocated. The sites allocated through Bere Regis and Wareham Neighbourhood Plans will need to be deducted from the totals in this document after it has been adopted;
- this document forms part of the Local Plan Review of the Purbeck Local Plan Part 1. Responses to the consultations carried out as part of the Local Plan Review may affect some of the assessments in the SHLAA. This could lead to a change in its conclusions and the total numbers of suitable sites;
- the assessments in the SHLAA consider the suitability in principle new homes at specific sites. They are based on the information submitted by the person promoting the land, information held on the Council’s records, and responses from key consultees. Further information and more detailed assessments may affect the sites suitability/capacity; and
- the assessments in SHLAA have not considered the cumulative impacts of development from neighbouring sites. The Council needs to be mindful of the cumulative effects of development, for example in terms of meeting the requirements of the Habitats Regulations. Suitable Alternative Natural Greenspaces (SANGs) may need to be provided where there are several sites in the same vicinity whose combined impacts would require mitigating.

For these reasons the SHLAA is a good indicator of land which is suitable and available for development but it has not ranked which land would be most suitable for meeting the district’s housing needs. The most suitable sites will need to be selected through the process of preparing the Local Plan.

This process will be guided by the second part of the SHLAA which will address Stages 4 and 5 of the guidance in Planning Practice Guidance (including an assessment as to

whether the supply of land can meet OAN and a draft trajectory for delivering homes). The second part of the SHLAA will be published no later than pre-submission publication of the Local Plan Review which is current anticipated in the winter of 2018.

Introduction

Policy context

1. The Council has started the process of reviewing (here after referred to as the Local Plan Review) the Purbeck Local Plan Part 1 (2012). The Council is preparing an updated Local Development Scheme (LDS) which is likely to be published in January 2018. The LDS will include a timetable for preparing development plan documents as part of the Local Plan Review. The draft LDS target is for a final version of the new Local Plan to be publicised in November/December 2018 before submission to the Secretary of State for examination in February 2019.
2. Paragraph 47 of the National Planning Policy Framework (NPPF) requires local planning authorities to prepare and use an evidence base that will enable their local plan to meet the 'full, objectively assessed needs for market and affordable housing' in its housing market area. Planning Practice Guidance (PPG) says that once the objectively assessed need for housing is established, councils should then go on to prepare a Strategic Housing Land Availability Assessment (SHLAA) to identify suitable and available land where development can be achieved, taking into account any constraints that indicate development should be restricted¹.
3. Government published a consultation² on a new method for calculating Objectively Assessed Housing Need (OAN) in September 2017. The consultation suggests that councils should use a new standardised method for calculating OAN unless the plan that they are working on will be submitted for examination before 31st March 2018 or before the revised National Planning Policy Framework (NPPF) is published (which is ever is later).
4. Based on the timetable in the draft LDS the Council will need to use the new method for calculating OAN in Purbeck. The new method for calculating OAN in the government consultation indicates that the Council would need to provide 168 additional new homes each year. The OAN in the government consultation is based on a demographic baseline which is adjusted to account for market signals (price of homes). The demographic baseline which is used to calculate the OAN is updated every two years and the house price earnings ratios are updated annually. The OAN in the consultation was formed using household projections published in July 2016.
5. The Council has also published an updated OAN using methods described in current national policy and guidance. The assessment in the Purbeck OAN Update (October 2017) takes account of: updated growth rates for new households (these are guided by estimates of increases in the district's population between 2014-2033); updated economic projections (an estimate of the number of new homes needed to house a resident workforce to meet any growth in jobs forecast over this period); housing market signals, and affordability. The latest Purbeck OAN Update predicts that lower numbers of new jobs will be created than estimated in the last Strategic Housing Market Assessment (SHMA) in 2015. Taking these matters into account it estimates that around 173 new homes will be needed each year to meet OAN in Purbeck.

¹ Ref ID: 3-045-20141006

² Planning for the right homes in the right places: consultation proposals, September 2017

6. Because the new method for calculating OAN has not yet been formally adopted (and if adopted the demographic baseline is likely to be updated in July 2018) there is still uncertainty over the OAN for Purbeck. The Council has taken the guidance in PPG on preparing SHLAAs into consideration and despite the uncertainty on OAN the Council has decided to continue with the Local Plan Review to avoid further delay. This report explains (under the headings 'Aims of this report' and 'Limitations of this report') how the Council will address this uncertainty.
7. The Council has prepared the first part of this SHLAA in accordance with the requirements of the NPPF and PPG on housing and economic land availability assessment³. The purpose of this report is to describe the Council's approach to identifying and assessing the deliverability of sites. The second part of this SHLAA will include a trajectory which describes how many homes can be delivered and when these homes are likely to come forward. The Council has prepared a separate report which identifies a supply of deliverable sites which are capable of providing 5 years' worth of housing based against the OAN in PLP1⁴. In addition to informing the Local Plan Review the SHLAA is a key piece of evidence that supports the Swanage Local Plan and neighbourhood plans.
8. The Council published its last SHLAA in the summer of 2016 as part of a consultation on site options to meet the district's housing needs through the Local Plan Review. The Council's 2016 SHLAA concluded that 51 of the 267 sites that were assessed passed the tests in PPG and were suitable in theory for development. These sites could deliver around 4,060 homes. Since the 2016 SHLAA was published the Council has assessed the suitability of a further sites:
 - 8 sites that have been promoted to the Council and added 4 further sites to the list of included sites. One of these sites (reference 6/15/1373, land around Bere Farm in Lytchett Minster and Upton) has capacity for around 1,000 homes;
 - sites that were identified by the Senior Landscape Architect across the Dorset Area of Outstanding Natural Beauty (AONB) and added 2 further sites to the list of included sites;
 - 2 sites that were identified through work on the Environmental and Infrastructure Capacity Study (EICS) and added 1 further site to the list of included sites.
9. The Council plans to publish the first part of a brownfield land register in December 2017 that lists the brownfield land sites which it considers are appropriate for residential development. The first part of the brownfield land register is likely to include around 12 sites which are capable of delivering approximately 159 homes. Once a site is entered into the second part of the brownfield land register it receives outline planning permission.
10. There is likely to be some overlap between the SHLAA and the brownfield land register (a small number of sites will be included in both the SHLAA and the brownfield

³ Note that the Strategic Economic Land Availability Assessment is a separate study to the SHLAA and is available to view at <https://www.dorsetforyou.com/purbeck-partial-review>

⁴ <https://www.dorsetforyou.gov.uk/localplan/monitoring/purbeck>

land register) and land in from both the brownfield land register and the SHLAA will form part of the land supply to meet the district's housing needs. Despite this there are some differences between the ways these documents are prepared. The SHLAA does not exclusively relate to previously developed land. It does not include sites which have been allocated for residential development through PLP1 or sites that have planning permission for residential development (see assessment criteria for brownfield land register⁵). (The Council will take account of development which already has planning permission or which takes place on available sites allocated through PLP 1 through its indicative trajectory which will describe how much housing can be provided and at what point in the future). Sites which have been included as suitable following assessment in the SHLAA do not receive outline planning permission. The SHLAA includes a much larger portfolio of land which the Council considers in theory would be suitable to deliver homes.

Scope of the SHLAA

11. The primary role of the SHLAA is to:

- Identify sites with potential for housing development;
- Assess their availability and suitability for housing development;
- Assess whether they are financially viable for housing development;
- Assess their capacity for housing development;
- Assess when sites will be developed for housing.

Previous consultations on draft SHLAA

12. The Council consulted on a draft SHLAA during the Local Plan Review issues and options consultation between 29th January and 13th March 2015. The purpose was to agree on the method the Council would use for assessing sites. The Council received no comments as a result of this formal consultation that would require a change to the proposed method.
13. Further to the consultation, the Council refined the SHLAA and undertook a further non-public consultation during summer 2015, specifically on the site assessments. This involved seeking comments from statutory consultees, internal specialists⁶ and town / parish councils for their views (this included workshops with town and parish councils). The purpose was to gain a useful steer and more accurate picture of the sites' potential for development, using local expertise. This helped further refine the SHLAA.

⁵ The planning law on brownfield land registers states that land which is 'suitable for residential development' should be included in the register. This includes: i) brownfield land allocated in local development plan documents for residential development; ii) brownfield land with planning permission for residential development; iii) brownfield land with outline planning permission; and iv) brownfield which the Council considers is appropriate for residential development.

⁶ The Council's Environmental Design and Development Management teams

14. The SHLAA was again consulted on during the summer 2016 Local Plan Review options consultation, which led to further refinements and the promotion of additional sites. These have been considered through this update.

Aims of this report

15. This report sets out the Council's approach to undertaking the SHLAA in the context of the five recommended method stages in the PPG⁷. Because of the current uncertainty over OAN the Council has decided to divide the SHLAA into two parts.
 - Part 1: The first part of the SHLAA will address the first and second method stages described in PPG i.e. identifying land which may be suitable and assessing how much development can be achieved on suitable land and whether development can be delivered; and
 - Part 2: The second part of the SHLAA will address the fourth and fifth method stages in PPG i.e. using OAN, the findings from the SHLAA and a windfall assessment to determine whether there is enough deliverable land to meet the districts housing need and to prepare a draft trajectory for delivering homes.
16. The second part of the SHLAA will be published no later than pre-submission stage of the new local plan. The Council will also be publishing a separate Windfall and Character Area Potential Background Paper at the start of 2018 to address Stage 3 of the assessment process and inform Stages 4/5 in the second part of the SHLAA. This report includes a summary of the findings from Windfall and Character Area Potential Background Paper. The Council has published a separate paper to demonstrate that land can be supplied to meet OAN in PLP1 over the next five years.
17. This report describes the method that the Council has used to prepare the first part of the SHLAA and demonstrates that it has been produced in line with best practice. It provides an update of all SHLAA sites submitted to the Council, a detailed assessment of all included sites and provides reasons why a site has been excluded.

Limitations of report

18. The SHLAA is a technical report designed to inform the development of planning policy and implementation. It does not constitute or create policy or recommend the allocation of any specific land within the district.
19. Many sites in the assessment lie adjacent to, or relate well to the defined settlement boundaries of town or villages. Inclusion of these sites in the assessment does not provide any certainty of future development. Changes to planning policies relating to settlement boundaries, and specific sites, can only be made through local plans and / or neighbourhood plans and would be subject to formal public consultation.
20. The SHLAA provides a robust indication of land that is suitable, available and achievable within the district. The Council will allocate the most suitable and deliverable sites for development through its local plan. The process of selecting the

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

most suitable sites for development may lead to other constraints being identified, or changes to the estimates of the numbers of new homes that can be delivered.

21. The Council has proactively sought to identify as wide a range of possible site for homes. As part of this process the Council has assessed a range of both small and large sites. This next part of the report describes how the Council has sought to identify possible sites.

Calls for sites

2007

22. The Council began the process of producing a SHLAA in 2007 following the publication of new government guidance. Over the years, the Council has amended and refined the assessment as circumstances have changed.
23. In 2007, the Council received a large number of potential sites from landowners. Officers divided these sites into categories, according to how they fitted criteria set out in government guidance at the time, and according to a method agreed by the SHLAA panel. This comprised all Dorset councils, the Environment Agency, Natural England, local architects and house builders.
24. The broad categories were 'included sites' and 'excluded sites':
 - **Included sites:** officers originally divided these sites into those within settlement boundaries and those outside settlement boundaries. Those within settlement boundaries were included in the 1 – 5 year supply. Where the landowner confirmed that they intended to apply for planning permission within five years, the site was included within the five-year supply. The remaining sites were included in the Council's Character Area Development Potential study⁸. Those outside settlement boundaries were divided into a 6 – 10 year supply and 10+ year supply and were included if they did not have any insurmountable constraints.
 - **Excluded sites:** officers excluded sites that had insurmountable constraints, such as those within 400 metres of an internationally protected heathland or a site with no relationship with an existing settlement boundary. A small number of sites had other insurmountable constraints such as flood risk.
25. Officers visited all included sites and assessed the approximate housing number potential of each site. Officers took into account factors such as density of surrounding houses, landscape, highway access and whether there might be legal constraints such as leases or footpaths across the land. The final amount of supply was an approximate amount assessed as suitable for the site.
26. This method required each site to have a more detailed assessment if brought forward for development. The Council continued to accept sites regularly, despite there being no official call for sites. Such sites were assessed and included or excluded, as appropriate.

2014

27. The most recent official call for sites took place from August to September 2014, alongside which the Council published a list of all submitted sites (2007 – 2013). The list included a 'high level' assessment, as detailed below. Sites previously confirmed as no longer available by the landowner / agent were removed from the assessment.

⁸ https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014_Character_Area_Development_Potential.pdf

28. The Council produced parish maps to identify:
 - Sites confirmed as available identified in red.
 - Sites unconfirmed as available identified in blue.
 - Hatched sites included or have the potential to be included (no absolute constraints)
 - Unhatched sites excluded (absolute constraints)
29. In addition to publishing the sites, the 2014 call for sites also asked landowners and/or agents to provide information on:
 - i. New sites
 - ii. Amendments to sites and / or site information
 - iii. Confirmation of availability of previously submitted sites
30. The Council was particularly interested to hear from landowners and/or agents who had not confirmed that their site was still available for inclusion in the SHLAA.
31. The Council also asked landowners and / or agents if they would like their sites considered for the other uses of economic development and / or Gypsy, Traveller and Travelling Showpeople sites. Such sites are being considered by the Council in separate reports.

2015 onwards

32. The Council has continued to accept new sites since the last official call for sites in 2014. This current report has considered the completed assessments on new sites submitted up to 9th October 2017. A number of further assessments a nearing completion, their findings will be taken into consideration in the Local Plan Review. Any further sites submitted since this date will be assessed through the next update. (The findings of the partly completed assessments will also be incorporated into the next SHLAA).

Additional, non-submitted sites

Officer-level review

33. In addition to the sites already being promoted to the Council through the SHLAA, it has also reviewed land across the district to see if there might be other opportunities for sites. This involved:
- Internal meetings with planning policy officers and the Council's Environmental Design and Development Management teams to discuss suggestions;
 - A meeting with statutory consultees and infrastructure providers to ask if they had any suggestions. This included the AONB Team, DCC Highways, Dorset Wildlife Trust, Natural England and the NHS;
 - Officers studying aerial photography in the context of the SHLAA maps to see if there were any non-promoted sites in locations that could be logical for development. These needed to be outside of insurmountable constraints such as flood zones 2 and 3 and the 400m heathland buffer;
 - A review of the Council's adopted townscape character appraisals to see where sensitive land is identified;
 - A review of the Council's adopted conservation area appraisals to see where important gaps and sensitive areas are identified;
 - An initial review, completed by the Senior Landscape Architect, of land around a number of existing settlements in the Dorset Area of Outstanding Natural Beauty;
 - An initial review of the opportunities to deliver suitable sites by re-drawing settlement boundaries in appropriate locations (taking account of relevant planning constraints and the opportunities to prepare a consistent and coherent new boundary); and
 - A district wide Environmental and Infrastructure Capacity Study (EICS) to identify the least constrained, and most sustainable, parts of the district with the greatest capacity for development⁹.
34. A summary of the sites that were initially reviewed is presented in appendix 1. Further to the site visits and seeking independent views on AONB and highway impacts, these sites were further shortlisted. Officers ascertained landownership through the Land Registry and wrote to the landowners to invite them to promote land through the SHLAA. Officers identified 16 sites for further detailed investigation. Some of these sites were already promoted to the Council by their owners (in some instances they

⁹ Following the 2016 options consultation as part of the Local Plan Review the Council undertook to prepare further evidence to help assess the district's capacity to deliver new homes. Taking environmental constraints and existing infrastructure into consideration the Environmental and Infrastructure Capacity Study (EICS) identifies broad areas which may have capacity for homes. The Council has completed a desktop review of these areas to identify possible sites for assessment through the SHLAA.

overlap two or more SHLAA sites promoted by their owners). Where land owners responded stating that they wished to promote their land, their sites were assessed according to the SHLAA method. These SHLAA assessments (for those included and excluded sites) are presented in appendices 6, 7 and 8.

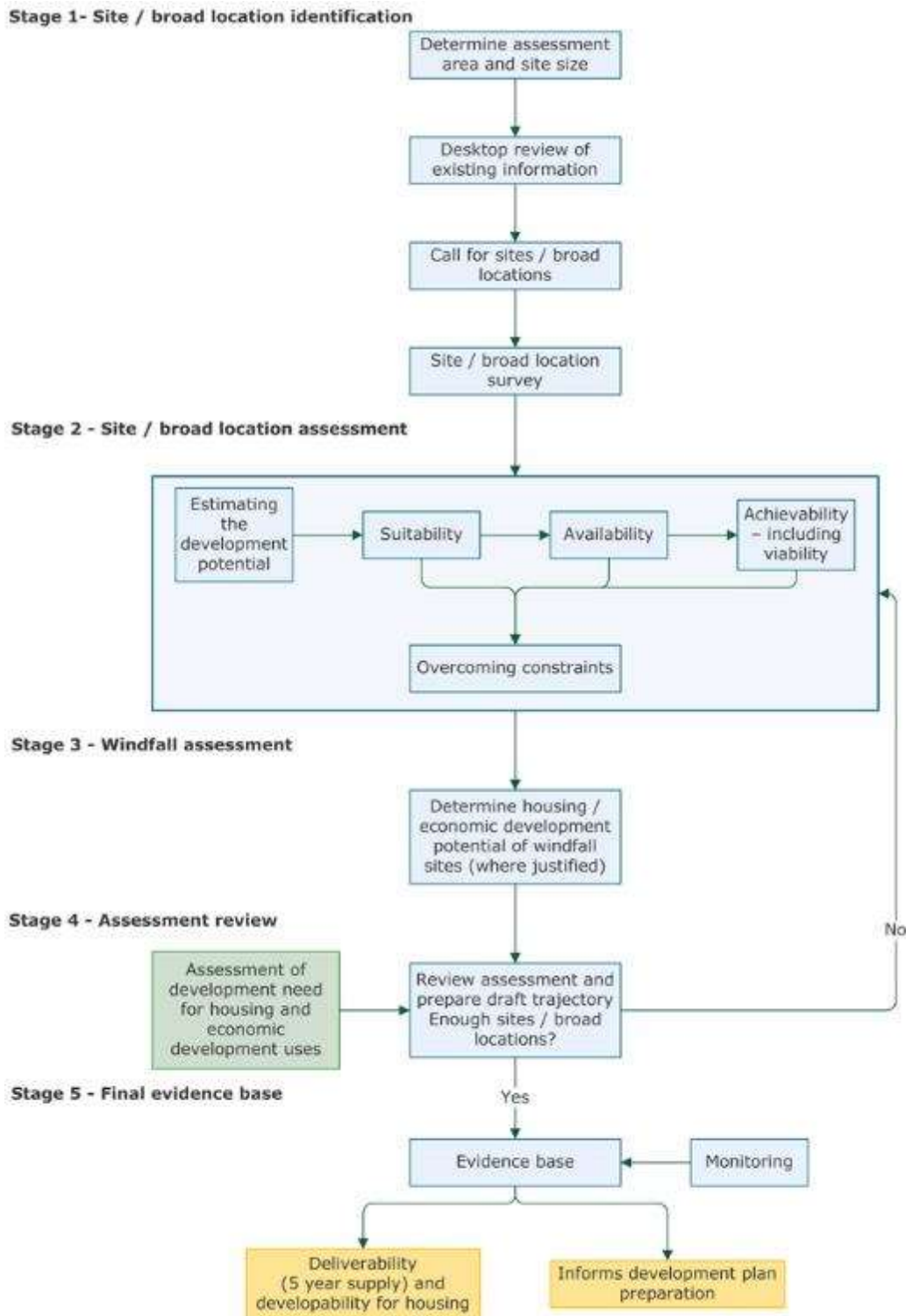
Suggestions made through Local Plan Review consultations

35. In addition, during the Local Plan Review issues and options consultation, the Council asked respondents if they would like to suggest any additional land that the Council could look at for potential development. Similarly, suggestions were made to the Council during the Local Plan Review options consultation. Suggestions included privately-owned land, as well as public and utility-owned land. A summary of the sites are provided in appendices 2 and 3. The result is none of the suggestions would be appropriate for assessment through the SHLAA for reasons of constraints; availability; already being promoted through the SHLAA; or already within a settlement boundary.

Method: SHLAA update

Planning Practice Guidance method

36. The PPG provides a method¹⁰, which is summarised in the following flowchart. Each of the stages identified is discussed below.



¹⁰ Ref ID: 3-006-20140306

37. The method in PPG does not distinguish between the assessment of individual sites and broad locations. After completing an officer led review of the land around existing settlements in the district in 2016 (see appendix 1) the Council has decided to separate these assessments. Appendix 1 outlines the initial assessment of broad locations around existing settlements. The Council has objectively estimated the number of new homes that could be delivered at these broad locations.

Stage 1: site identification

Identifying sites

38. Historically, the Council has worked jointly with neighbouring councils to produce SHLAAs. This is no longer practical as Dorset councils are now working on different timescales to prepare their plans. This SHLAA specifically relates to Purbeck district. Notwithstanding this, the Council will publish the SHLAA and invite comments from neighbouring councils under the duty to cooperate¹¹.
39. The Council has advertised calls for sites widely by advertising in newspapers and on its website, and writing to all the people and organisations on its planning policy contacts' database. This has given landowners / developers the opportunity of promoting land. The Council has been clear in these consultations that it required information on key details, such as when the land would be available and what it could be used for (i.e. a housing, employment or a Gypsy and Traveller site). A copy of the Council's SHLAA form is in appendix 4.
40. None of the Council's calls for sites have been limited to any particular part of the district. This has given landowners / developers across the whole the district the opportunity of promoting sites. As a consequence the Council has received a wide range of sites in various sizes / locations, from across the whole district.
41. As well as calling for sites the Council has also actively identified possible sites. Some of these possible sites have been identified through work on the evidence that it has prepared for the Local Plan Review. The Council has considered whether there are possible sites on:
- surplus public sector land (appendix 3);
 - land where planning permission has been refused where it is possible that the reasons for refusing planning permission could be addressed;
 - land around existing settlements in the AONB which has potential for new homes (appendix 1); and
 - land with the fewest significant planning constraints (as identified in the Environmental and Infrastructure Capacity Study (EICS)) (appendix 1).

¹¹ NPPF paragraph 178

42. The calls for sites and the Council's work on identifying other possible sites has given it the best opportunity of selecting the most suitable sites (of various different sizes) from the widest selection of potential alternatives.

Determining assessment area and site size

43. The SHLAA considers all sites capable of delivering 5 or more homes in line with PPG¹² advice. In order to apply this generally across the range of densities in the district, the Council has applied an initial sifting size threshold of 0.2ha, with potential to deliver 5 homes at a medium/low density of 25 dwellings per ha. The Council has also taken account of the prevailing local density when surveying sites. This means that some sites have been ruled out even where they are greater than 0.2ha in size, but the local character indicates that 5 homes could not be achieved.
44. The NPPF requires councils to identify a supply of specific, developable sites or broad locations for growth, where possible, for years 11-15 of the plan period. However, the PPG¹³ advises that a plan can still pass the tests of soundness if this is not possible. The sites in Purbeck's SHLAA are either included because they are adjacent to settlement boundaries, or because they are in sustainable locations close to the edge of an existing settlement. The Council's approach is to group both into a 6-15 year supply because their characteristics are similar.

Stage 2: site assessment

Density

45. The PPG advises that the development potential of an identified site should be guided by an existing or emerging policy on density. The Council has deliberately never set such a policy because densities vary so greatly across the district, which features dense town centres and sparse developed villages. Instead, the Council has used a standard 30dph to initially assess capacity and then refined this estimate after site visits and according to relevant planning considerations and information from landowners / developers.

Absolute constraints

46. Officers undertake a 'high level' assessment of sites considered through the SHLAA to ascertain if it is covered by any absolute (or insurmountable) constraints. These constraints significantly and demonstrably outweigh the benefits that development would make to contributing toward the districts housing needs. This leads to officers excluding some sites on the grounds of:
- Moderate/high flood risk from rivers or the sea (flood risk zones 2 or 3) across all or most of the site.
 - Most or all of site within 400m of a protected heathland (known as the '400m buffer').

¹² Ref ID: 3-010-20140306

¹³ Ref ID: 3-027-20140306

- Unrelated to a settlement boundary and would comprise scattered or isolated development in the countryside. The exception to this is where a site would be large enough to support its own infrastructure and services and be a sustainable development.

Other constraints

47. Where a site is not ruled out by an absolute constraint, officers undertake a desktop assessment and record other constraints. These other constraints are not necessarily reasons to rule out a site, unless in the particular circumstances it is likely that they significantly and demonstrably outweigh the benefit of development. The Council considers that 'other constraints' include the presence of any of the following either on site or adjacent:
- Green belt¹⁴
 - Area of Outstanding Natural Beauty
 - Tree preservation orders
 - Conservation areas
 - Listed buildings
 - Registered parks and gardens
 - Scheduled monuments
 - Groundwater source zone
 - Purbeck Heritage Coast
 - Local nature reserves
 - Sites of Nature Conservation Interest
 - Regionally Important Geological Sites
 - Consultation zones, as set out in Policy CZ of the PLP1
48. On those sites which have not been excluded after a desktop assessment, officers have undertaken site visits to inform the following additional analysis:
- Land uses and character of the surrounding area
 - Natural features of significance
 - Location of infrastructure / utilities

¹⁴ Please see below for further information

- Assessment of suitability for a particular use
 - Potential of the site to exacerbate flooding elsewhere
 - Adequacy of escape routes (in the event of flooding).
49. Where constraints have been identified as part of SHLAA assessment officers have considered whether these constraints could be overcome (by avoiding, mitigating or compensating for any adverse impacts).

Approach to green belt and AONB

50. The SHLAA shows green belt and AONB as 'other', rather than 'absolute' constraints. They are specifically cited in the PPG as constraints to development. However, national policy is clear that there can be appropriate circumstances where land with these designations can be developed. This could include where development would be in the interests of sustainability compared with other options outside the designations, and provided the strategic purposes of the designations would not be compromised.
51. Given that the green belt¹⁵ and AONB are not absolute constraints, the Council has not ruled out sites affected by these designations at the initial sifting stage of the SHLAA. Sites covered by the designations have been analysed in terms of their compliance with the purposes of the designations, development plan policy, emerging plan policy and national policy.
52. The result is a greater range of sites for the Council to choose from in sustainable locations. Sustainability is a key factor in planning. The PLP1 planning inspector agreed that releases of green belt would be acceptable in the interests of sustainable development¹⁶ and said it is reasonable and sound to allocate 200 homes on the edge of Swanage in the AONB. Similarly, the West Dorset, Weymouth and Portland Local Plan Inspector's Report notes how, in order to provide homes to meet future needs and adhere to sustainable development principles, it is inevitable that some areas of the AONB will be developed. In other words where it can be justified development in the AONB and green belt should not be ruled out in principle which is why the Council has chosen not to exclude all SHLAA sites in the AONB and green belt. This does not mean that the Council will allocate development on sites within the AONB or green belt. The Council will select the most suitable sites for development taking account of all relevant designations, planning policies and any site specific considerations.

¹⁵ The government published a white paper in 2017 proposing changes to existing policies on green belt in the National Planning Policy Framework (NPPF). The white paper suggests that 'green belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements.' The Council has assessed the performance of the green belt land in the district in meeting the functions and fundamental aims described in the NPPF. The Council has completed a strategic review of all green belt land in the district as well as a site specific review. The Council will use the findings from these reviews to assess whether there are exceptional circumstances (to release green belt land) which outweigh any harmful impacts on the green belts function and whether there are opportunities for meeting the district's OAN on land outside the green belt.

¹⁶ The Council has prepared an updated green belt review and background paper on the green belt to guide the Local Plan Review. The Council has also considered suggested changes to the green belt policy in the NPPF described in The Housing White Paper 'Fixing our broken housing market' February 2017.

Deliverability

53. The SHLAA is required to assess the suitability, availability and achievability (viability) of sites, in order to make sure they are deliverable. Sites have been assessed using the method described below.

Suitability

54. If a site passes the SHLAA criteria, the Council considers it to be suitable in theory for development.

Availability

55. To assess availability, the Council asks on its form when the site would be available and if there are any issues, these issues could include covenants / multiple ownerships / ransom strips tenancies, which would prevent or delay the site coming forward. The Council has made separate enquiries to ascertain whether the land is available for those sites which have not been promoted by the landowner/planning agent.

Achievability (viability)

56. The Council is confident that development across the district is viable and therefore achievable. This is because of numerous previous viability studies¹⁷ and viability work to underpin the Local Plan Review¹⁸, which show that development in Purbeck is viable.

Timescales

57. The PPG advises councils to assess the timescale within which each site is capable of development. The Council ensured it asked on the SHLAA form about timescales, but the majority of included sites are small and would not require phasing. Nevertheless, should the Council allocate a large site for development, or a group of sites for a strategic allocation, it may require a phased development. It is currently too early a stage to know if that will be necessary, but future policies / masterplans / development briefs could stipulate the rate of delivery.

Stage 3: windfall assessment

58. The Council's separate Windfall and Character Area Potential Background Paper goes into detail about historic windfall rates in Purbeck.
59. Monitoring reports¹⁹ show that between 1st April 2006 and 31st March 2017, 1,476 new homes have been completed in Purbeck. Of these, 334 were from allocated sites at Purbeck Gate in Wool and Westgate in Wareham. This means that there have been 1,142 windfall sites in the district since 2006 (around 104 per year) and the proportion of the overall number that has resulted from windfall is around 77%.

¹⁷ <https://www.dorsetforyou.com/evidence/purbeck>

¹⁸ <https://www.dorsetforyou.com/purbeck-partial-review>

¹⁹ <https://www.dorsetforyou.gov.uk/article/396741/Monitoring-of-the-Purbeck-District-Local-Plan>

60. The NPPF²⁰ says that windfall should not include gardens. However, there is nothing in national policy or guidance that specifically precludes developing gardens, which would in fact constitute windfall. The Council believes it has a case to include a supply of housing from gardens and has carried out an assessment to see what proportion of the 1,142 homes from windfall that have come forward were from gardens. The results are that around 364 properties have resulted from developing gardens. This represents around 32% of windfall sites (364 / 1,142). In terms of the overall housing supply, around 25% (364 / 1,476) of homes have been from gardens. The Council will continue to monitor and update this figure.
61. The results show that a meaningful supply – almost a quarter – of homes have come from developing gardens, and while the NPPF says windfall should not include gardens, the Council has a valid case for arguing that, in Purbeck, it should. The Windfall and Character Area Potential (CAP) Background Paper looks in detail at future windfall. These cover a range of sources of development, from conversions under permitted development regulations, to intensification of sites and backland (garden development). Given historic windfall trends and the criteria used in the CAP assessment, it concludes that there is a strong and robust case for an allowance for windfall to meet the housing target.

Conclusion on Stages 1, 2 and 3

62. The first part of the SHLAA accords with the PPG's core outputs²¹:
- a list of all sites considered, cross-referenced to their locations on maps;
 - an assessment of each site, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when.
63. A schedule of maps and site assessments is provided in appendices 5-8 of this report.
64. Further assessment will also take place as potential sites progress through the plan preparation process. This will include Sustainability Appraisal and Habitat Regulations Assessment.

Conclusions

65. The Council is required by the National Planning Policy Framework and Planning Practice Guidance to produce a Strategic Housing Land Availability Assessment

²⁰ Paragraph 48

²¹ Ref ID: 3-028-20140306

(SHLAA) in order to show how much land is suitable, available and achievable (viable) for development in the district. This SHLAA has been prepared by the Council in accordance with the government requirements.

66. The SHLAA concludes that 56 of the 279 sites that have been assessed pass the SHLAA tests and could be suitable for development in theory. These sites could deliver around 5,131 homes.
67. However, this figure needs to be treated with caution for several key reasons. For example, some of the sites will be allocated through the Bere Regis and Wareham Neighbourhood Plans and these sites need to stay in the SHLAA until they are allocated. This means that the figure will reduce accordingly when the Bere Regis and Wareham Neighbourhood Plans are adopted.
68. A second key reason is that this document forms part of the Local Plan Review consultation and through this consultation, information may be submitted to the Council that would alter some of the assessments. This could lead to a change in its conclusions.
69. A third key reason is that the assessment method that the Council has used for shortlisting suitable sites through the SHLAA does not take account of the cumulative impacts of development or involve complete assessments against all relevant planning policies (which take account of emerging evidence and analysis being carried out as part of the Local Plan Review). The Council is satisfied that the SHLAA assessment methods provide a robust initial appraisal of suitability, but the further evidence that Council has gathered and analysed as part of the Local Plan Review will need to guide the process of selecting the most sustainable (suitable) sites to meet the district's housing needs. The Council has used the emerging evidence and analysis (presented in background papers) to complete this process. For example the SHLAA does not take account of the cumulative effects of development from nearby development on European sites²². Nor have some of the included sites in the green belt and AONB been subject to a detailed assessment of whether there are likely to be exceptional circumstances for altering green belt boundaries; or major development in the AONB.
70. The emerging evidence and analysis includes an updated Strategic Flood Risk Assessment (SFRA), Habitats Regulation Assessment (HRA), Purbeck Strategic Green Belt Review, AONB / Green Belt / Site Selection Background Papers and Environmental and Infrastructure Capacity Study (EICS). The analysis in the background papers focuses on those sites which are possible candidates for development.

²² Suitable Alternative Natural Greenspaces (SANGs) may be needed to avoid harm to the protected habitats from new homes on individual sites which are positioned close to one another. So where the SHLAA indicates that a site is acceptable for inclusion, in reality it may not be suitable for development if it comes forward in combination with other sites in the locality.

Appendix 1: officer-level review of non-submitted sites

The table below provides a summary of officers’ analysis of the edge of every settlement and potential sites to investigate further. Some of these sites overlap with land that has already been promoted by landowners / developers (in some instances the Council has made recommendations to change the size or shape of a previously promoted site) or has been identified through work by the Senior Landscape Architect in the AONB or following Environmental and Infrastructure Capacity Study (EICS).

The areas identified in the EICS (described as parcels) which the Council has investigated further through the SHLAA are described as having a moderate sensitivity and the greatest relative capacity to deliver new homes. The EICS identifies four parcels as having the fewest significant sustainability issues with capacity for homes on larger sites. The Council has already completed a thorough assessment of available sites in three of these areas (i.e. close to Crossways - ‘Moreton and Affpuddle’, close to Wool - ‘Wool and East/West Burton’, and close to Wareham - ‘Wareham and East Holton’) as part of the process of assessing the suitability of sites promoted through the SHLAA. The officer-level review of non-submitted sites in the areas identified in the EICS has therefore focused on reviewing whether there are possible sites for homes close to Bovington Camp (in the parcel described as ‘Bovington Camp and Binnegar’). Following an initial desk based screening the Council decided that land to the south of Bovington Lane would not be appropriate for homes because of its relationship with the existing the settlement. The Council has completed a detailed assessment to ascertain whether it would be possible to deliver homes on two remaining possible sites to the north of Holt Road and to the south and west of Bovington First School (the initial assessments are summarised in the table below and the detailed assessments are presented in appendix 6). Those available sites, which the Council estimate could deliver up to 30 homes, could be assessed through a separate small sites policy.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
Bere Regis	To the north is constrained by the bypass. There is some land not being	South of Green Close	The site has an upward slope to the south, but is well contained by mature hedging	Highways believes an access could be achieved at this site.	Landowner responded positively and submitted the	Consider through the SHLAA (ref 6/03/1374).

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>promoted next to Snow Hill Lane, but it is exposed. Development to the west or south of Shitterton would not be logical in townscape terms. To the north of the rec ground would unlikely be supported because DCC Highways objects to land immediately to the south of it. The only possibility is land to the south of Green Close.</p>		<p>and trees. Check with DCC Highways re. achieving a suitable access from the existing gate.</p>		<p>site for further consideration.</p>	
Bovington	<p>Most land that abuts the settlement boundary and could form a</p>	<p>North of Holt Road and around Bovington First School.</p>	<p>Potential for new homes on both sites - suitability considered as part of</p>	<p>Highways believes an access could be achieved into these sites from</p>	<p>MoD have confirmed that their land is available. DCC have not</p>	<p>Suitability considered as part of assessment on sites identified</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>logical extension is constrained. There may be opportunities for development to the north of Holt Road and on land around Bovington First School. Wool Parish Council has asked the Council to look along Bovington Lane. There is land opposite the tank museum, but it is some distance from the settlement boundary.</p>		<p>assessment on sites identified through EICS and SHLAA ref 6/27/1392 and 6/27/1393.</p>	<p>either Holt or King George V Road.</p>	<p>confirmed that land around Bovington First School is available.</p>	<p>through EICS and SHLAA ref 6/27/1392 and 6/27/1393.</p>
		<p>Opposite the tank museum</p>	<p>Fairly level, but with an upward slope to the west. Appears to include a military training area.</p>	<p>N/A</p>	<p>N/A</p>	<p>No suitable sites.</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
			<p>Whilst there is a built presence to the north, the site is some distance from the settlement boundary and therefore would fail the Council's initial sifting for SHLAA sites. Not suitable. However, it could have potential for a rural exception site.</p>			
Corfe Castle	<p>Most of the village is designated as conservation area. There are further designated heritage assets spread across and around the village including Scheduled</p>	<p>To the east of West Street.</p>	<p>Development would need to respect the setting of the surrounding historic environment and conserve the character of the Dorset AONB.</p>	<p>Possible highways issues further investigation needed or modifications to existing access required (deliverability may be effected if these issues</p>	<p>Not available for market homes as being considered as an exceptions site for affordable homes by Corfe Castle Community Land Trust.</p>	<p>Not suitable</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>Monuments and listed buildings. The village also lies in the Dorset AONB. The Council's Senior Landscape Architect has identified a potential development site to the east of West Street, just south of Springwell Close. There is also a site in the south east corner, to the south of Townsend Road, which could be suitable in townscape and landscape terms.</p>			are not resolved).		
		South of Townsend Road.	It is difficult to see where a	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
			point of access could be achieved from this site.			
Harman's Cross	The village has some sensitive landscape around it, but there are some sites that may be worth investigating.	Fields to the south east (between the railway and the lane off Valley Road)	This land is rural in character and development would appear exposed on the slope. It would not appear a particularly logical expansion of the village.	N/A	N/A	Not suitable.
		Land to the west of Springbrook Close	There is a downward slope to the north and the site could potentially be exposed. It might be difficult to achieve a safe access, given the lack of visibility on this corner. Refer to DCC Highways and AONB Team.	The AONB Team believes there could be some potential here. DCC Highways believes an acceptable access could be achieved here.	Site submitted through SHLAA.	Consider submitted site through SHLAA (ref 6/28/1368).

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
		South of Southern Wood	The land is slightly undulating, but well contained and screened. Access would need to be via the track from Haycrafts Lane. It could be a logical location for low density development. Action: refer to AONB Team.	The AONB Team would not support development at this location.	N/A	Not suitable.
		Land to the south of South Instow and east of Haycraft's Lane	The land rises to the east, but development to the west, adjacent to the car park and the new properties to the north, could sit comfortably here. Refer to AONB Team.	The AONB Team believes it would be difficult to justify development at this location.	N/A	Not suitable.
Langton Matravers	The village is constrained by	North of Steppes Hill.	Whilst not identified in the	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>landscape and townscape designations. It could be worth investigating to the north of Steppes Hill and Capstone Fields. The latter might be supported by Langton Matravers PC and Worth Matravers PC. The Council's Senior Landscape Architect has identified a possible site to the north of Old Malthouse School. There may be an opportunity for a small number of homes on land</p>		<p>Council's conservation area appraisal as notable or an important gap, officers felt that the land is somewhat exposed and not suitable. However, the southern third could relate to existing development, but would be of a small and not strategic scale. Therefore, not suitable, but it could be more suited to an exception site.</p>			

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	to the west of Durnford Drove.					
		Capstan Fields	Development towards the south could appear intrusive in the landscape, but it could sit comfortably towards the north. However, it would be small and not of a strategic scale. Therefore, not suitable, but it could be more suited to an exception site.	The parish council is currently contacting the landowner to check availability.		Potentially suitable as a rural exception site.
		Land to the north of the Old Malthouse School.	Impacts on landscape character would need to be mitigated. Layout, density and type of new homes should preserve the	Subject to improvements DCC Highways raises no objection in principle to use of existing access (along either Old	Available.	Suitability considered through SHLAA ref 6/13/1375.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
			<p>character and appearance of the conservation and conserve the setting of listed buildings. Loss of sports pitches would need to be justified. Existing trees should be retained.</p>	<p>Malthouse Lane or Mount Pleasant Lane) to site.</p>		
<p>Lytchett Matravers</p>	<p>There could be an opportunity to square off the bottom south eastern corner of the village. Most of the land is already included in the SHLAA. There are also opportunities to round off sections of the western edge of the settlement.</p>	<p>South east Lytchett Matravers</p>	<p>Towards the south east is a treed area that has a positive character. However, the remainder is relatively flat and unobtrusive, so there could be a strong case for a small site here. Consider contacting landowners.</p>	<p>N/A</p>	<p>Letters sent to five landowners. One positive response received.</p>	<p>Investigate submitted site (ref 6/14/1370) through the SHLAA.</p>

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
North Wareham	Owing to constraints, there are no other strategic-level sites to identify on the edge of the town other than those being promoted as allocations (SHLAA refs 6/23/0166 and 6/23/1314).	None	N/A	N/A	N/A	No suitable sites.
Ridge	There is an area to the south that abuts the settlement, but it would go beyond Arne Road, which is a strong boundary to the village. This would cause landscape and townscape harm. Plus it would be on the edge of the	None	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	400m zone. There is an area to the west, but this is very rural in character, with a strong belt of trees and an undulating landscape. Development here would likely cause harm.					
Sandford	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village.	None.	N/A	N/A	N/A	Re-consider size of site in SHLAA ref 6/24/0165 and assess whether there are exceptional circumstances to re-draw green belt boundaries and potential to avoid harm to protected heathland.
Stoborough	There is land between Stoborough and	Land to the rear of 47 Corfe Road.	Relatively flat site and well contained. A safe	The AONB Team has some concerns, but	Letter sent to landowner. No	Not available.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	<p>Stoborough Green, but the Dorset AONB Team and the Council's landscape officer have voiced concerns over development in this direction. Therefore, there could be potential for harm. The other area here is the public open space at Stoborough Meadow, but this is owned by Arne Parish Council, who has been approached regarding available land and this was not</p>		<p>access may be difficult to achieve, given the corner on Corfe Road to the south. Nevertheless, it may still be worth investigating further. Refer to DCC Highways and AONB Team.</p>	<p>would not rule out the site at this stage. Highways believes an acceptable access could be achieved here.</p>	<p>response received.</p>	

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	offered. There is an area to the rear of 47 Corfe Road, which is relatively well contained and could be worth investigating. The Council's Senior Landscape Architect identified a possible site on land to the west of Corfe Road.					
		Land to the west of Corfe Road.	Largely flat site next to Stoborough Conservation Area in the Dorset AONB.	Impacts of development on landscape character can be mitigated and possible to form safe access into site from Corfe Road.	Unknown.	Not suitable.
Swanage	Swanage is constrained by the AONB, flood	Field to the immediate west of the allotments.	The site is undulating and parts are very	N/A	N/A	Not suitable.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	risk through the centre of the Corfe Valley, and by the coastline to the east. A possible number of sites have been identified around the northern, western and southern sides of the town.		exposed. It is likely that development here could cause landscape harm.			
		Land next to north western corner of the settlement (to the west of Whitecliff Road).	Consider suitability of site through SHLAA ref 6/20/1208.	Consider suitability of site through SHLAA ref 6/20/1208.	Available.	Suitability of site considered through SHLAA ref 6/20/1208.
		Land to the east of Bay Crescent.	Consider suitability of site through work on small sites policy.	No physical access to site.	Unavailable.	Unavailable therefore not suitable.
		Land to the north and south of Cauldron Barn Farm.	Consider suitability of site through work on small sites policy.	Subject to improvements and alterations possible to form safe access into	Northern part of site available. Unknown whether	Suitability of site considered through SHLAA ref 6/20/1326.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
				site from Walrond Road and Cauldron Barn Road.	southern part of site is available.	
		Land to the north and north west of Ancaster and Aigburth Road.	Consider suitability of site through SHLAA assessment ref 6/20/1324).	Subject to improvements and alterations (comprising a bridge or culvert) possible to form safe access into site from Ancaster Road.	Available.	Suitability considered through SHLAA ref 6/20/1324.
		Land to the south of Sydenham Road (SHLAA ref 6/20/1322).	Consider suitability of site through work on small sites policy and as part of SHLAA ref 6/20/1322).	Subject to alterations and improvements possible to form a safe access into site through adjacent land at Greyseed Farm.	Available. Unknown whether adjacent land at Greysee Farm available.	Suitability considered through SHLAA ref 6/20/1322).
Upton	There are no additional unconstrained sites on the edge of the town.	None.	N/A	N/A	N/A	No suitable sites.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
Wareham	The rugby club is flat and contained and development could relate to the allotments and the housing opposite.	Wareham Rugby Club.	The site is flat and not exposed. The key issues include addressing loss of sports pitches, whether there are exceptional circumstances, impact on landscape character of the AONB and whether Bestwall Road could accommodate the extra traffic. Refer to DCC Highways and AONB Team.	The AONB Team believes that development could be integrated here, although it would constitute major development in the AONB. Highways believes that development could potentially be acceptable here. Not clear whether loss of sports pitches can be addressed.	Not available.	Not available and constraints likely to severely restrict development.
West Lulworth	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village. There	Land to the south east of the Holy Trinity Church.	Consider suitability of site through SHLAA ref 6/25/0323).	Consider suitability of site through SHLAA ref 6/25/0323).	Not available.	No available.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	are a number of smaller sites which may be capable of delivering homes.					
		Land to the north of the Holy Trinity Church (SHLAA reference 6/25/0328).	Consider suitability of site through work on small sites policy and as part of SHLAA ref 6/25/0328).	Consider suitability of site through SHLAA ref 6/25/0328).	Available.	Suitability considered SHLAA ref 6/25/0328).
		Land to the south of School Lane including car park for the Castle Inn (SHLAA ref 6/25/0337).	Consider suitability of site through work on small sites policy and as part of SHLAA ref 6/25/0337).	Subject to alterations and improvements to existing highway possible to form suitable access into site.	Eastern side of site available.	Suitability considered through SHLAA ref 6/25/0337.
Winfrith Newburgh	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village. Through	Land to the north of Number 1 High Street (SHLAA ref 6/26/0312).	Consider suitability of site through work on small sites policy and as part of SHLAA ref 6/26/0312.	Consider suitability of site through SHLAA ref 6/26/0312.	Available.	Consider suitability of site through SHLAA ref 6/26/0312.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
	work completed by the Senior Landscape Architect a number of sites have been identified around northern, eastern and western edges of the village.					
		Land to the east of Longmead and Walfords House (SHLAA ref 6/26/0307).	Consider suitability of site through SHLAA ref 6/26/0307.	Consider suitability of site through SHLAA ref 6/26/0307.	Unknown.	Suitability considered through SHLAA ref 6/26/0307.
		Land to the south of School Lane			Unknown.	Unsuitable.
		Land to the rear of Fields Farm Cottage next to Winfrith Drove (SHLAA ref 6/26/0310).	Consider suitability of site through work on SHLAA ref 6/26/310.	Possible to form suitable access into sites.	SHLAA site 6/26/0310 available (reference G) unknown whether remaining part of site available (reference H).	Suitability considered through SHLAA ref 6/26/0310.

Settlement	Analysis	Possible sites to investigate	Result of site visit and internal discussion	DCC Highways and/or AONB view	Landowner response	Conclusion
Wool	Site 6/27/0247 is not reconfirmed as available. If it were to be confirmed, there could be merit in exploring the land to the immediate south, even though the Council's townscape character appraisal does note it as high quality landscape.	Immediate south of site 6/27/0247.	It is exposed atop a ridge, with an area of dense trees and a distinctly rural feel about it. The site would not be a suitable expansion of the village.	N/A	N/A	Not suitable.
Worth Matravers	Owing to constraints, there are no other strategic-level sites to identify on the edge of the village.	Land to the east of Newfoundland Close (SHLAA reference 6/28/1383).	Consider suitability of site through SHLAA ref 6/28/1383.	Possible to form suitable access into site.	Available.	Suitability assessed through SHLAA ref 6/28/1383.

Appendix 2: sites suggested to the Council during the Local Plan Review issues and options consultation

The table below provides a summary of sites that were suggested to the Council during the Local Plan Review issues and options consultation.

Suggested site	Result	Conclusion
BT-owned land	The Council wrote to BT, who responded to say that it has nothing available.	Not suitable.
Crews garage, near Wareham station	This site is in the flood zone.	Not suitable.
Dorset Green Technology Park	This land is already being promoted through the SHLAA. The Council is working with the landowner to see which parts of the site might be suitable for development, whilst being mindful that it is a safeguarded employment site. The Council needs certainty that the impacts of development (particularly on the nearby heath) could be mitigated satisfactorily. Any new homes on this site would comprise 'windfall' development which has been estimated in the Windfall and Character Area Appraisal (CAP) Background Paper.	Investigations continuing.
Ex mineral/landfill/quarry sites	The Council contacted DCC, but nothing appears to be available. Officers also undertook a desk-based study to see whether any sites that are currently not being promoted for development would be worth further investigation. No sites appeared suitable.	Not suitable.
Gas works site, North Street, Wareham	This has previously received planning permission for residential development, indicating that it is available. This site lies within the settlement of Wareham. Any new homes on this site would comprise 'windfall' development which has been estimated in the Windfall and CAP Background Paper.	Investigations continuing.
Health centre / hospital in Wareham	The site is being considered by the NHS if it manages to relocate to the Wareham middle school site. However, discussions are on-going and there is currently no certainty over deliverability. This site lies within the settlement of Wareham. Any new homes on this site would comprise 'windfall' development which has been estimated in the Windfall and CAP Background Paper.	Investigations continuing.
Land to the north of North Street, Wareham	Desk-top investigations show that all land between the top of North Street and North Wareham is in the flood zone and is sensitive	Not suitable.

	green belt. Therefore, it would not warrant further investigation.	
MG Motors, North Street, Wareham	The business has not indicated that this land is available and this puts into question its deliverability.	Not suitable.
Ministry of Defence land	The Council is in contact with Defence Infrastructure Organisation (DIO), who is producing an estate management plan. Officers have been sent draft versions of the plan, which does not show that DIO intends to release land for strategic, non-military development.	Not suitable.
Norden Park & Ride	This land has not been promoted to the Council for development, but did feature in the consultation for a possible expansion of the park & ride. It is significantly detached from the nearest settlement boundary, is in the AONB and is within 400m of heathland. Therefore, it would not be suitable for inclusion in the SHLAA.	Not suitable.
Tyneham	This land has not been promoted to the Council by the MOD, which owns it and uses it for training. It previously had a residential use, but this was abandoned in 1943, so the use has ceased. The ex-village is also designated countryside and AONB, plus is directly adjacent to a site of special scientific interest. Therefore, this would not be an appropriate location to direct development towards.	Not suitable.
Wareham allotments	Officers enquired with Wareham Town Council, who owns the site. It responded that alternative allotments would need to be provided and there are no suitable alternative sites.	Not suitable.

Appendix 3: public and utility-owned land

The table below summarises which of the town / parish councils, Dorset County Council and utility companies responded, to say they had land available. It also summarises sites which the Council's Senior Landscape Architect and the Environmental and Infrastructure Capacity Study identified that were also owned by either town / parish councils, Dorset County Council or utilities companies.

Respondent	Suggestion	Result	Conclusion
Bloxworth Parish Council	There is no public-owned land in the parish.	N/A	N/A.
Dorset County Council	Land to the west of Bovington First School.	Site is positioned close to the southern edge of Bovington with accessibility to local shop and services (including school and medical centre). Site could be development in conjunction with adjacent site allocated for military homes through PLP 1. Impacts on protected heathland would need to be avoided and further investigation needed to ascertain whether direct access onto heathland is likely to cause harm.	Investigations continuing to assess whether potential impacts can be addressed and whether the land is available.
East Stoke Parish Council	Old village hall site (privately owned)	It is remote from the nearest settlement boundary and would be too small for inclusion in the SHLAA for strategic development. However, it could potentially lend itself to a rural exception site.	Not suitable.
	Middlefield (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.
	Land near Manor Farm Barns (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.

	Mill Paddock (privately owned)	It is remote from the nearest settlement boundary and would be excluded from the SHLAA on this basis. However, it could potentially lend itself to a rural exception site.	Not suitable.
Lytchett Minster and Upton Town Council	Town council-owned land at Hibbs Close	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Town council-owned land at Hop Close	Access to this site would be extremely difficult, as it is blocked on all sides by houses. The only possible entrance would be over a private garden at number 17 and crossing a PROW.	Not suitable.
	Land at left hand side of Factory Road entrance	This land is owned by Purbeck District Council and is within the settlement boundary. It is not necessary to assess through the SHLAA.	Not necessary to pursue through the SHLAA.
	Land at Redwood Road opposite Redwood Road Play Area	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Upton Oil Site	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
	Amphibian Reptile Trust land behind the Upton skate park	This land is within the 400m heathland buffer, so would not be suitable for residential development.	Not suitable.
Swanage Town Council	Part of allotments forming part of site identified by the Senior Landscape Architect to the south of Cauldron Barn Farm, Swanage.	Land forms part of a larger site identified by the Senior Landscape Architect and is considered in the relevant part of the SHLAA.	Suitability assessed elsewhere in the SHLAA.

Appendix 4: copy of SHLAA form

Housing and Economic Land Availability Assessment

New Site or Amended Site

Please return one form per site and a map showing the boundary of the site

Site reference (amended site only).....

Site address

.....
.....

Site area (ha).....

Name of landowner

Name of contact person (e.g. representative/agent, if different from above)

.....

Email address of contact person.....

Phone no of contact person

Address of contact person

.....

Would you like the site to be considered for housing? Yes / No

If yes, estimated number of dwellings:

Would you like the site to be considered for employment? Yes / No

If yes, estimated area of employment land (ha):

Would you like the site to be considered as a Gypsy, Traveller or Travelling Showpeople site? Yes / No

If yes, estimated number of pitches:

(Please circle the correct response. NB – you can say ‘yes’ to all options)

How soon would the site be available?

(Please circle your best estimate)

Within five years between 6 and 10 years 11 + years

Do you know of any issues that may prevent the site from coming forward in your proposed timescale?

Examples of these could be tenancy agreements, legal issues, and covenants.

Yes / No

If ‘Yes’ please give details

.....

Please return this form and map by Friday 12th September 2014 to:

localplan@purbeck-dc.gov.uk

If you prefer to send hard copies of this form, please send to: Planning Policy, Purbeck District Council, Westport House, Worgret Rd, Wareham, BH20 4PP

Housing and Economic Land Availability Assessment

Confirmation of availability of previously submitted housing site (SHLAA)

Please return one form for each site confirmed as available

Your site reference

Name of landowner

Name of contact person (e.g. representative/agent, if different from above)

.....

Email address of contact person.....

Phone no of contact person

Address of contact person

.....

Is this site still available for housing? Yes / No

If yes, estimated number of dwellings:

Would you also like the site to be considered for employment use? Yes / No

If yes, estimated employment land (ha):

Would you also like the site to be considered as a Yes / No

Gypsy, Traveller or Travelling Showpeople site?

If yes, estimated number of pitches:

(Please circle the correct response. NB – you can say ‘yes’ to all options)

If available, how soon would this be?

(Please circle your best estimate)

Within five years

between 6 and 10 years

11 + years

Do you know of any issues that may prevent the site from coming forward in your proposed timescale?

Examples of these could be tenancy agreements, legal issues, and covenants.

Yes / No

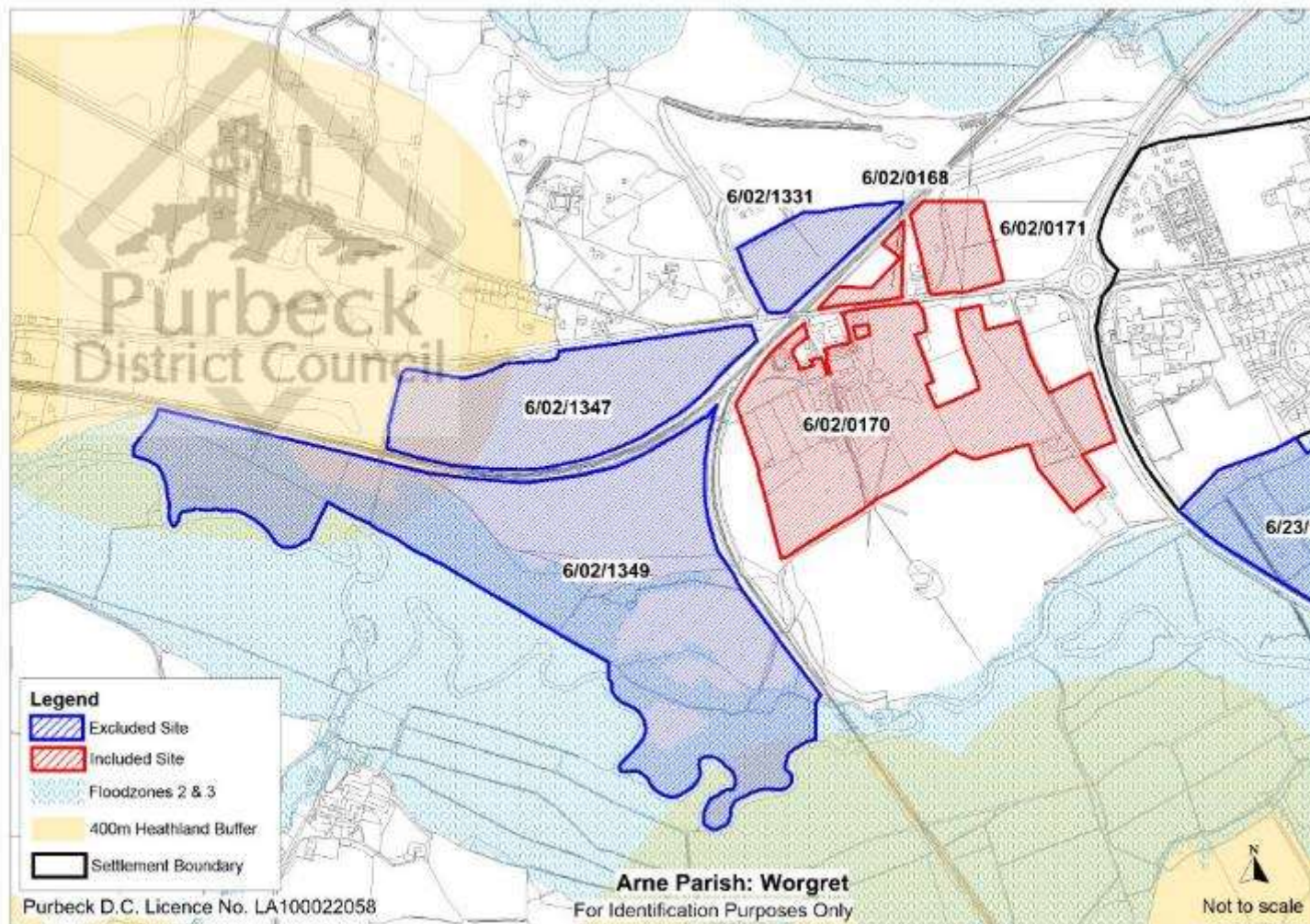
If 'Yes' please give details
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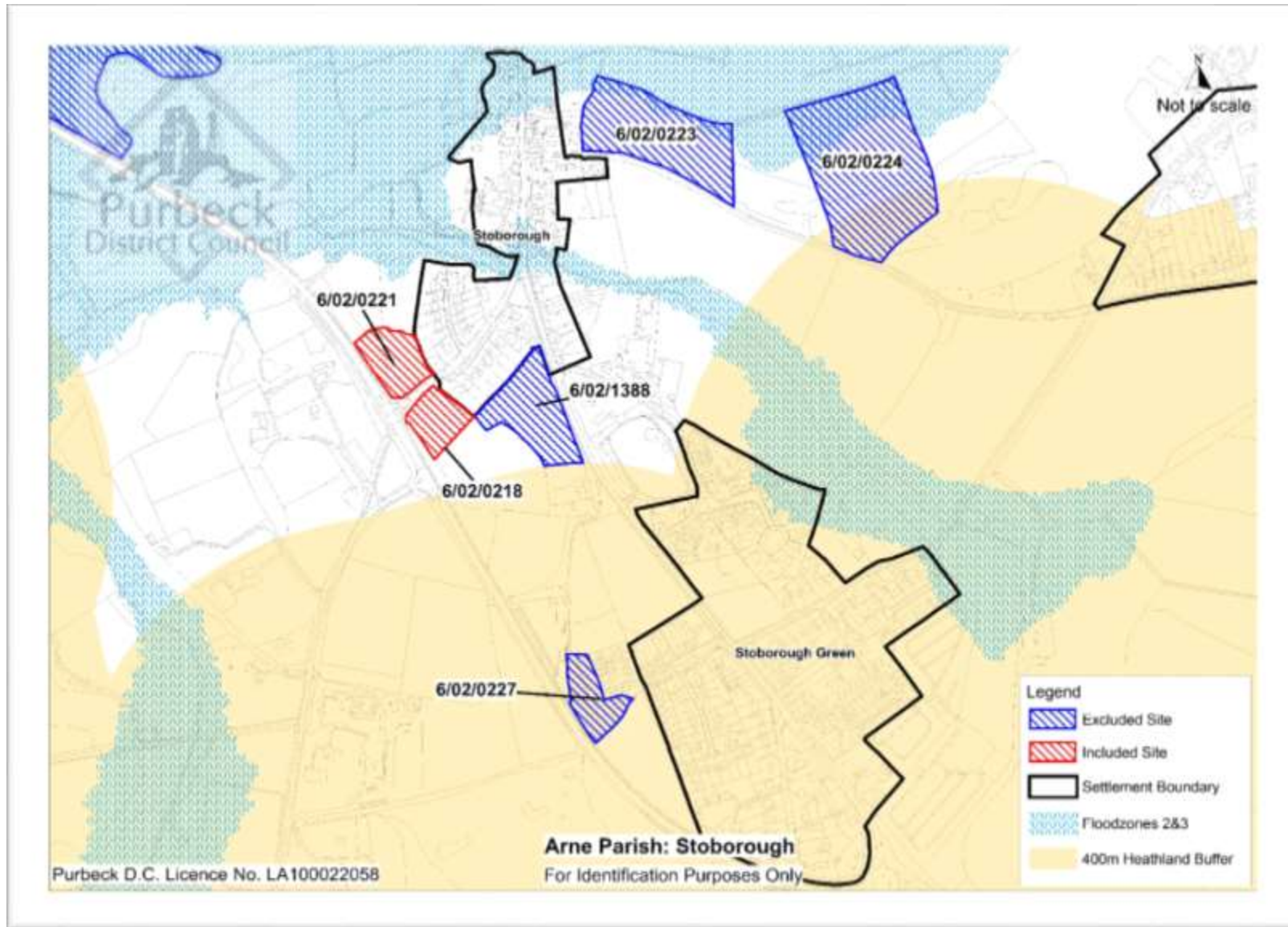
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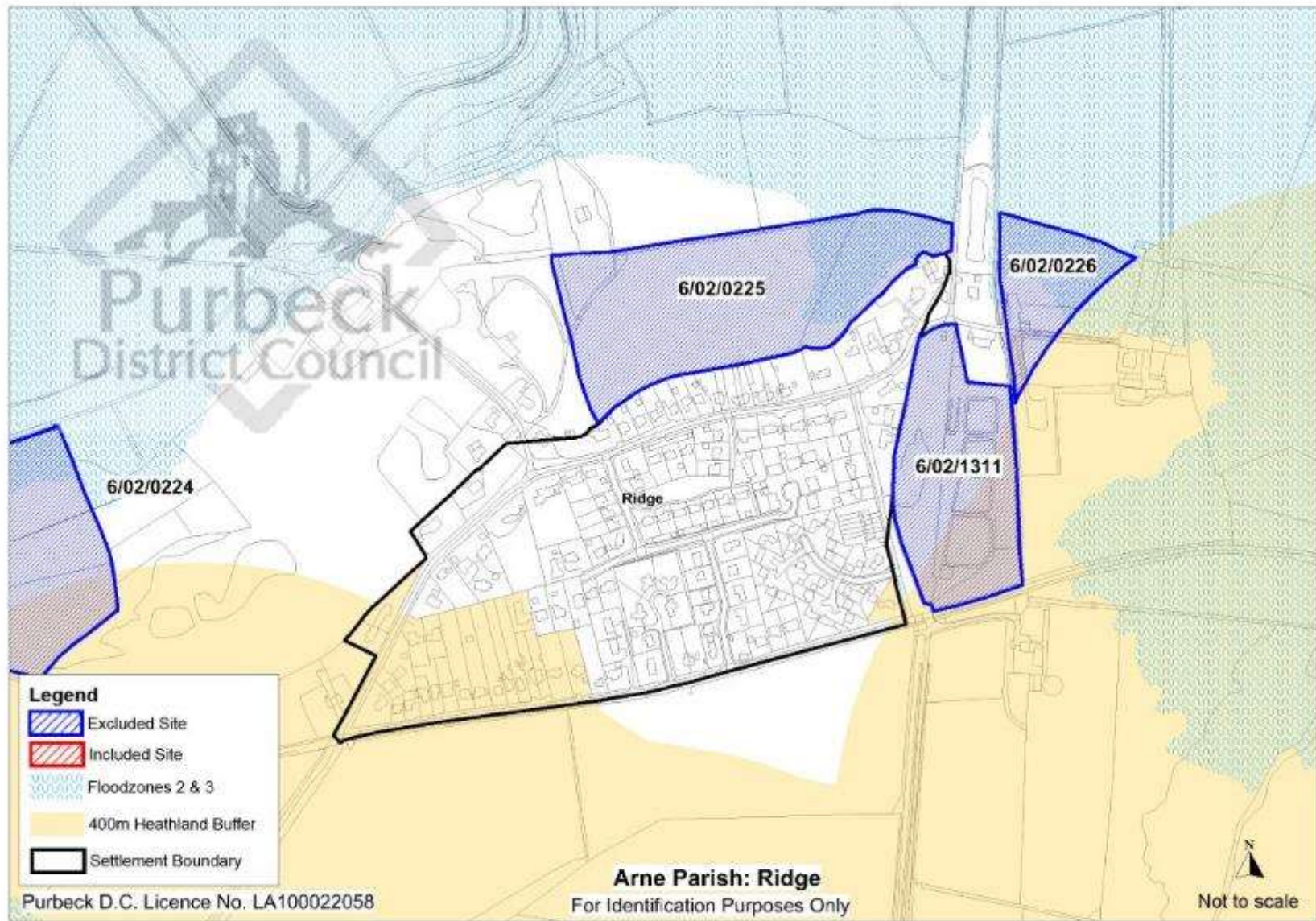
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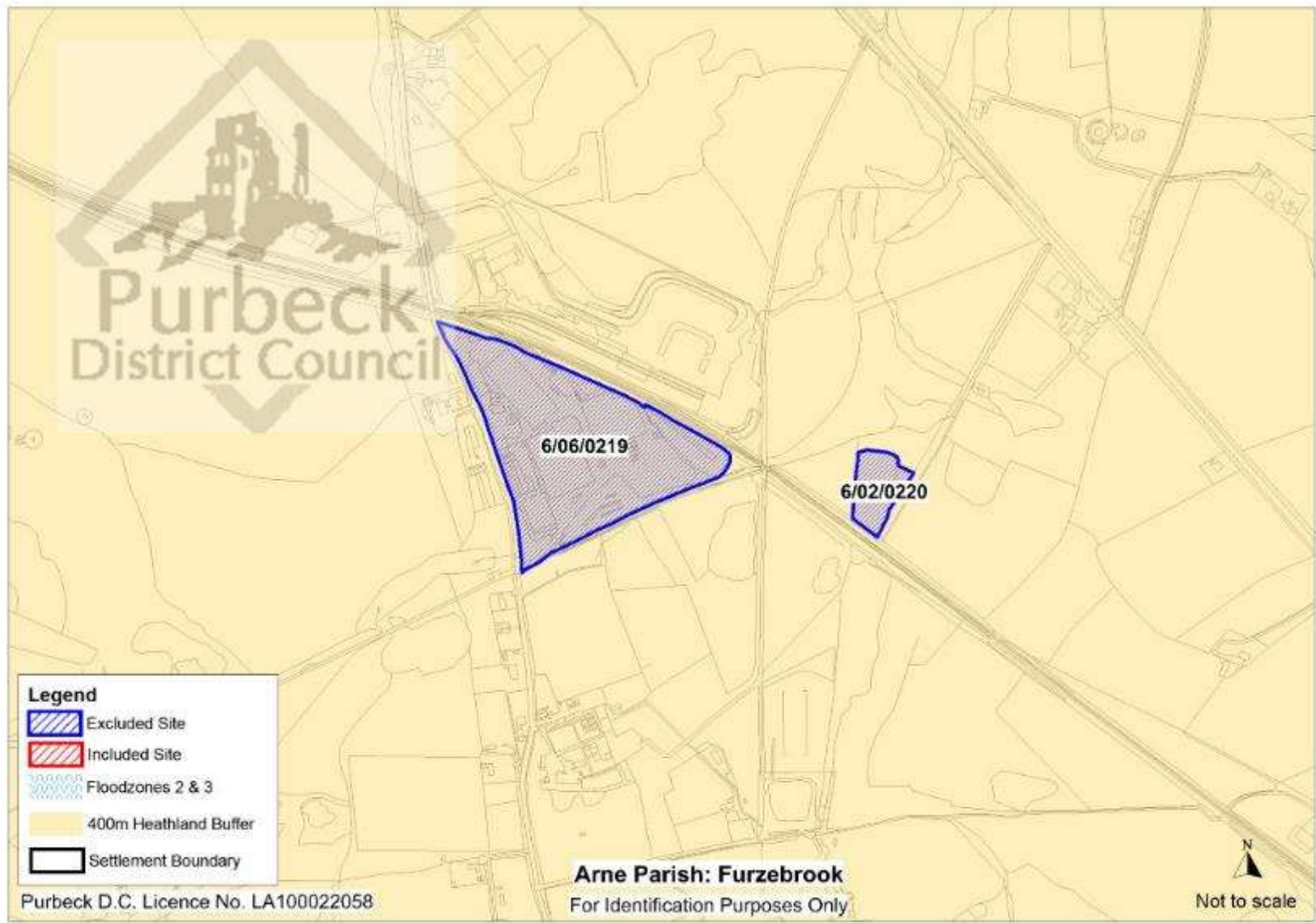
Appendix 5: schedule of maps – included and excluded sites

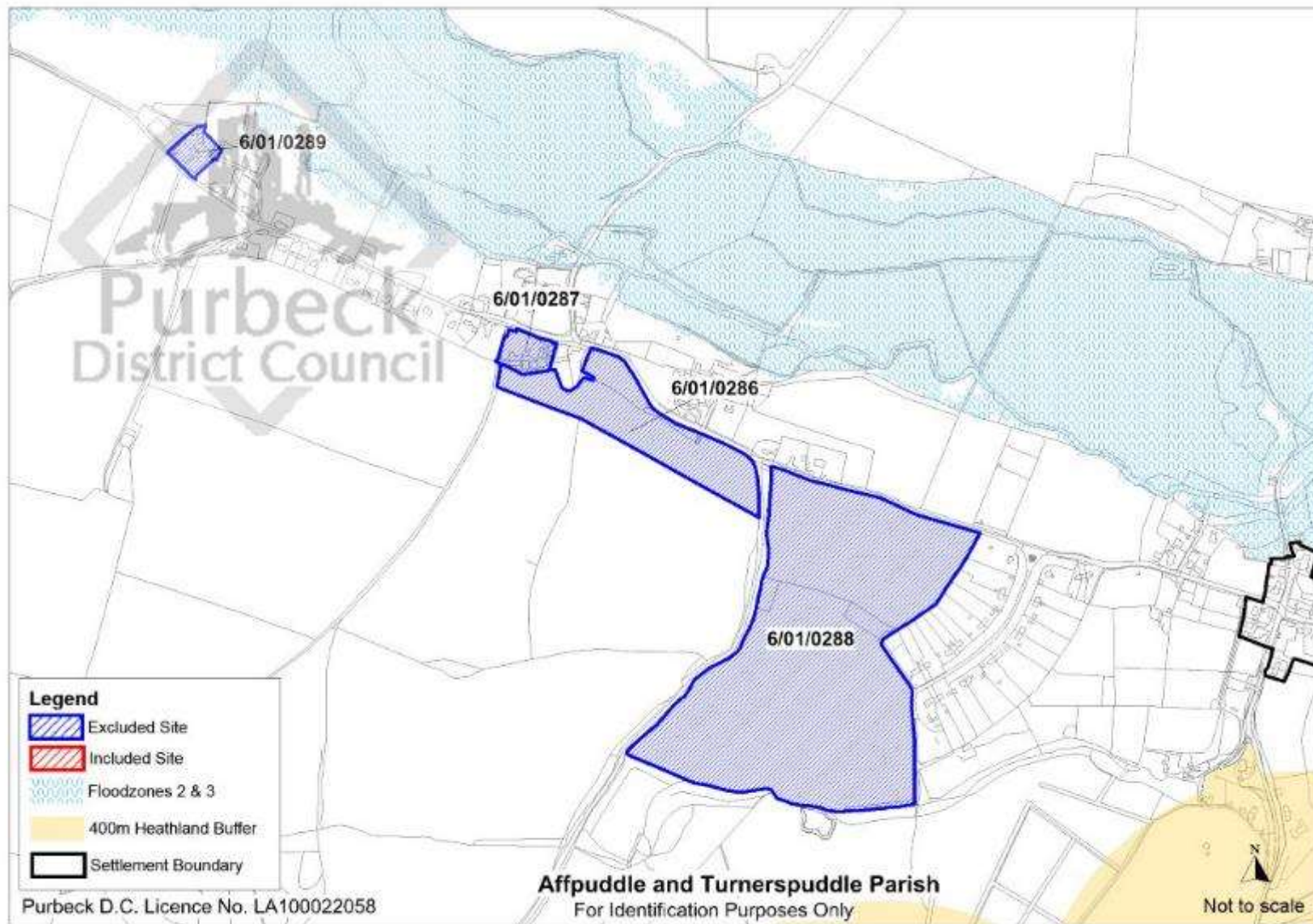
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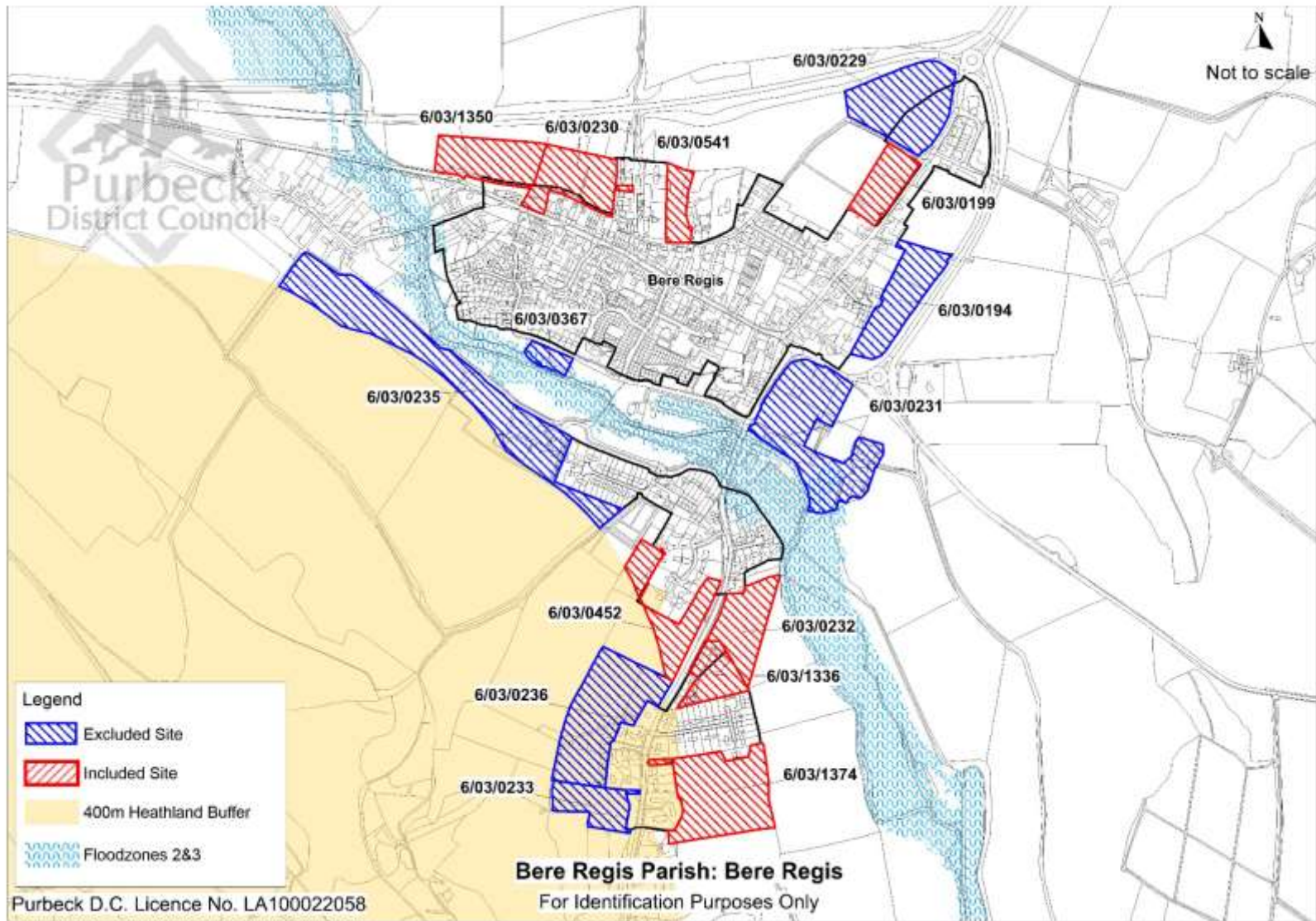


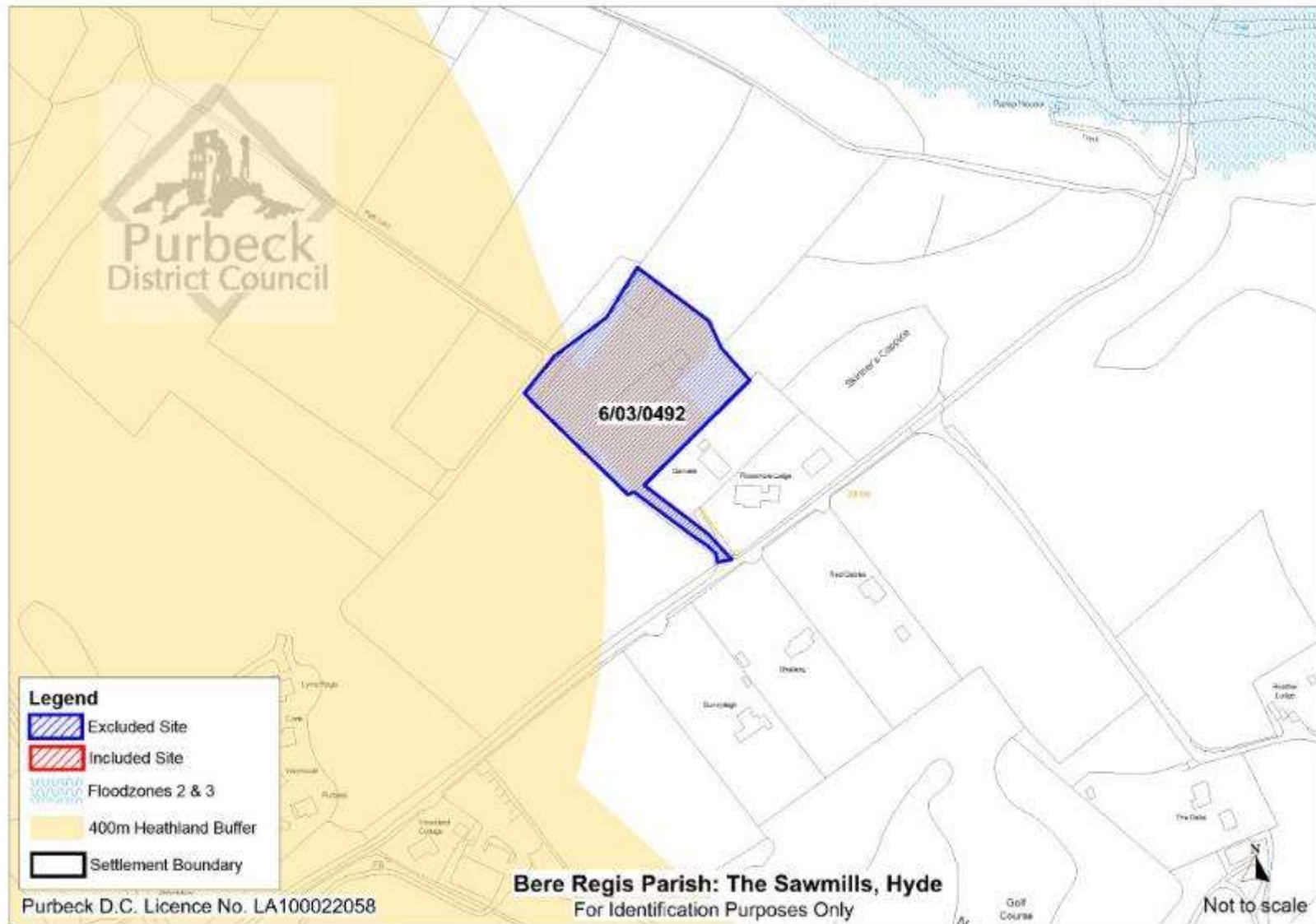


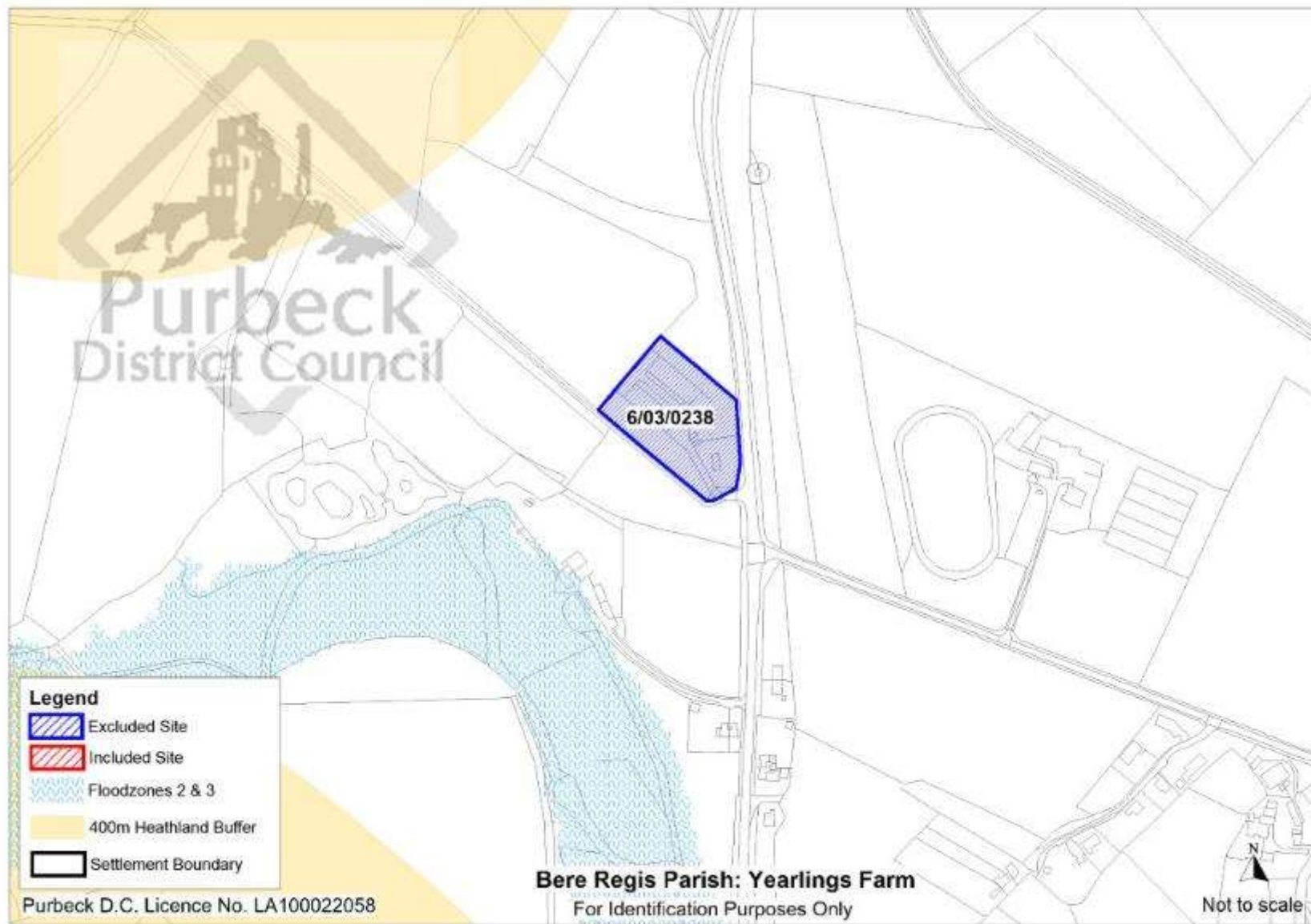


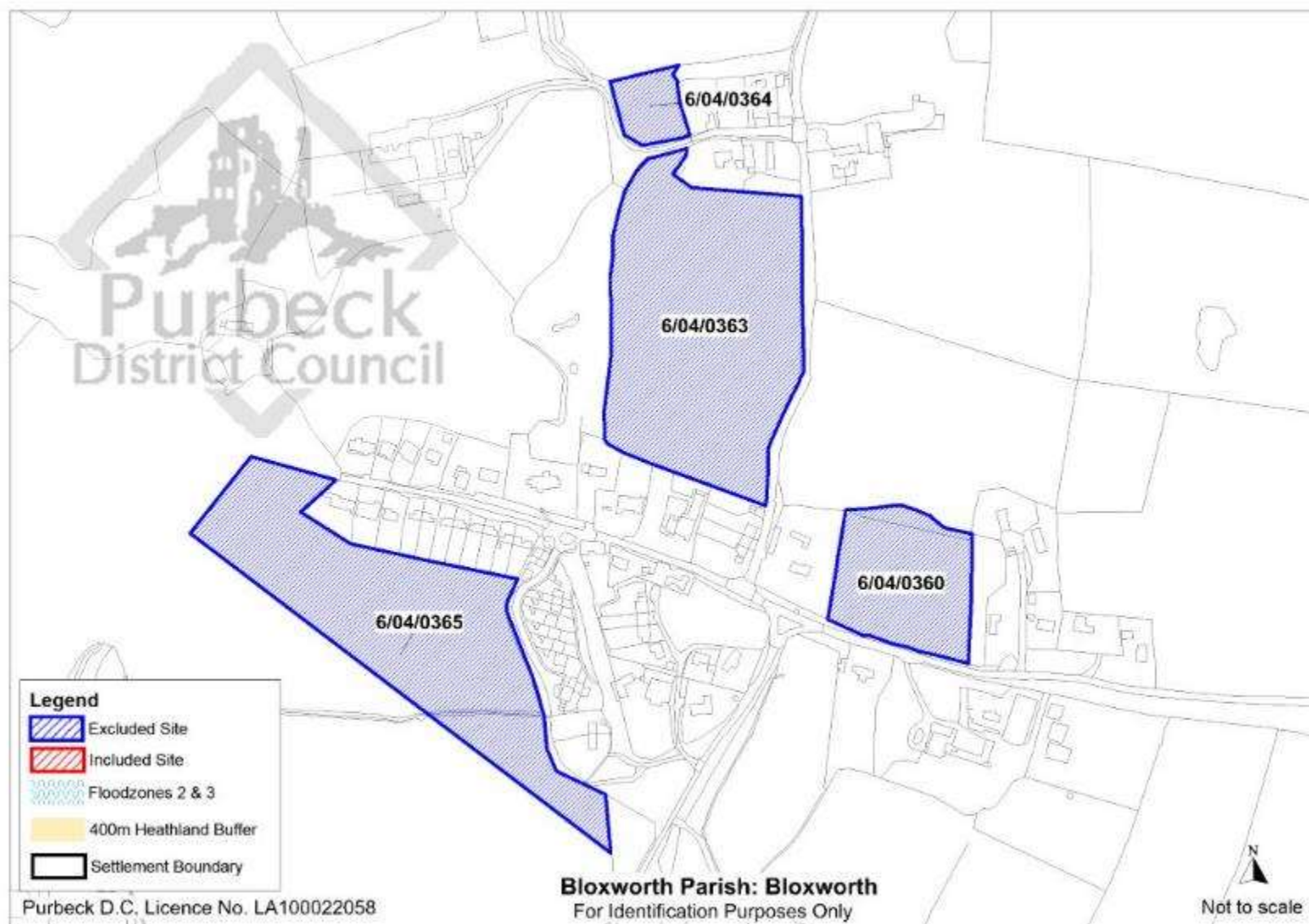


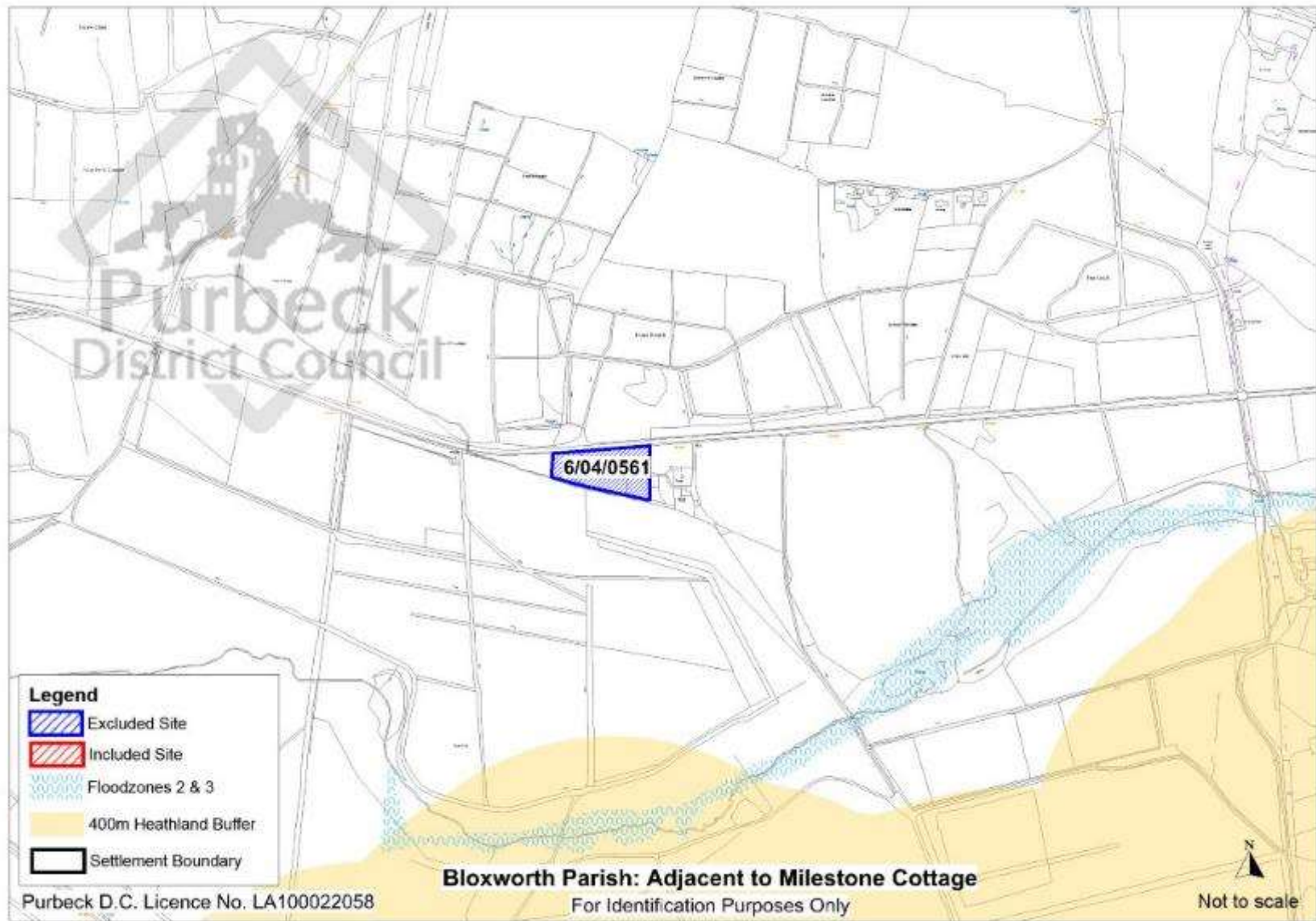


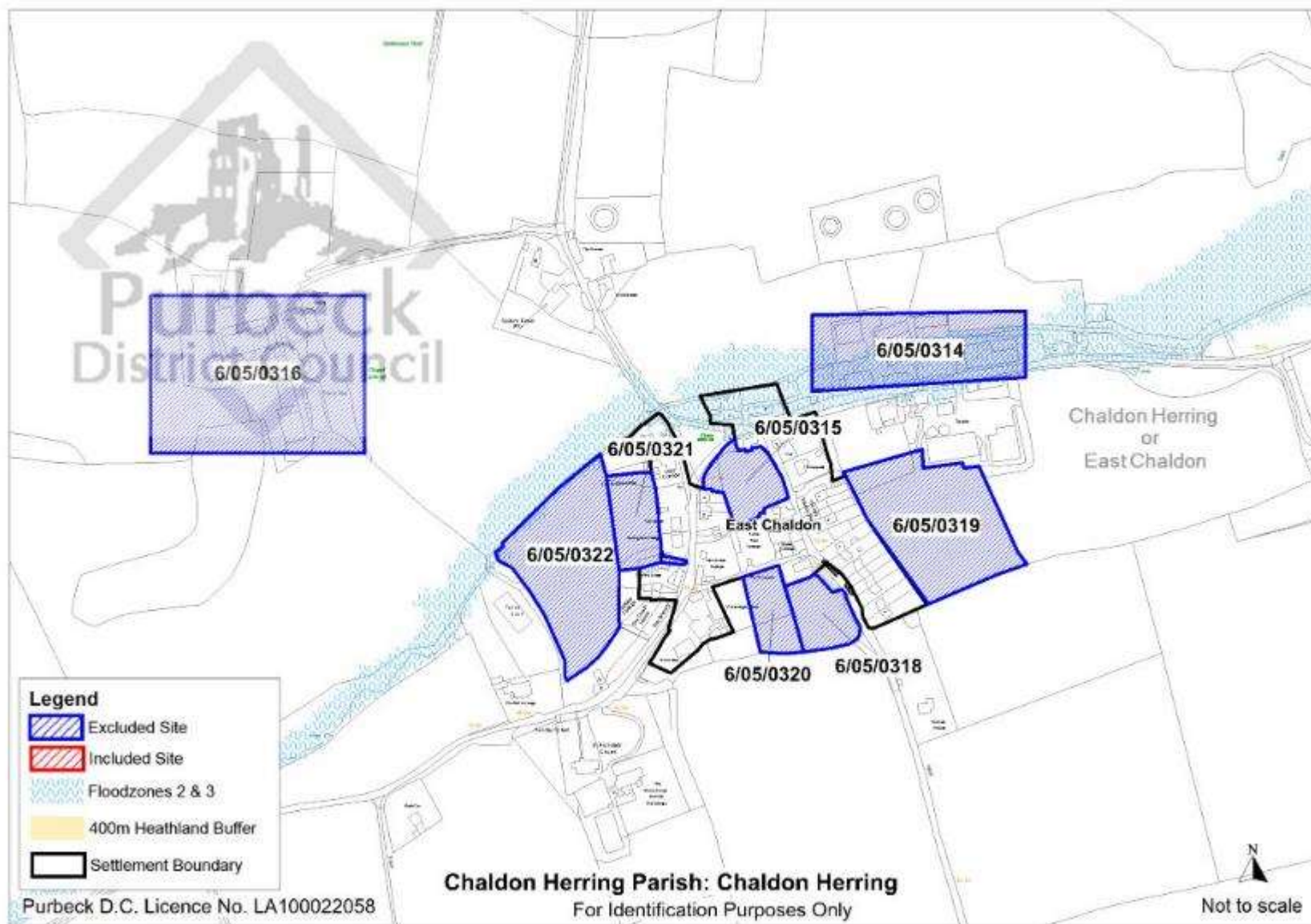


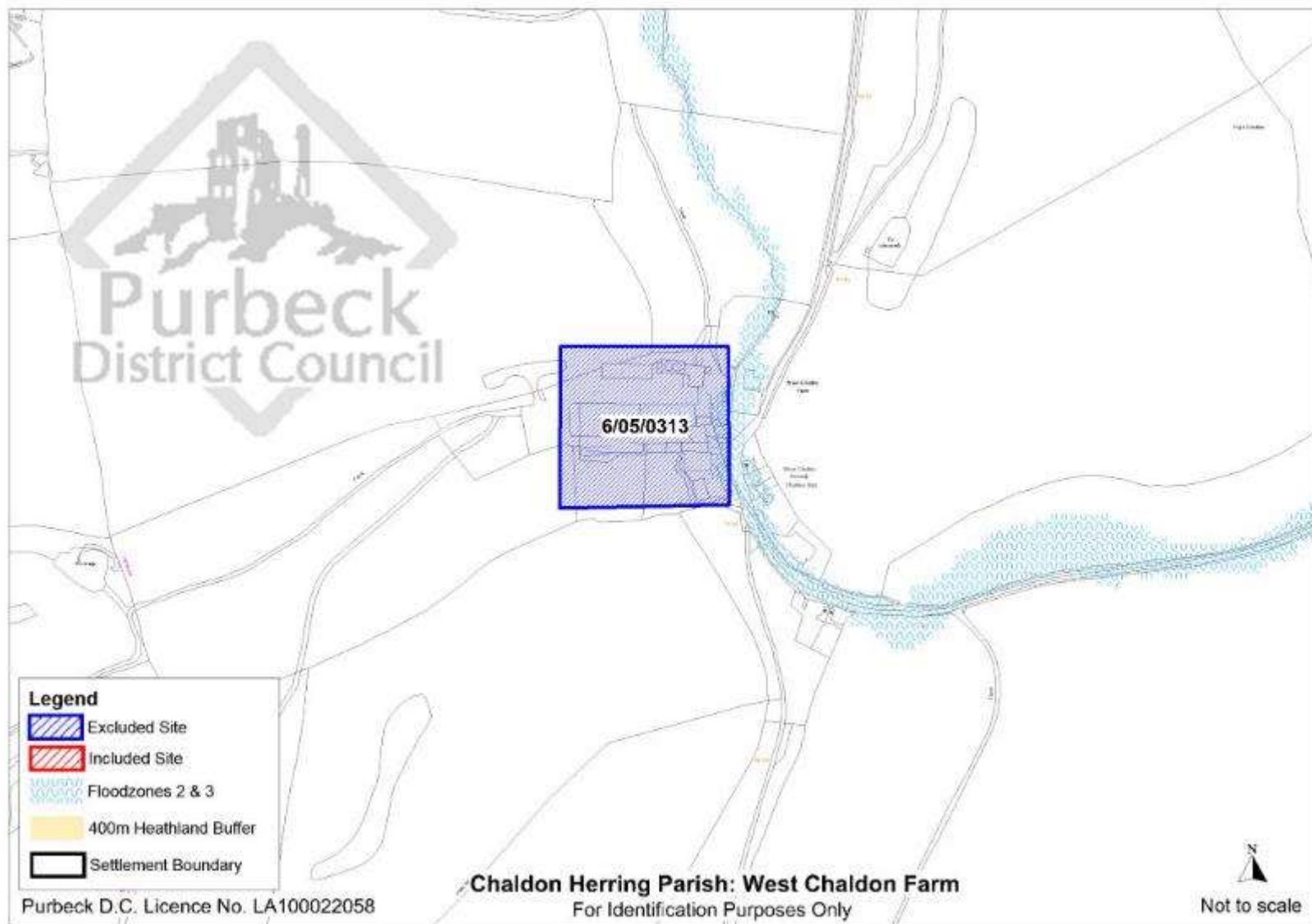


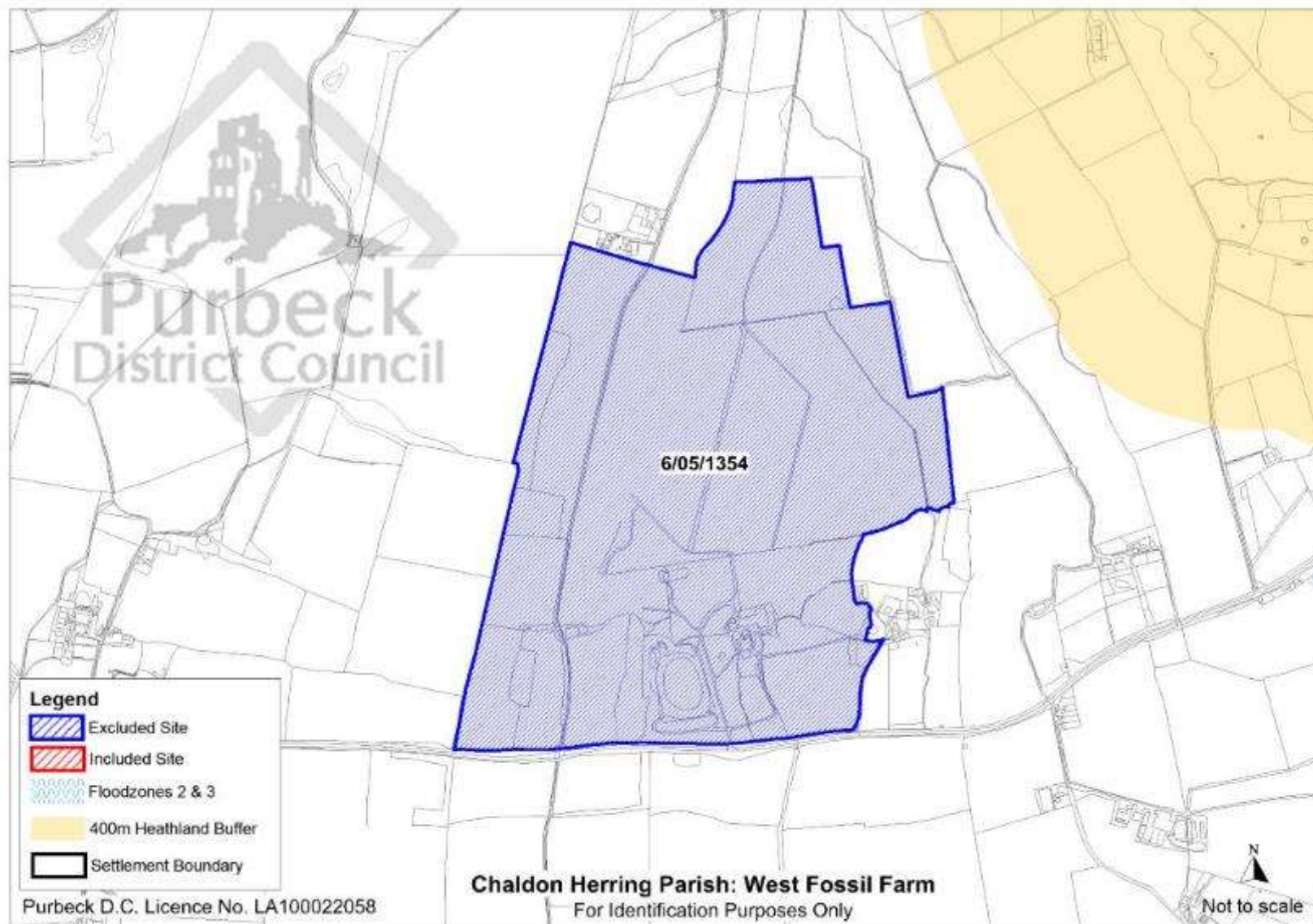


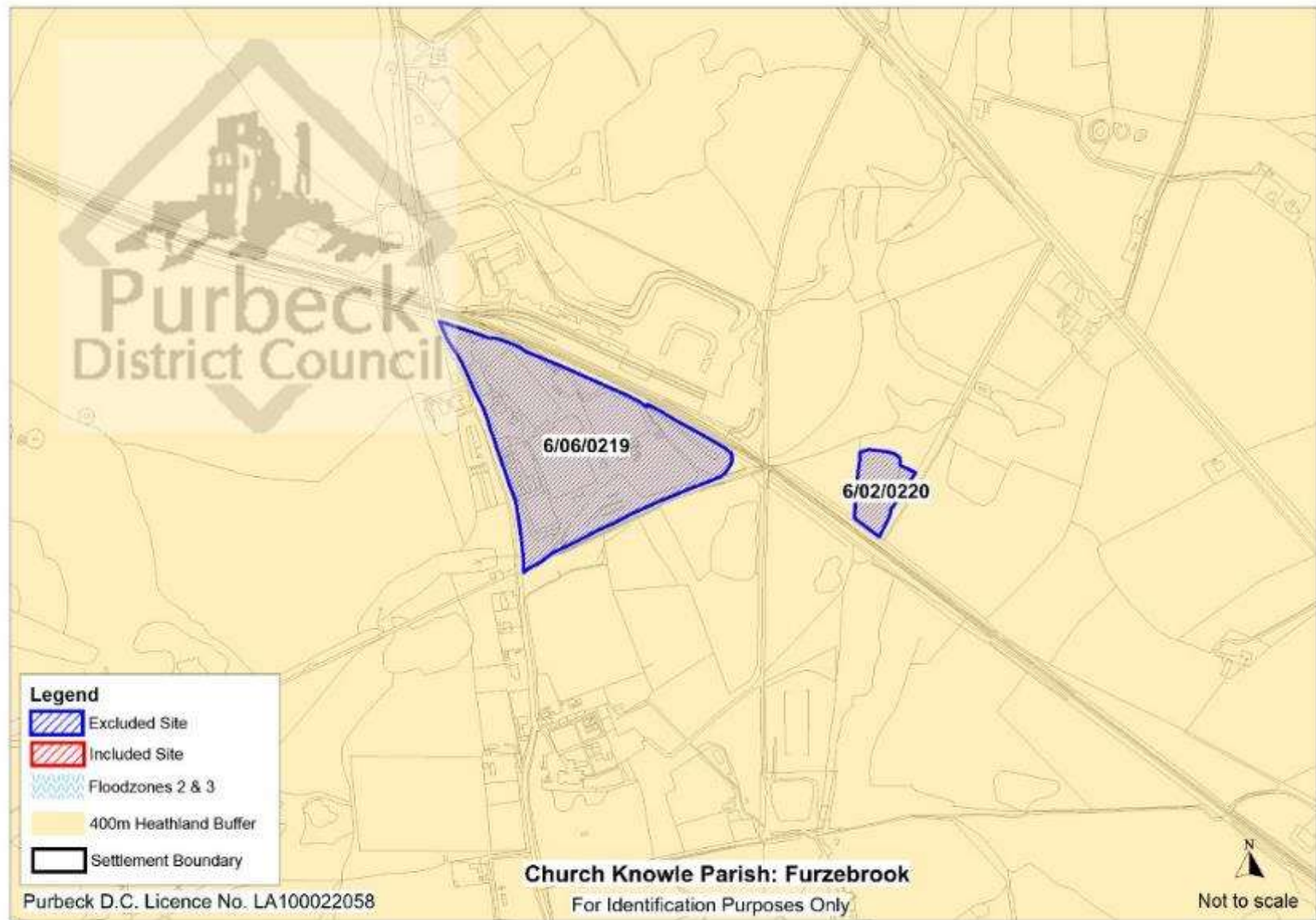


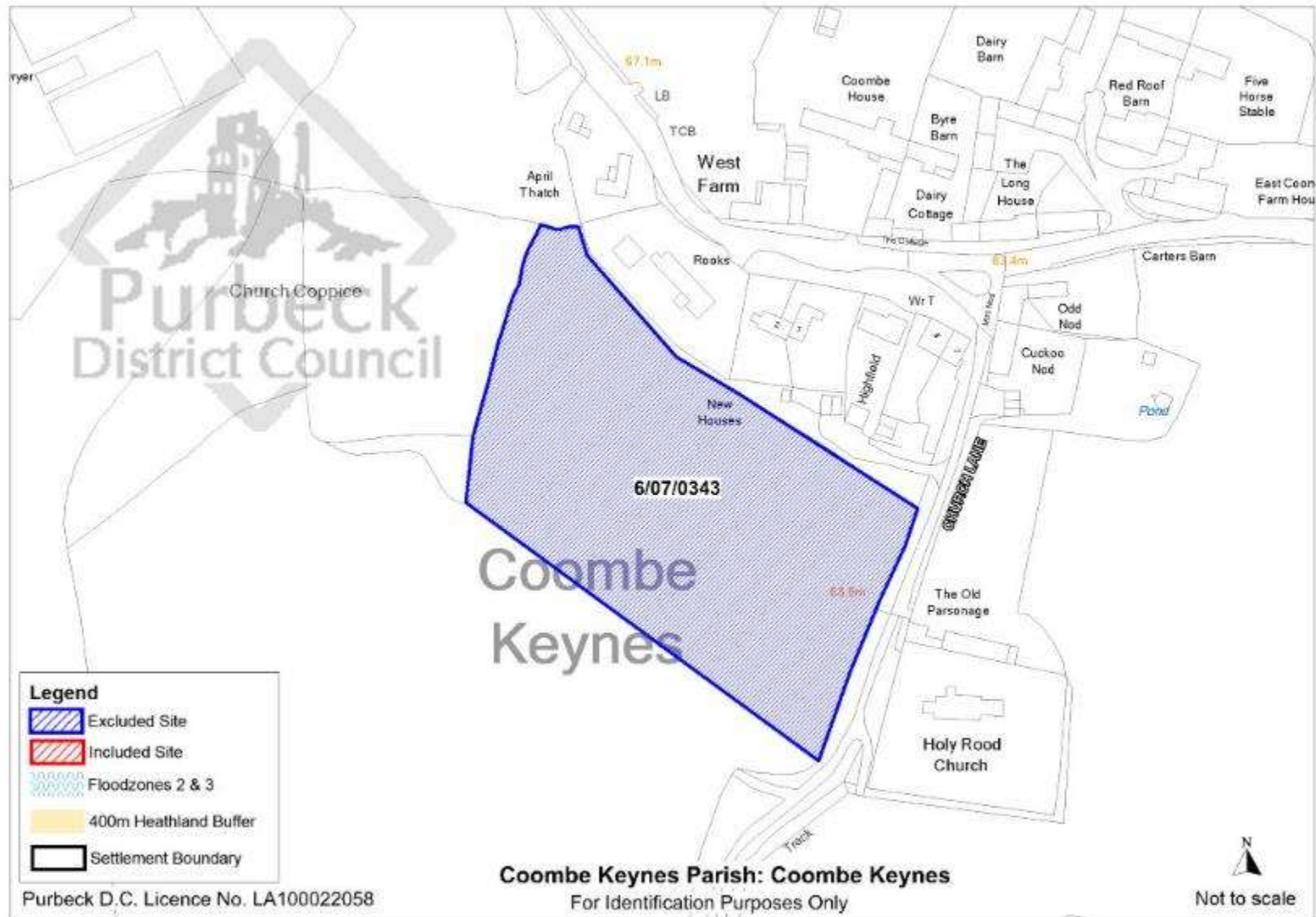


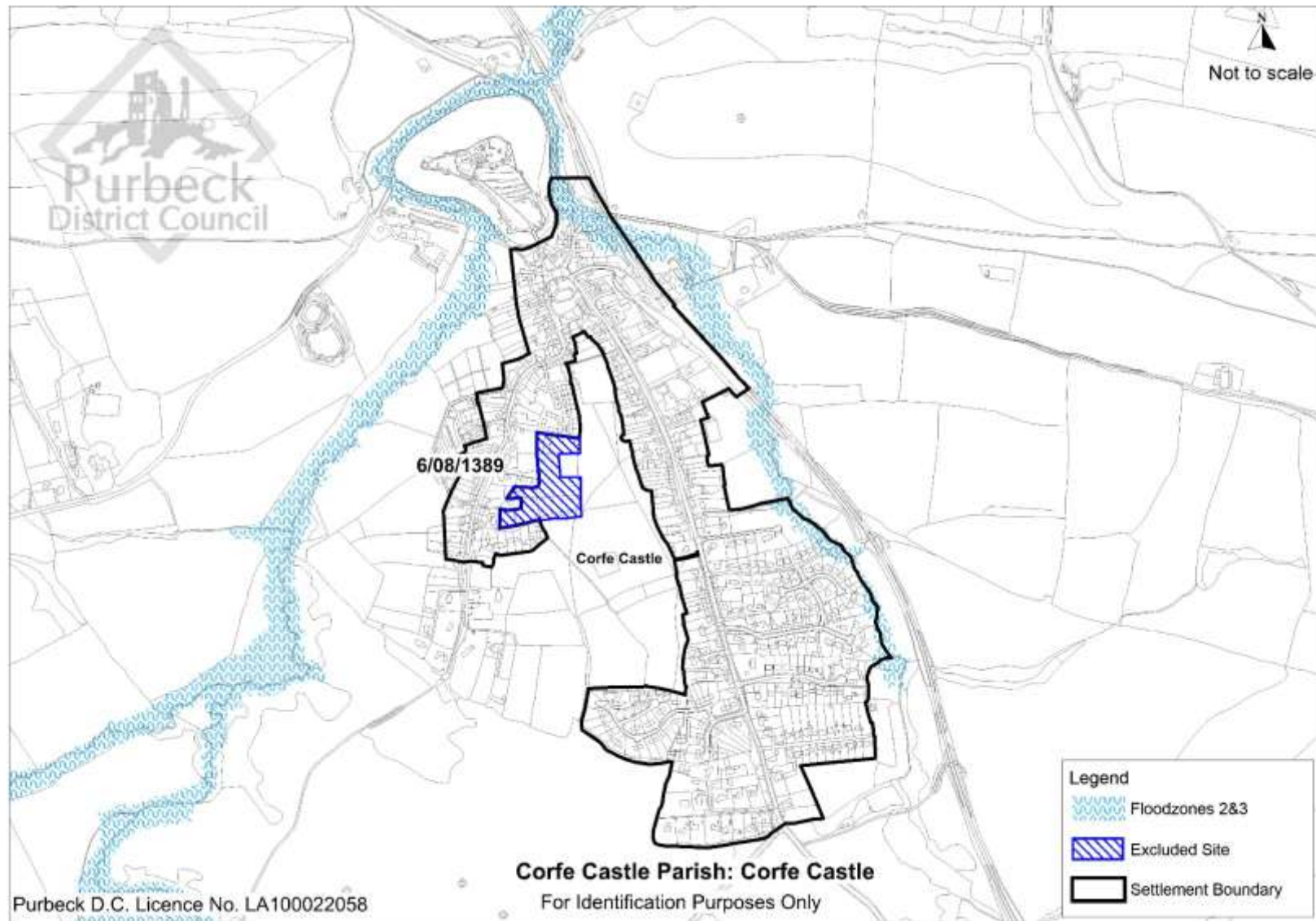


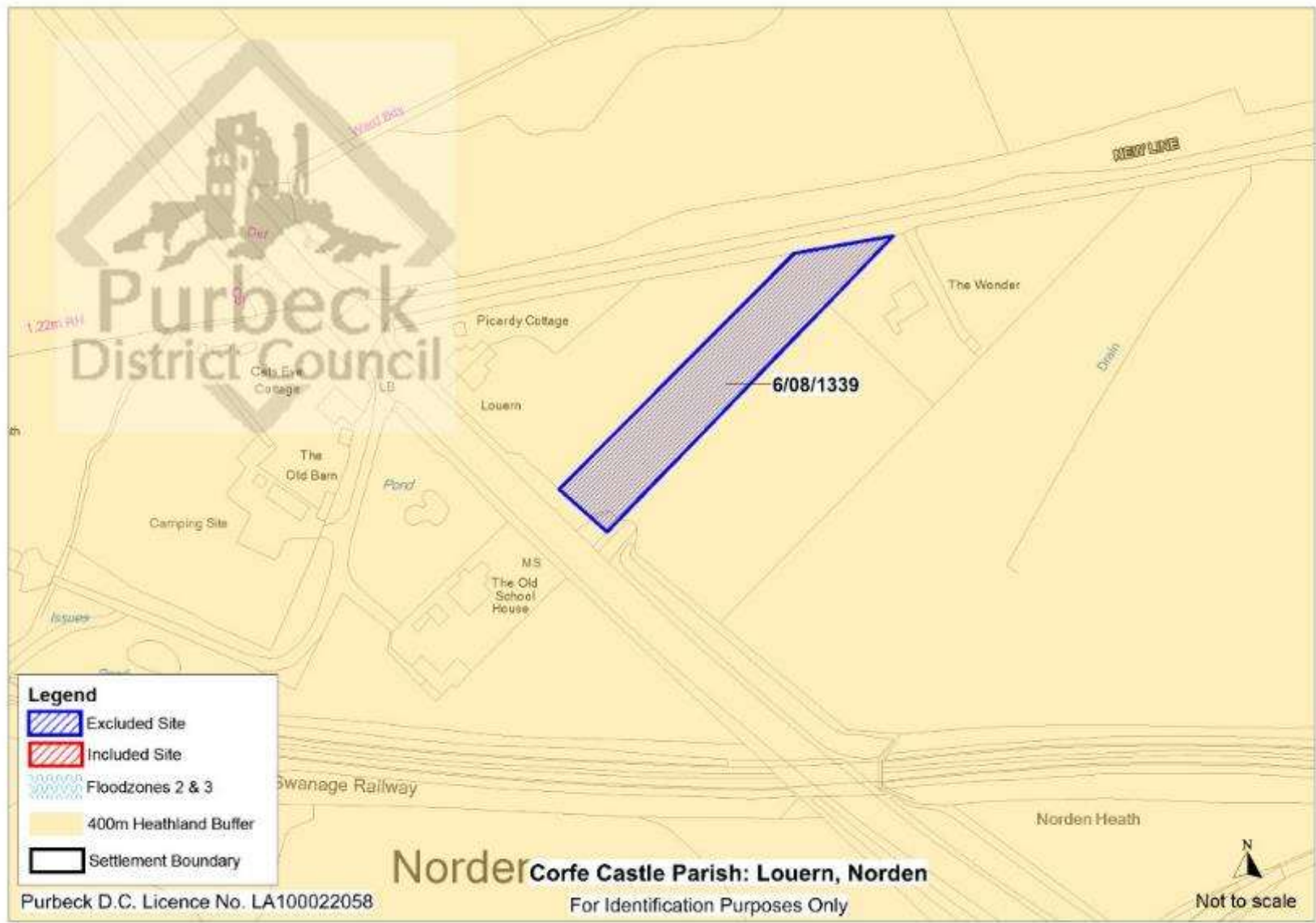


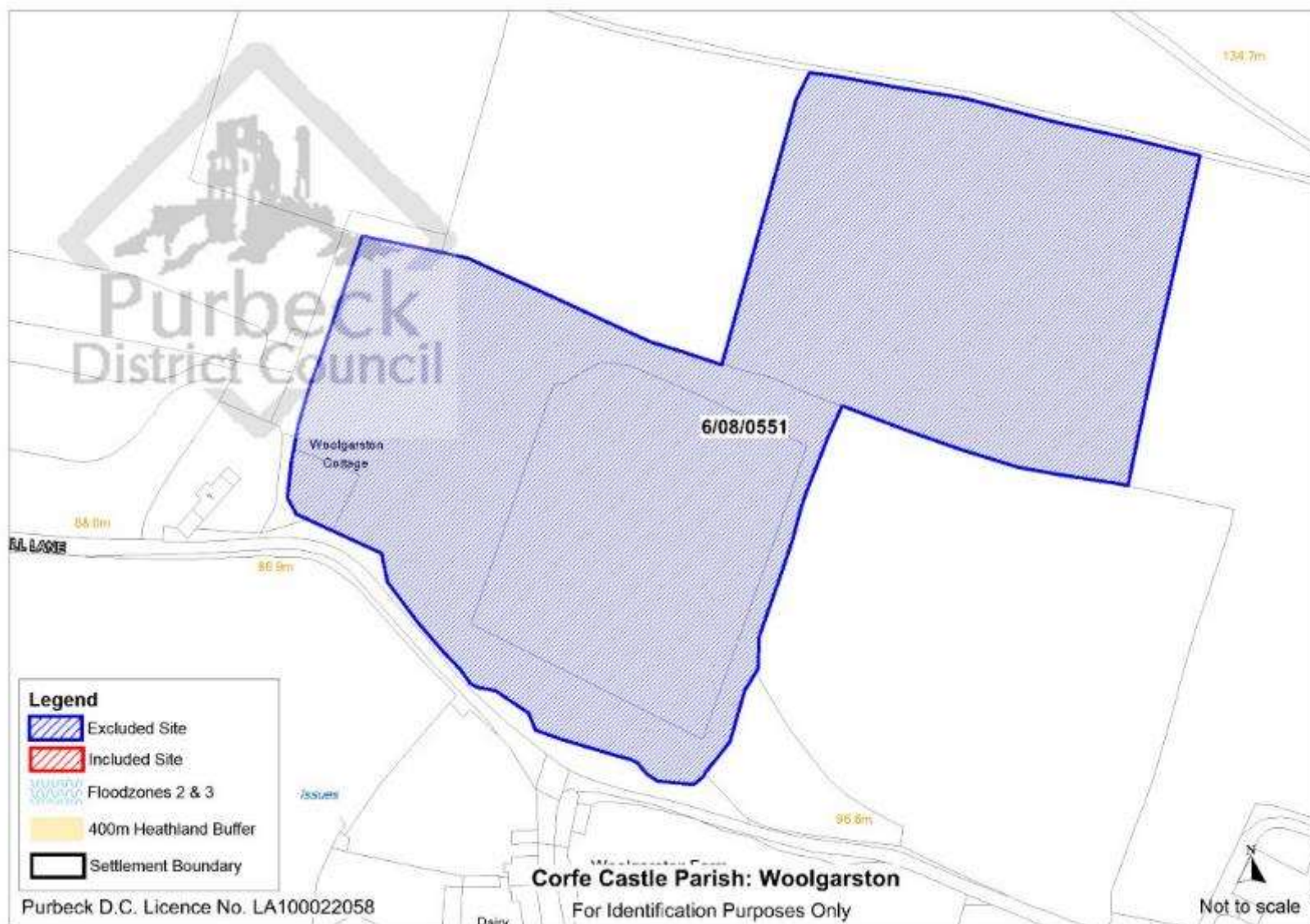


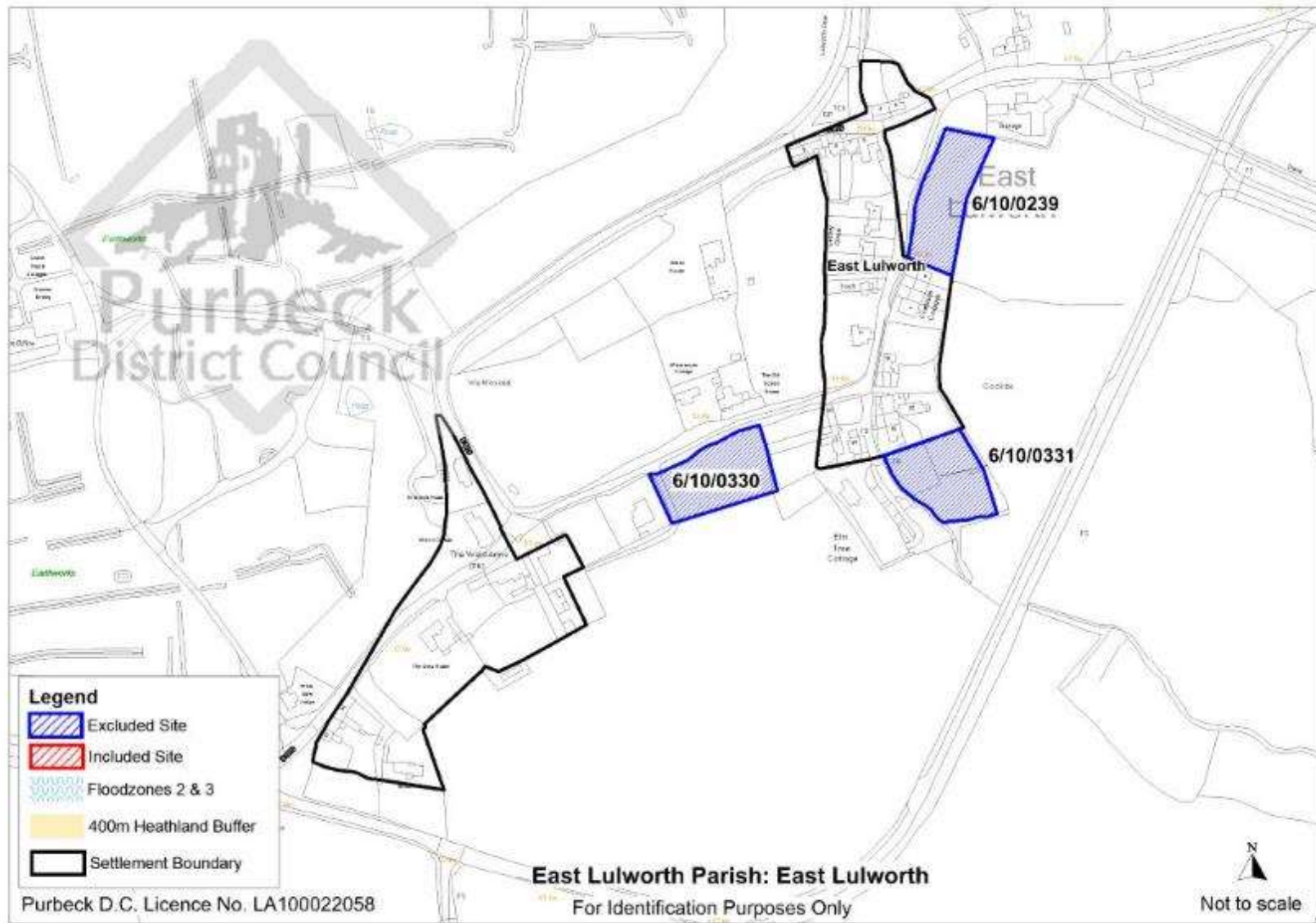


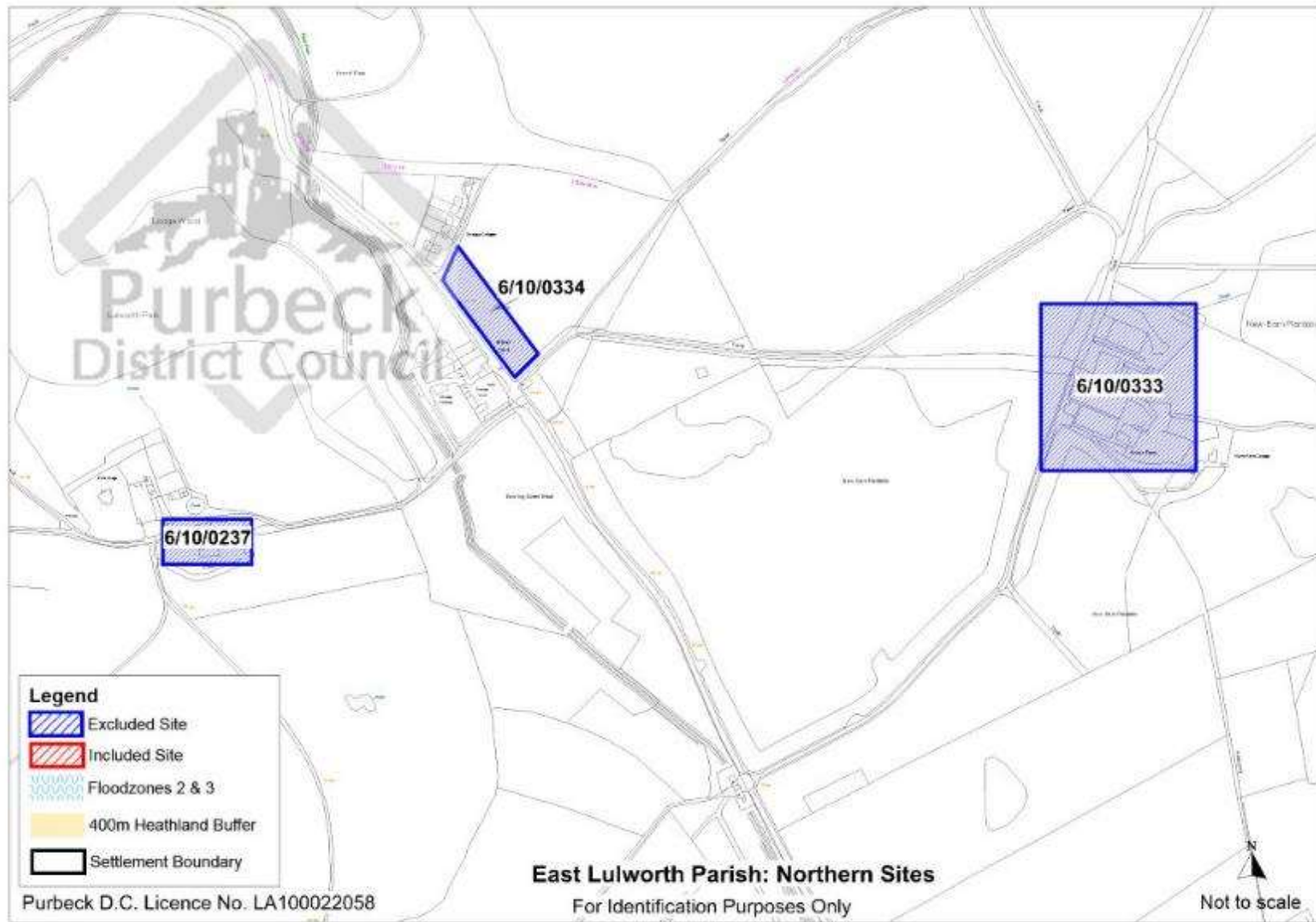


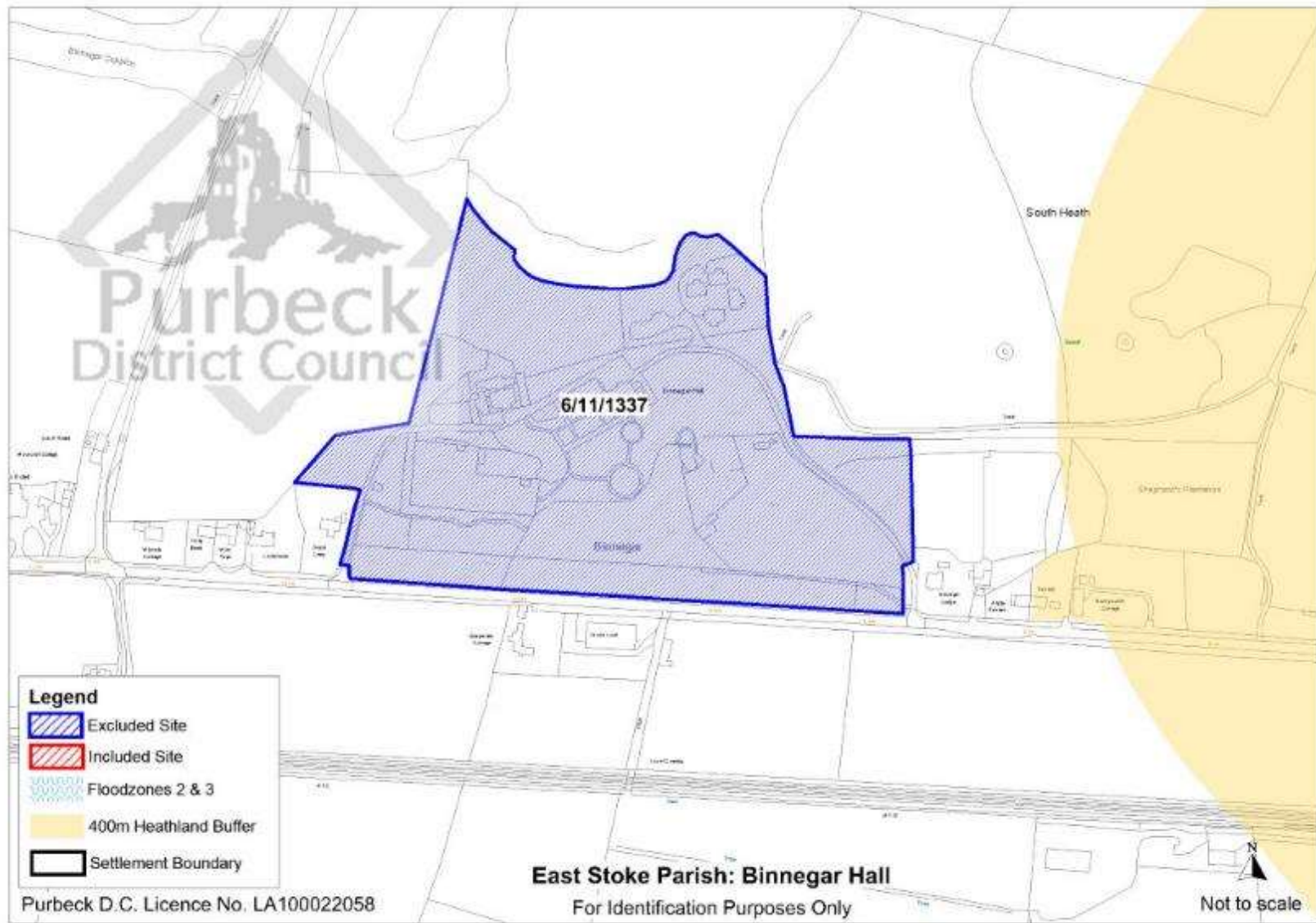


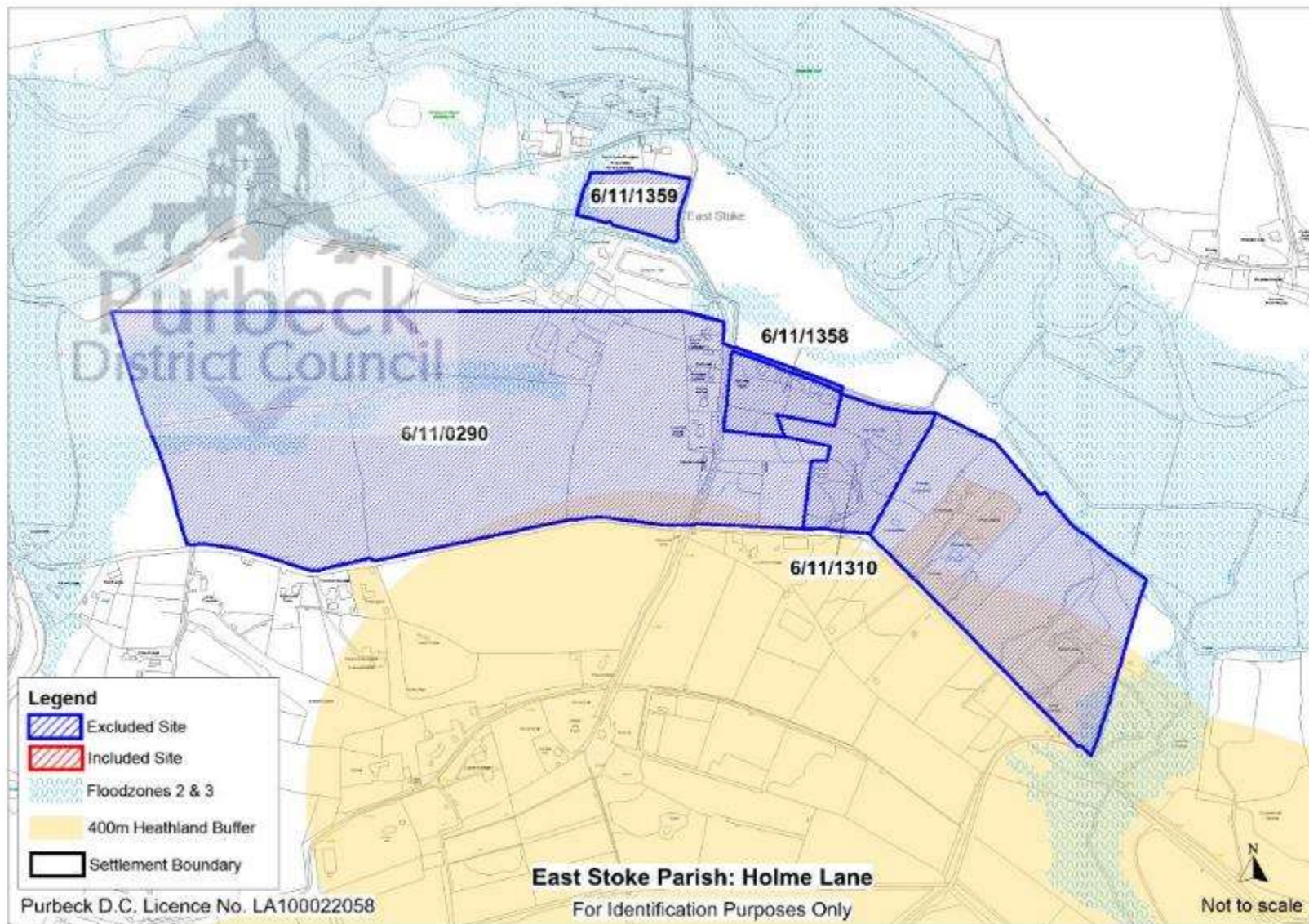


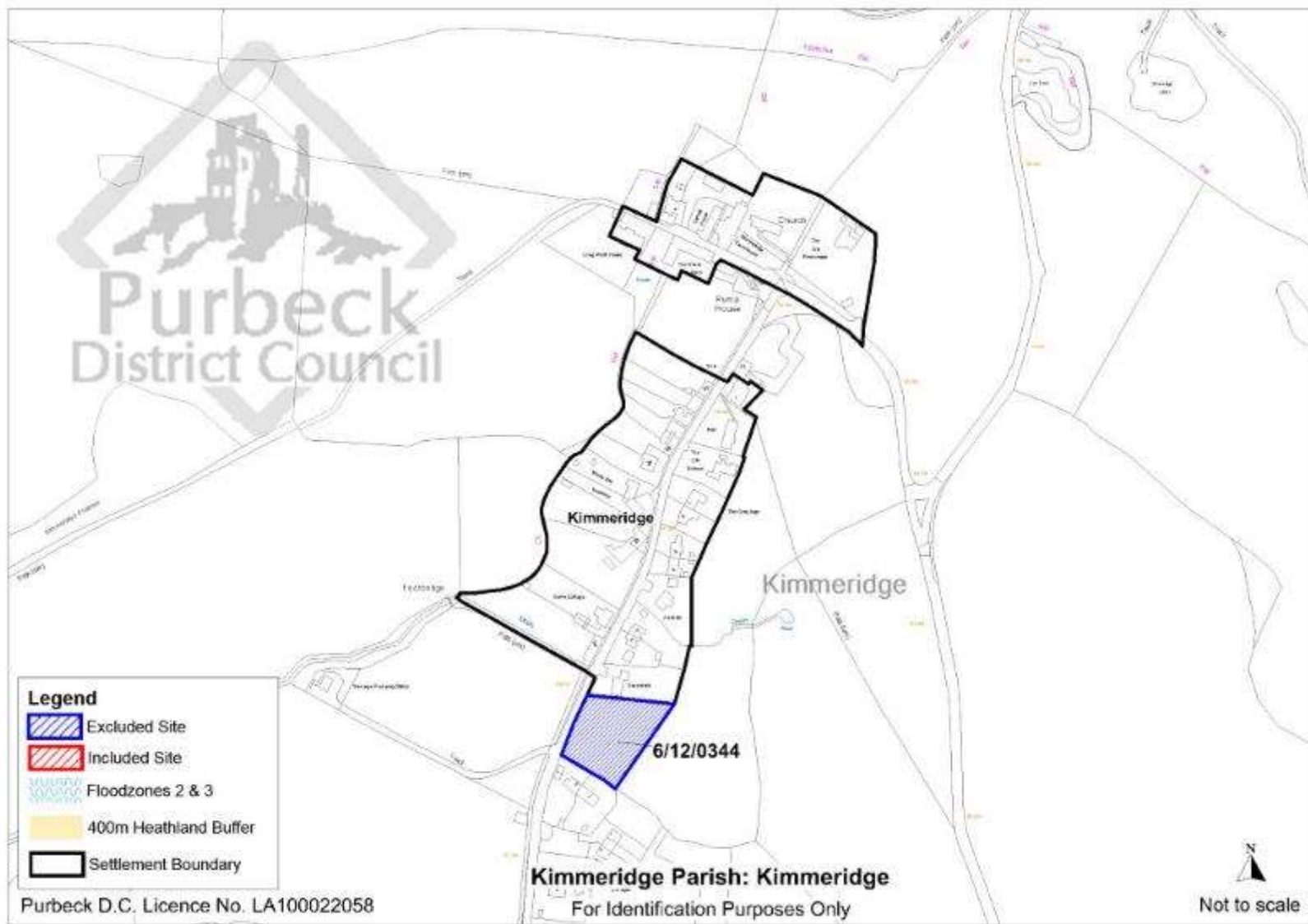


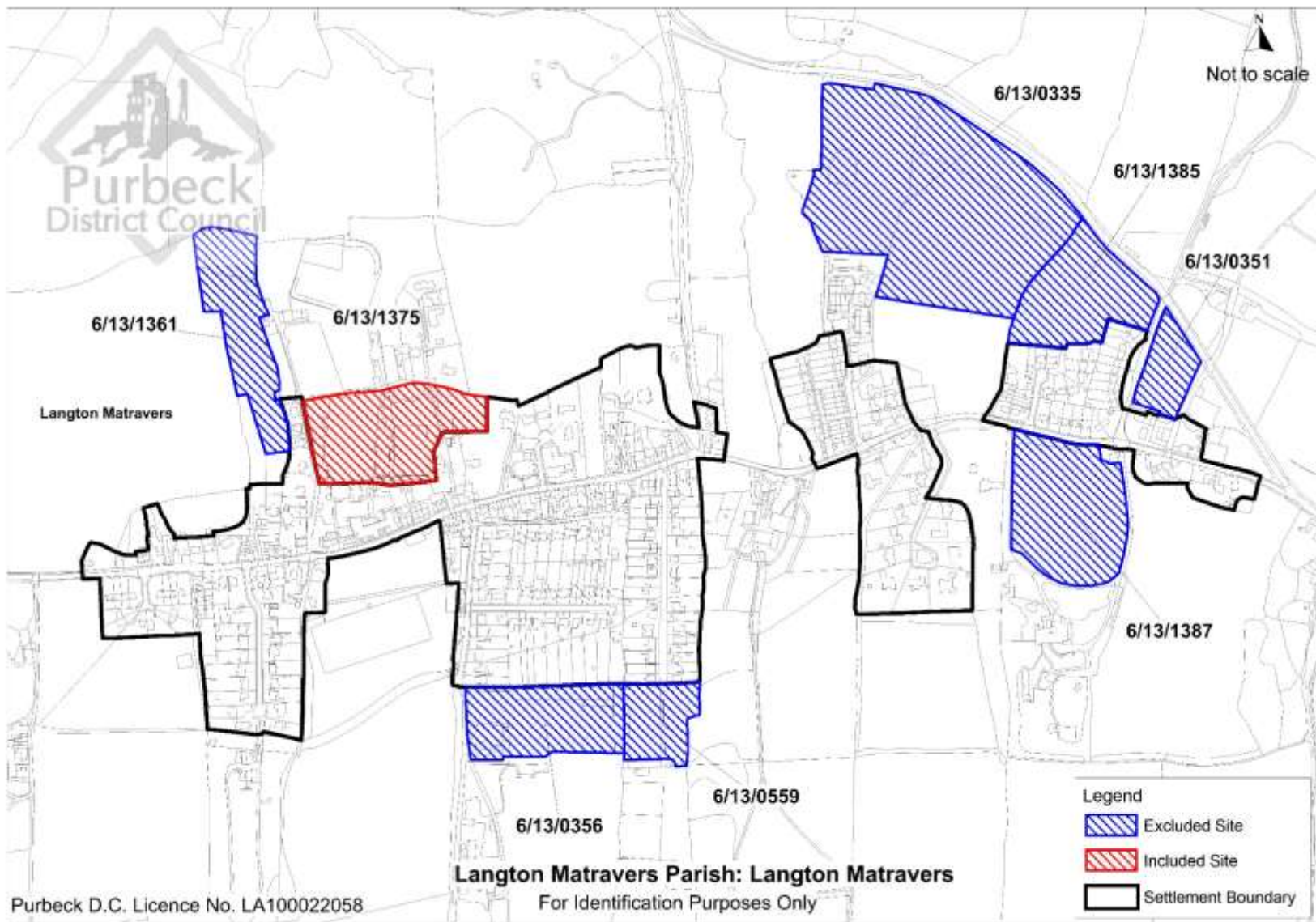


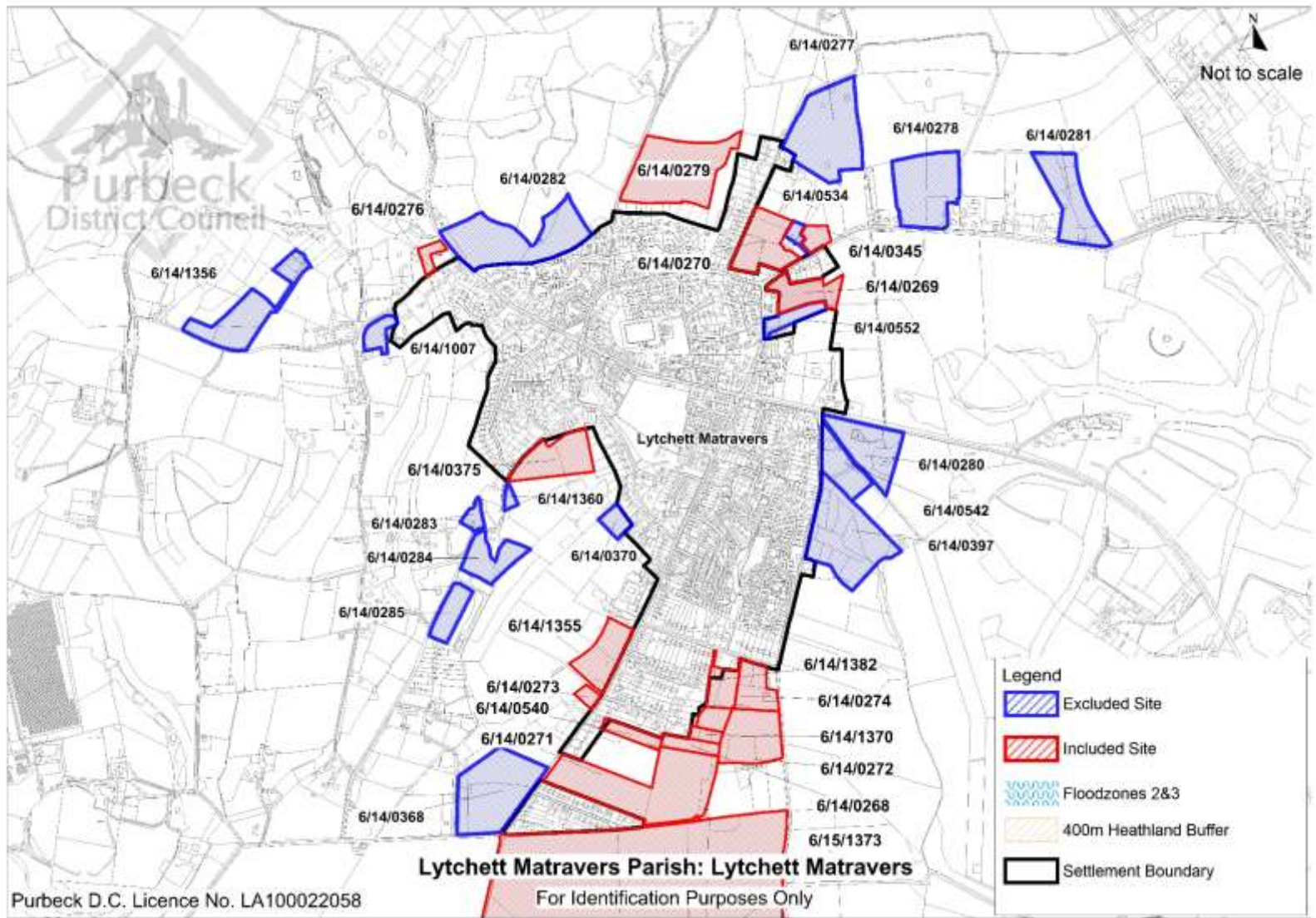


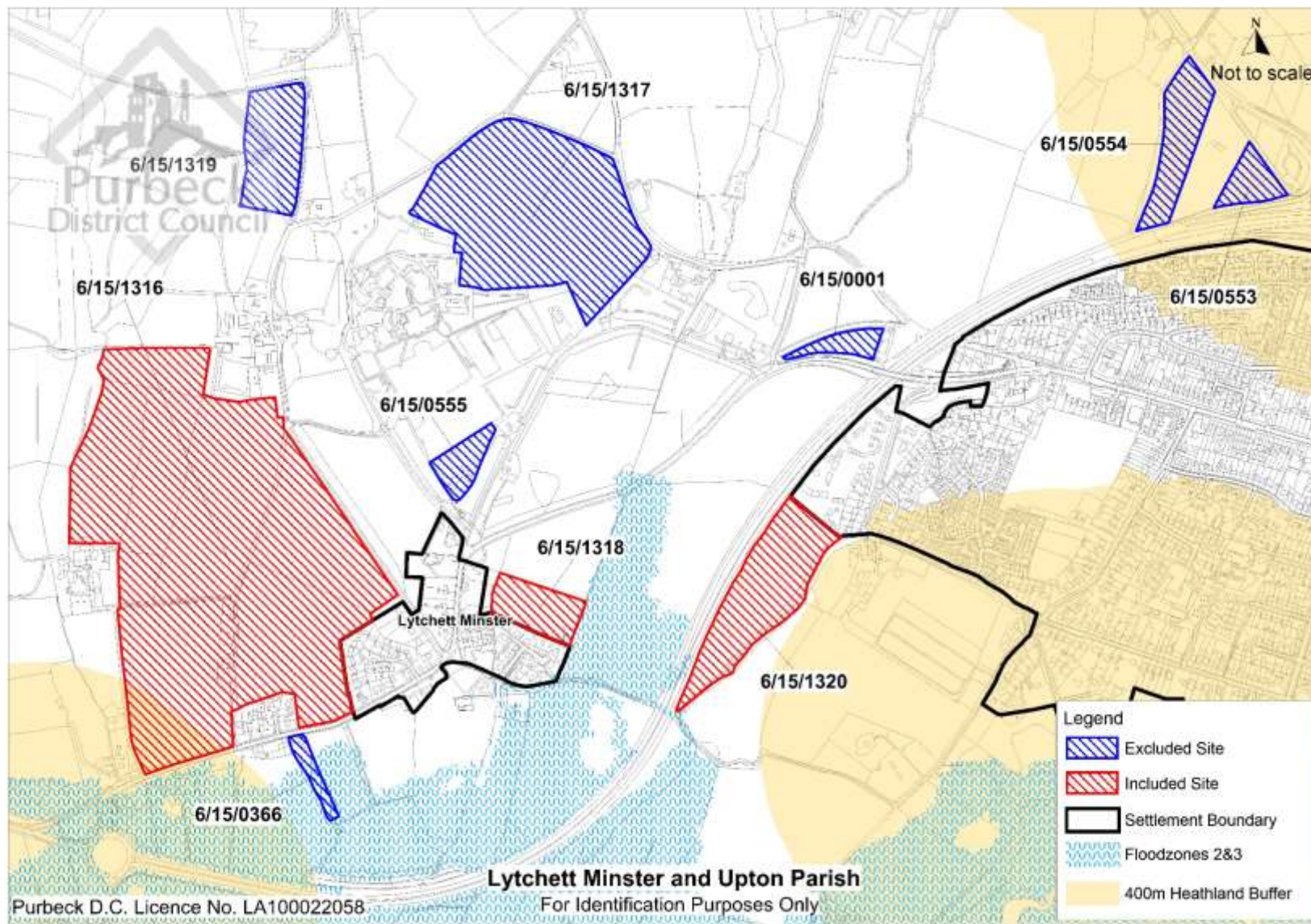


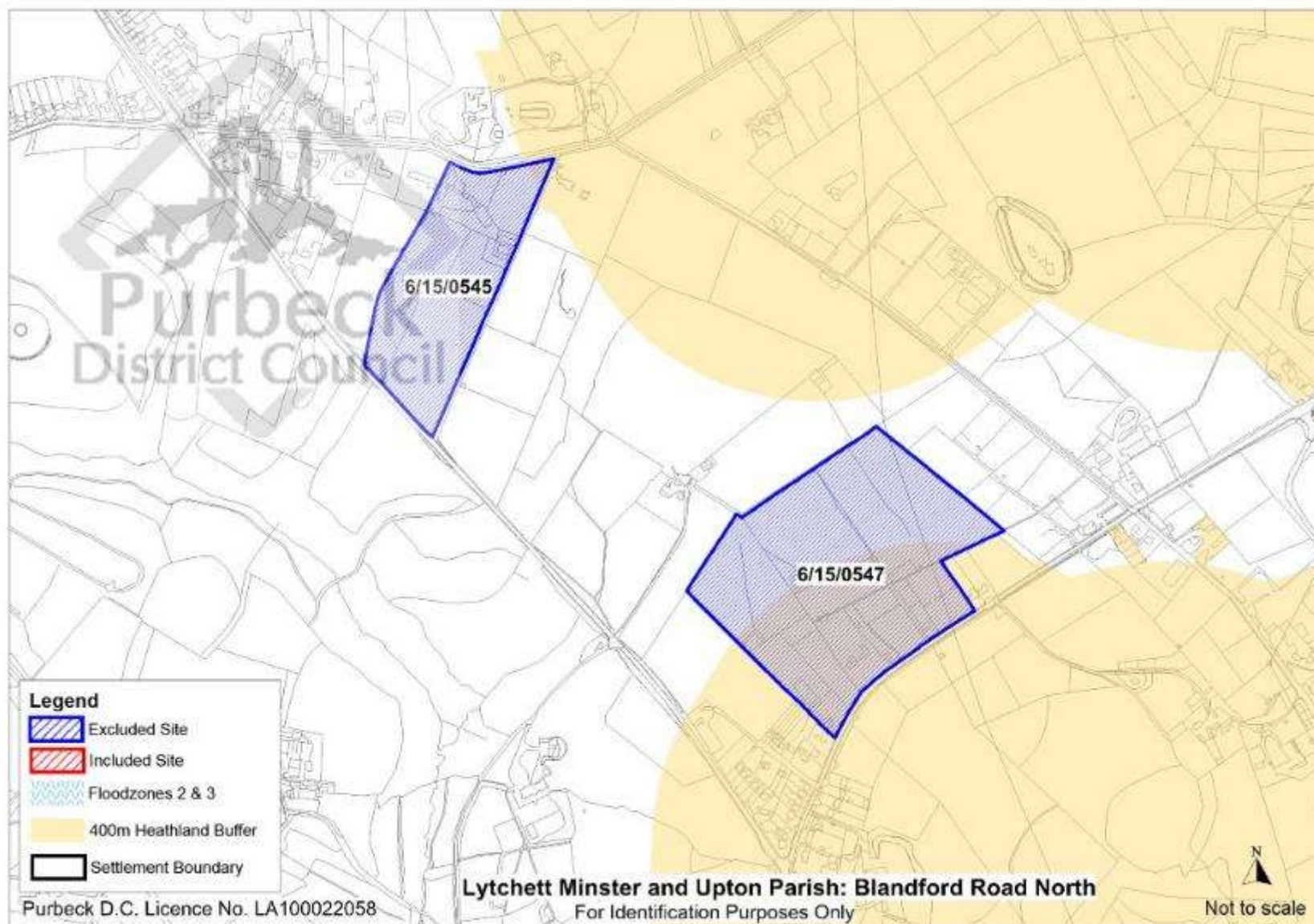


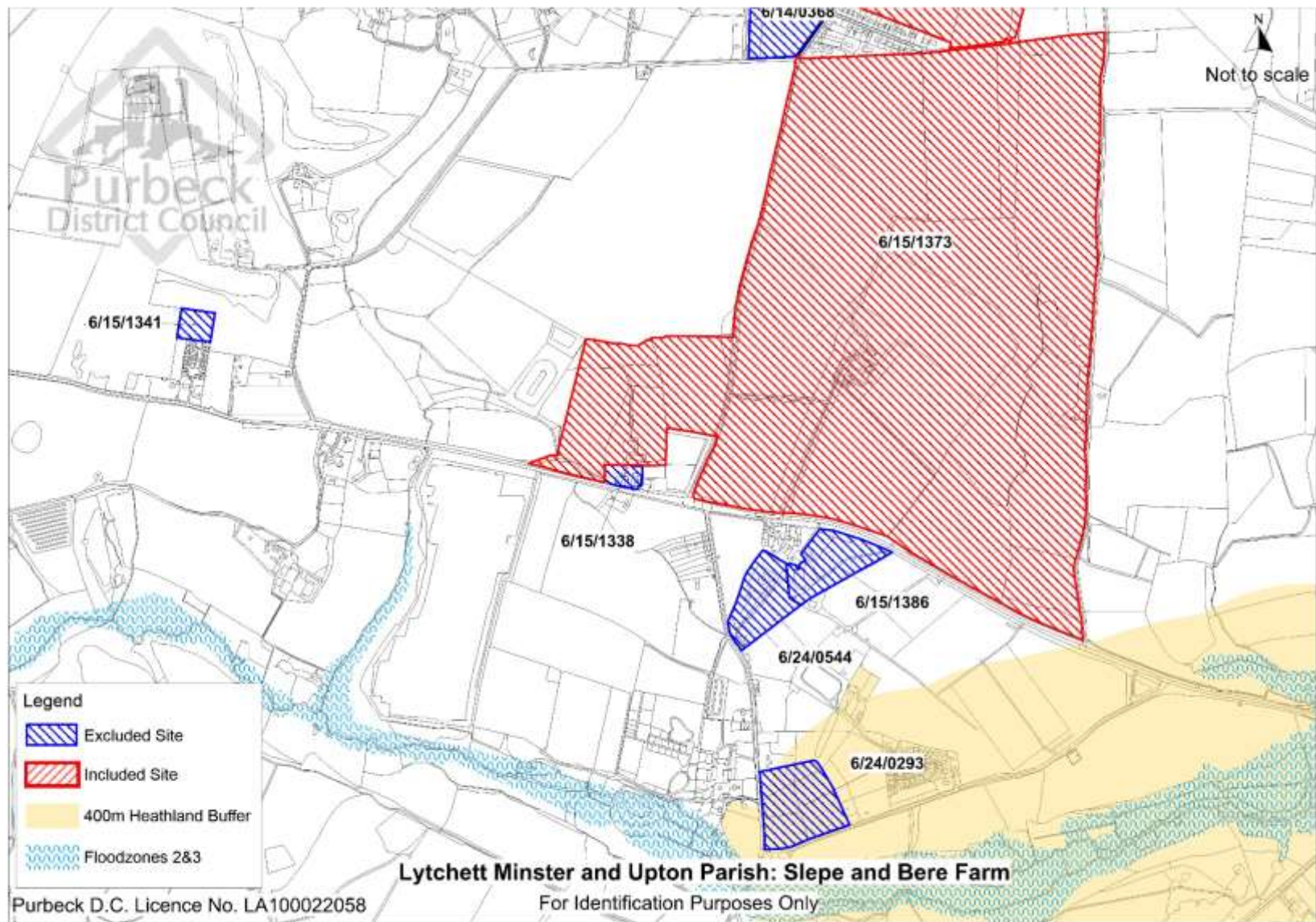


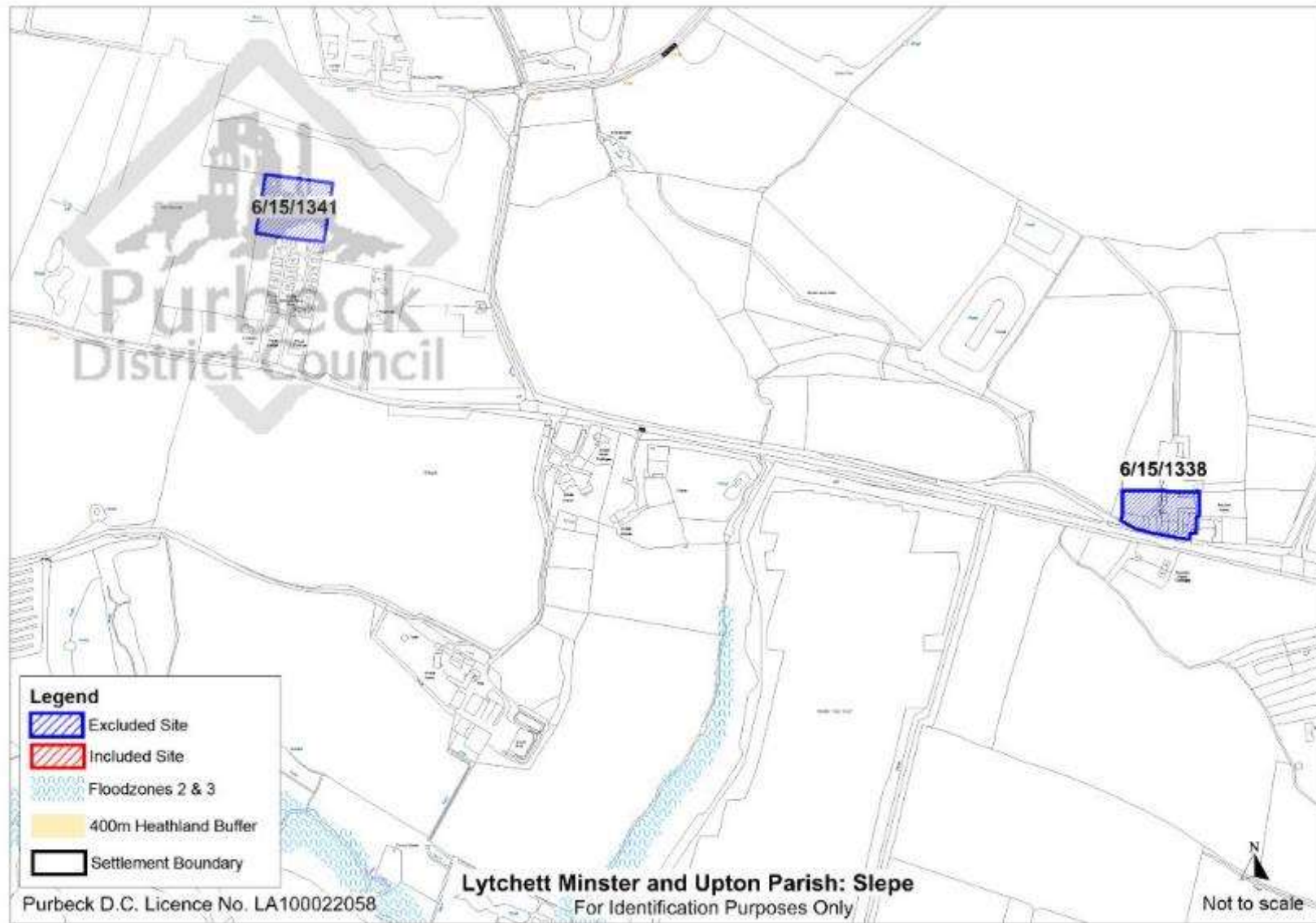


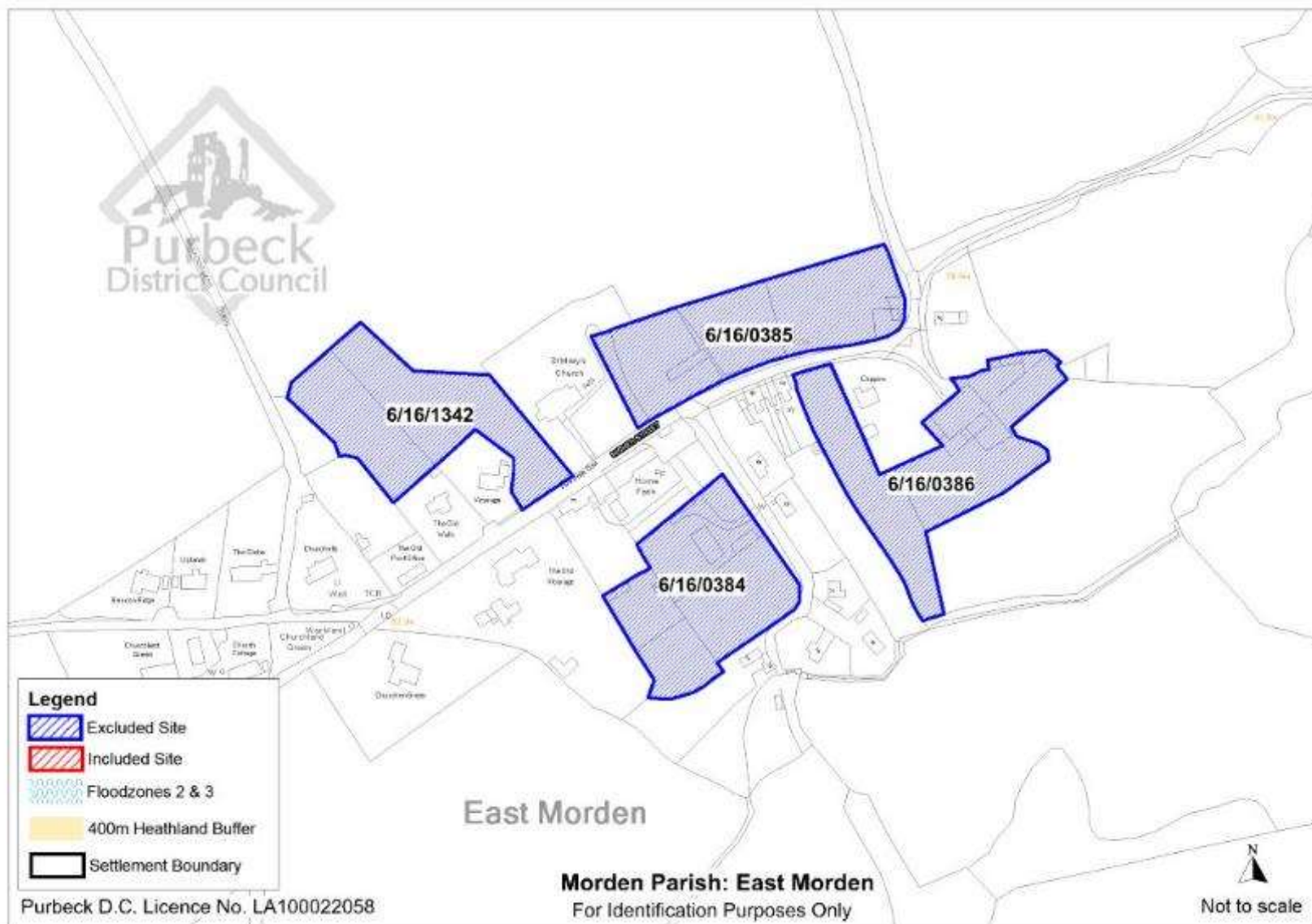


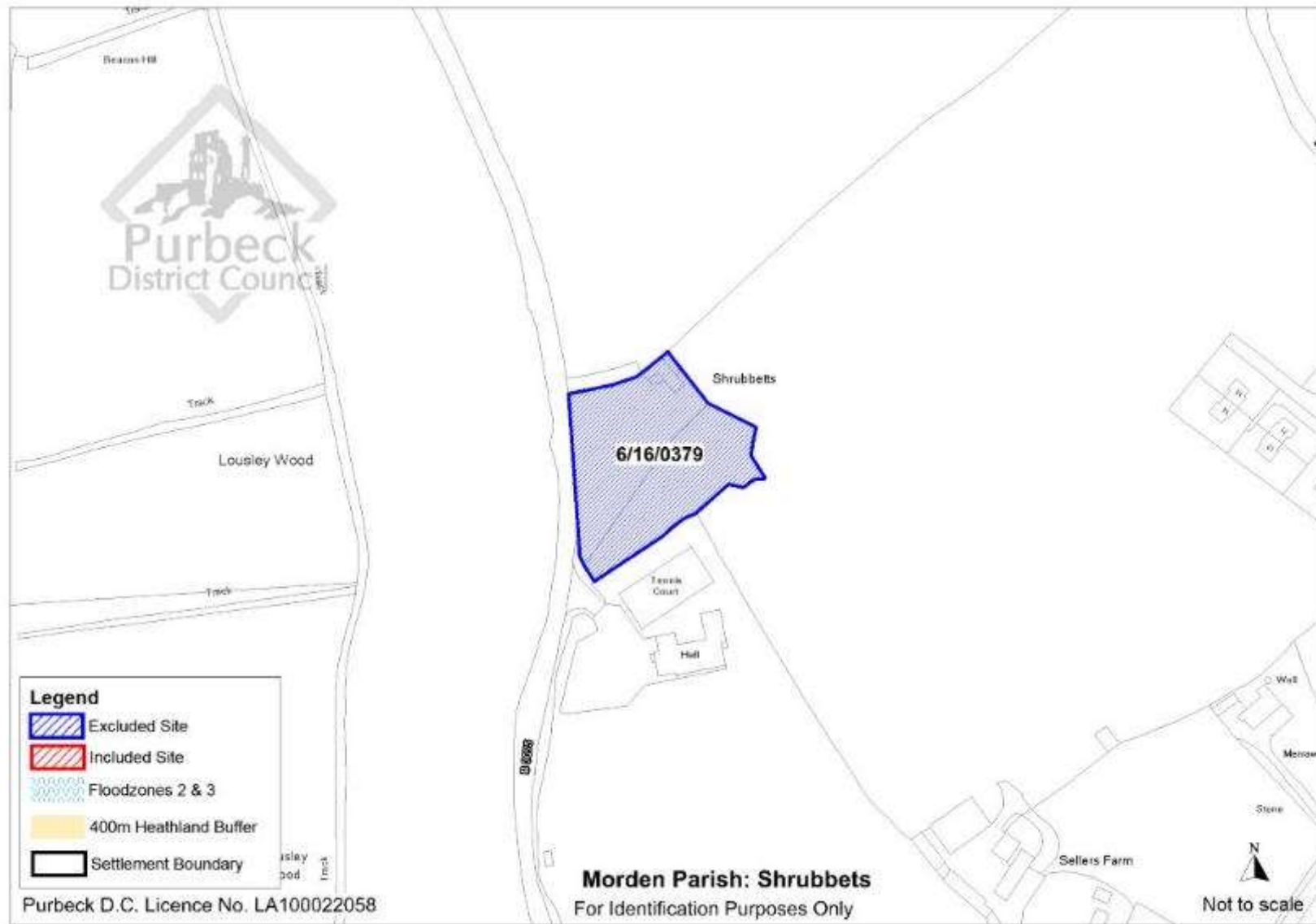


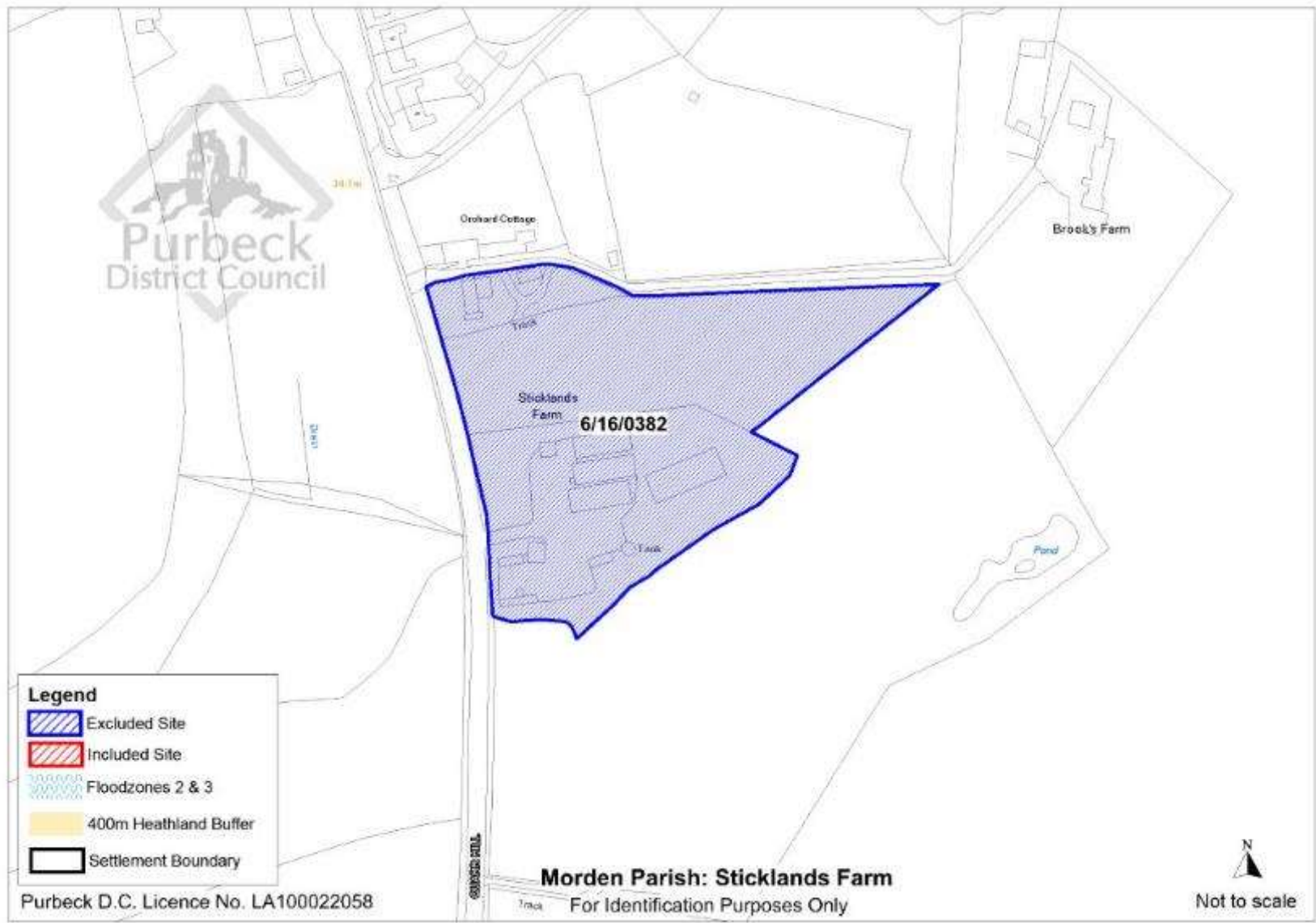


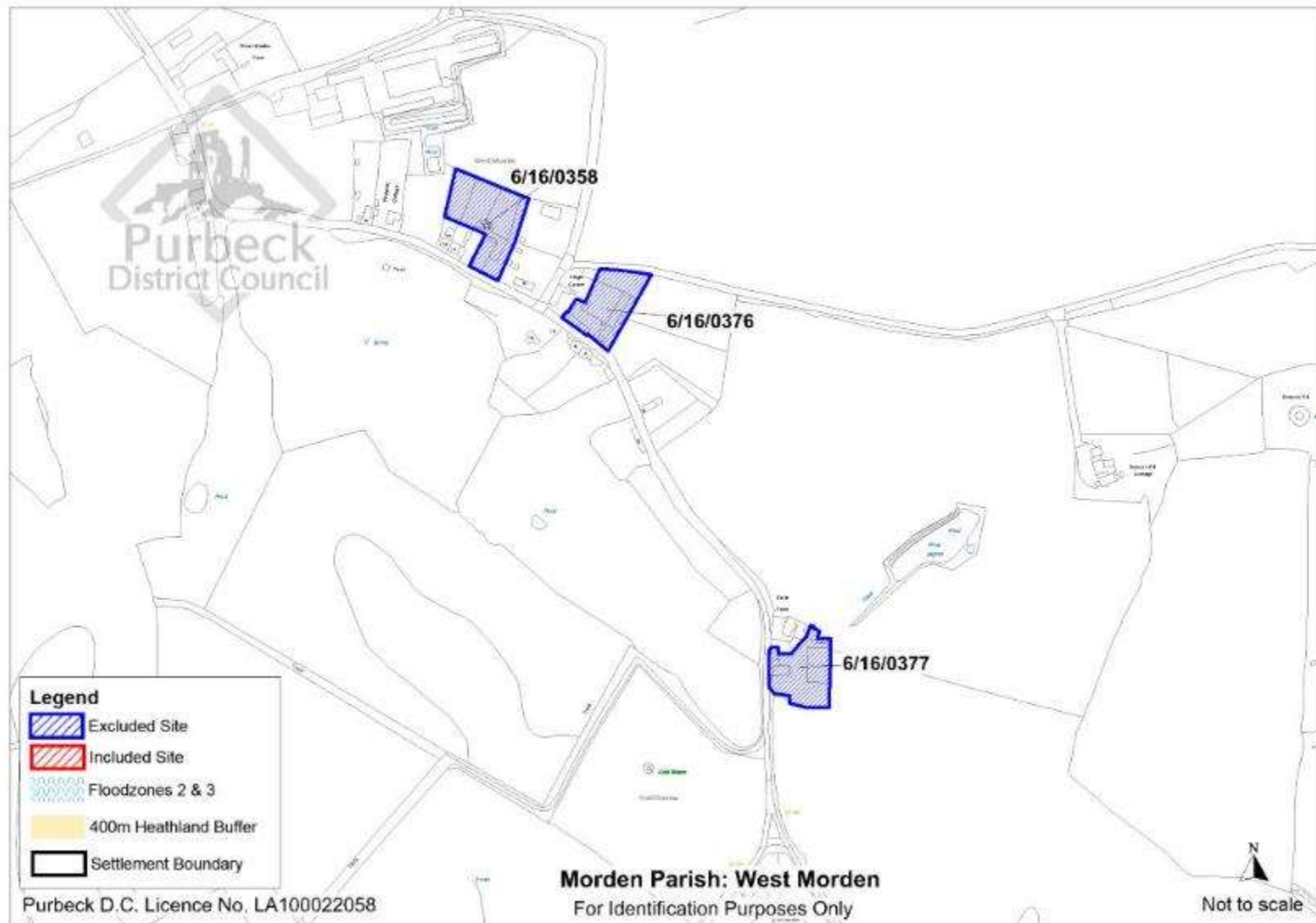


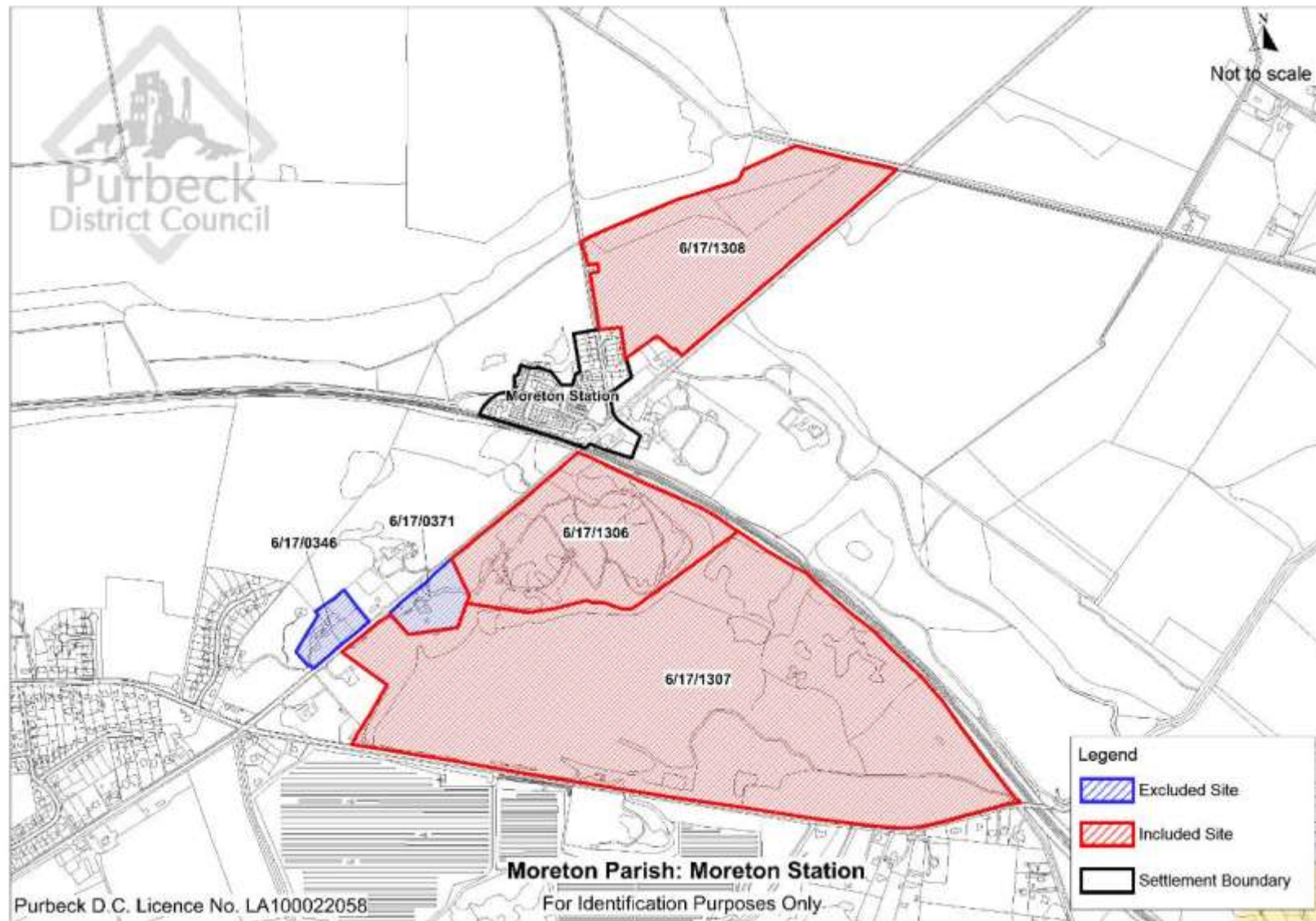


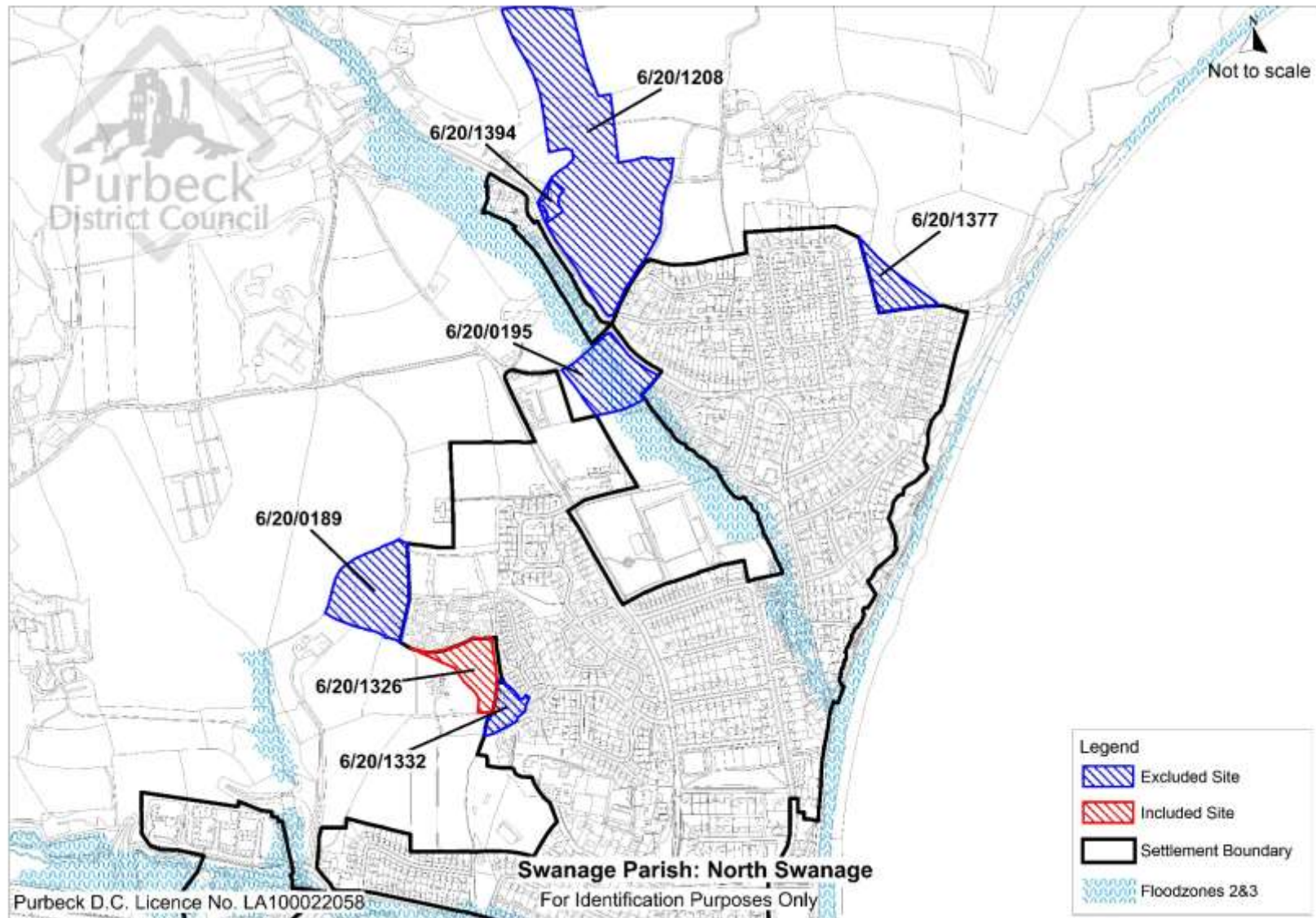


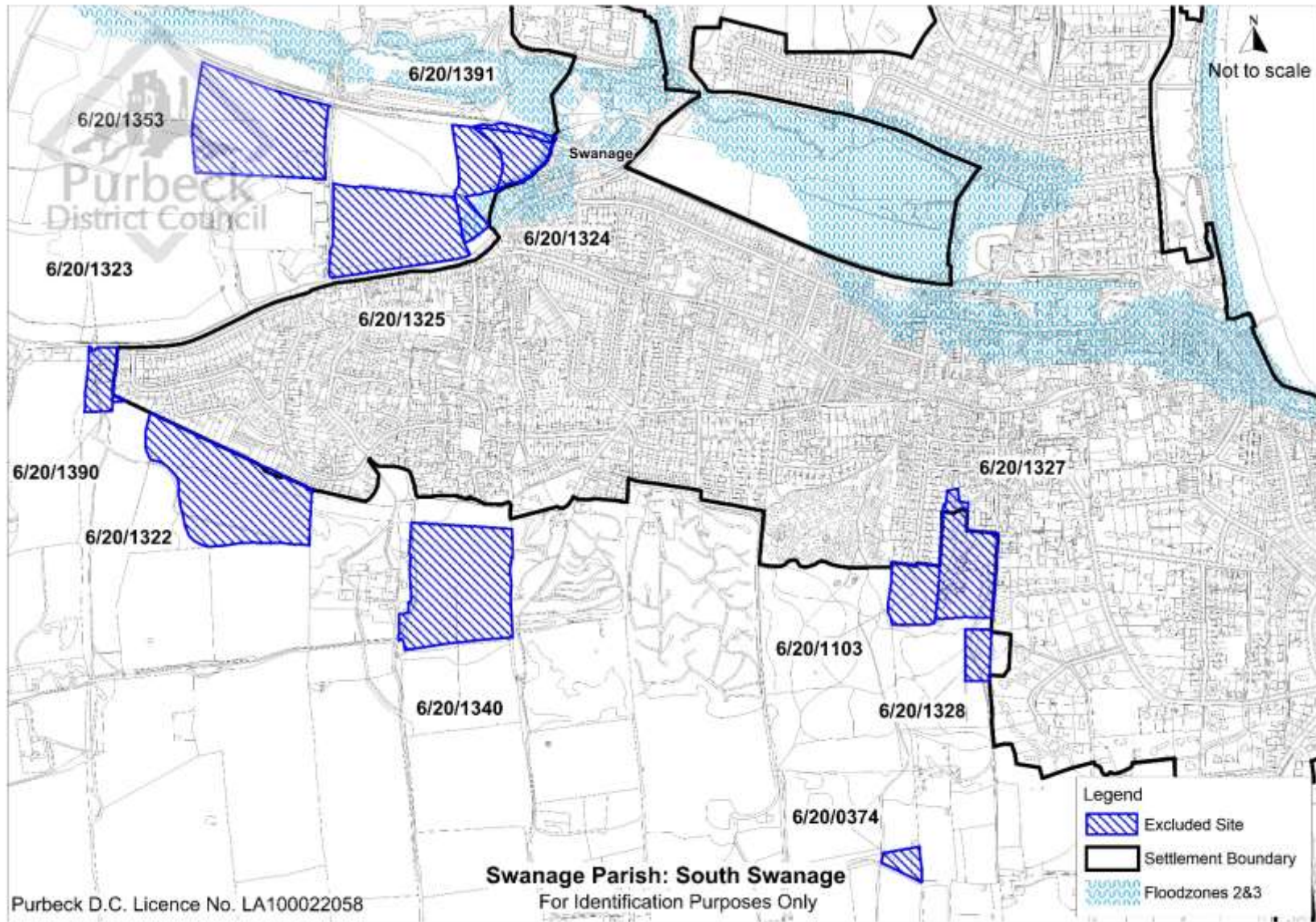


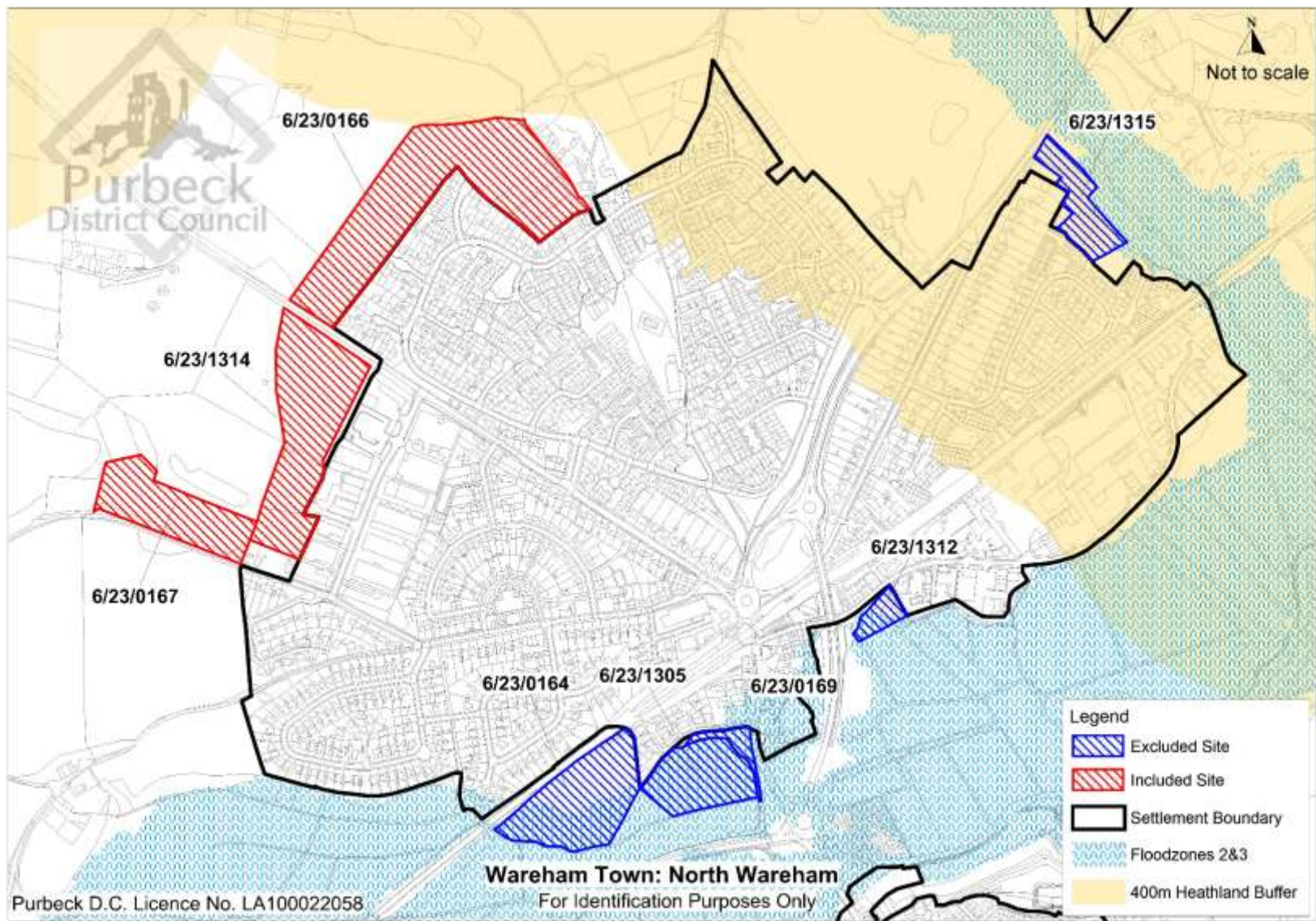


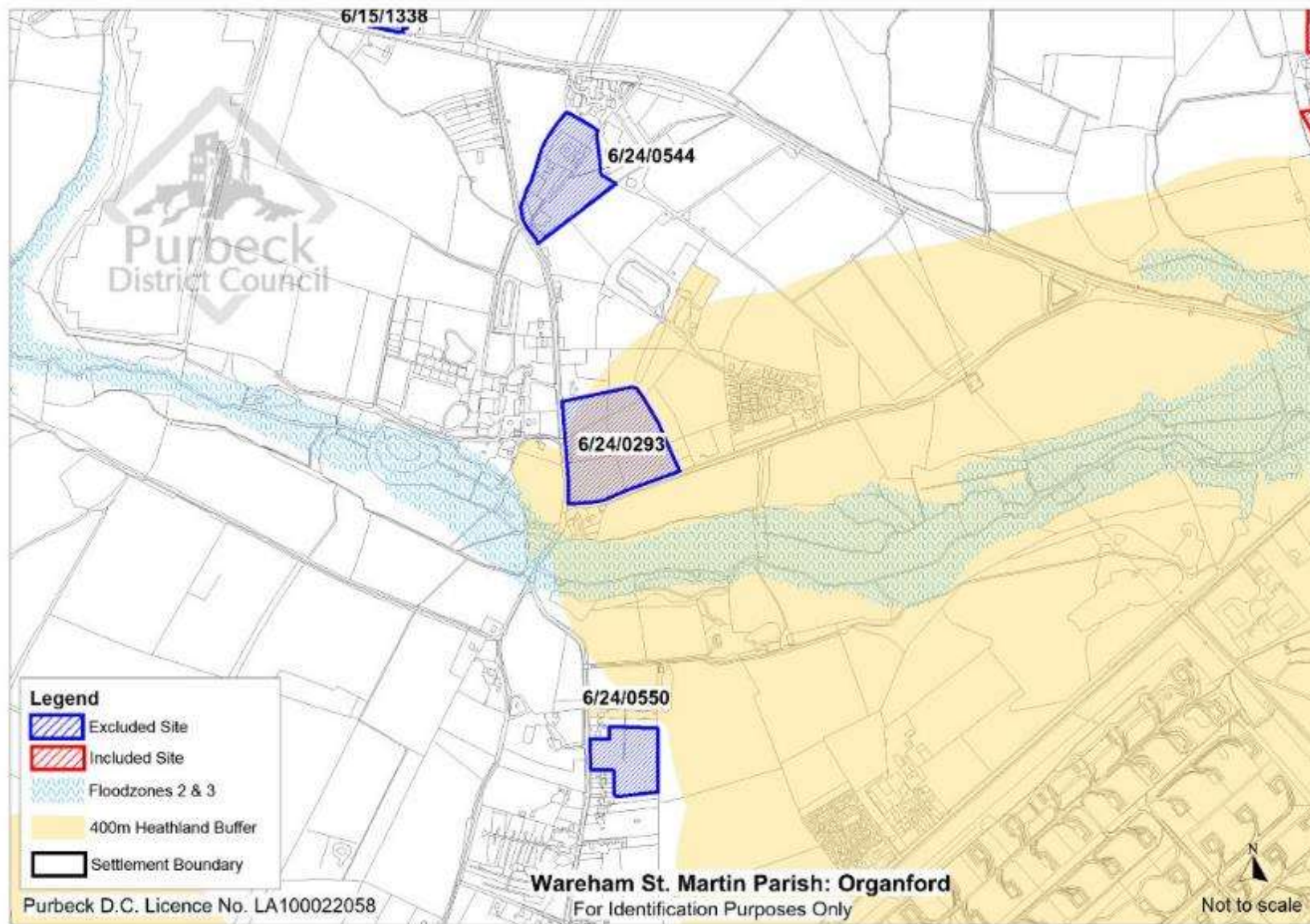


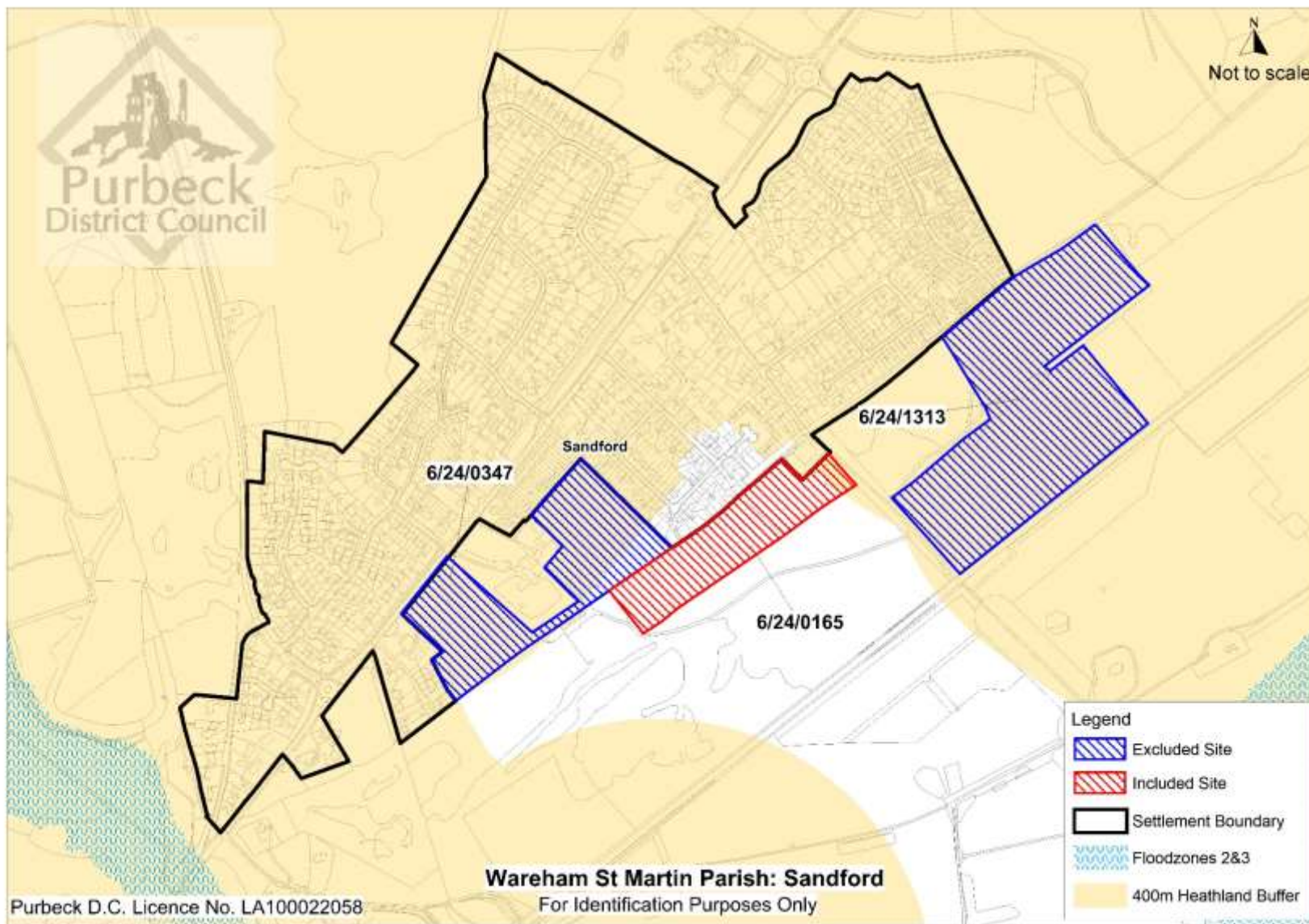


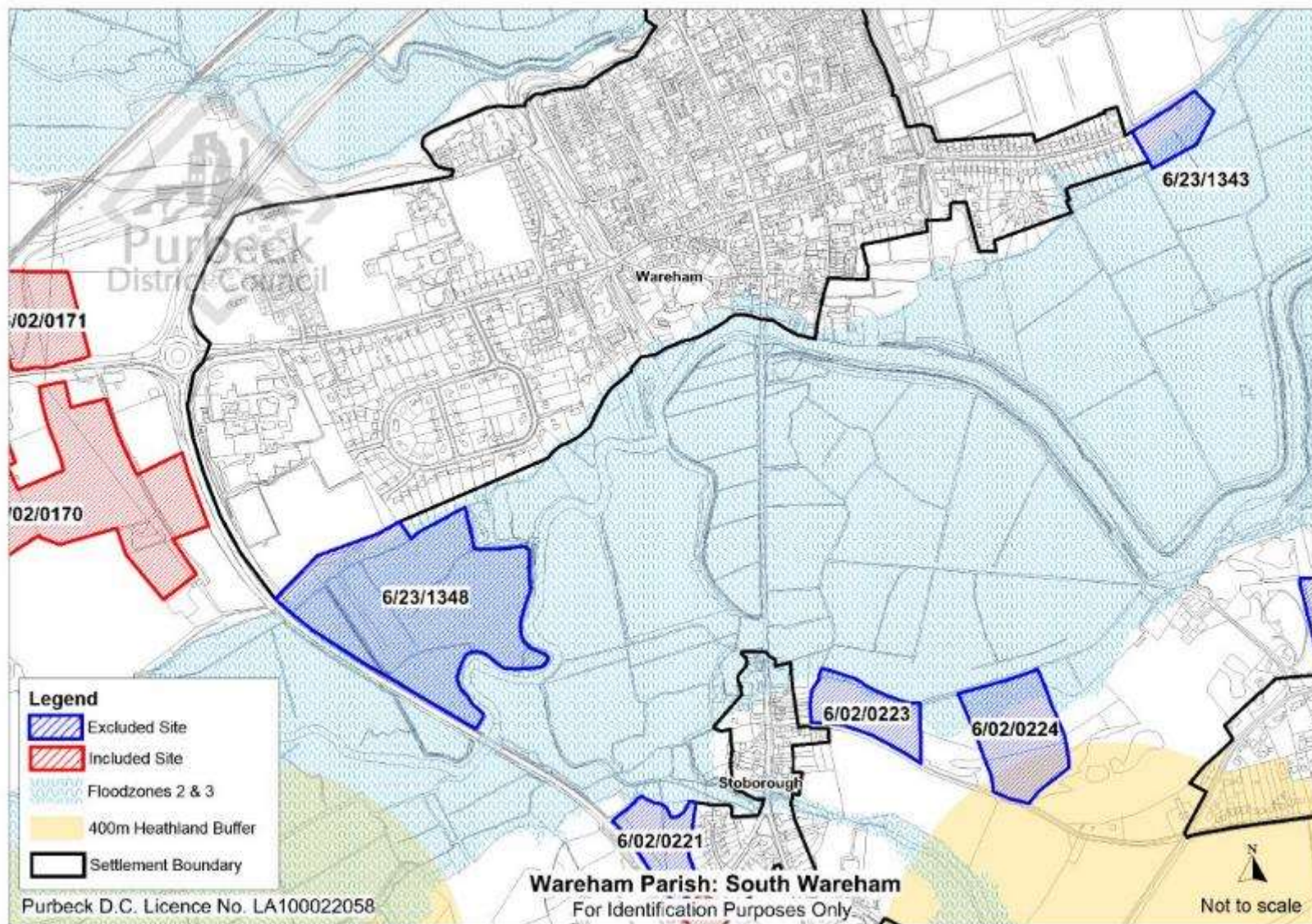


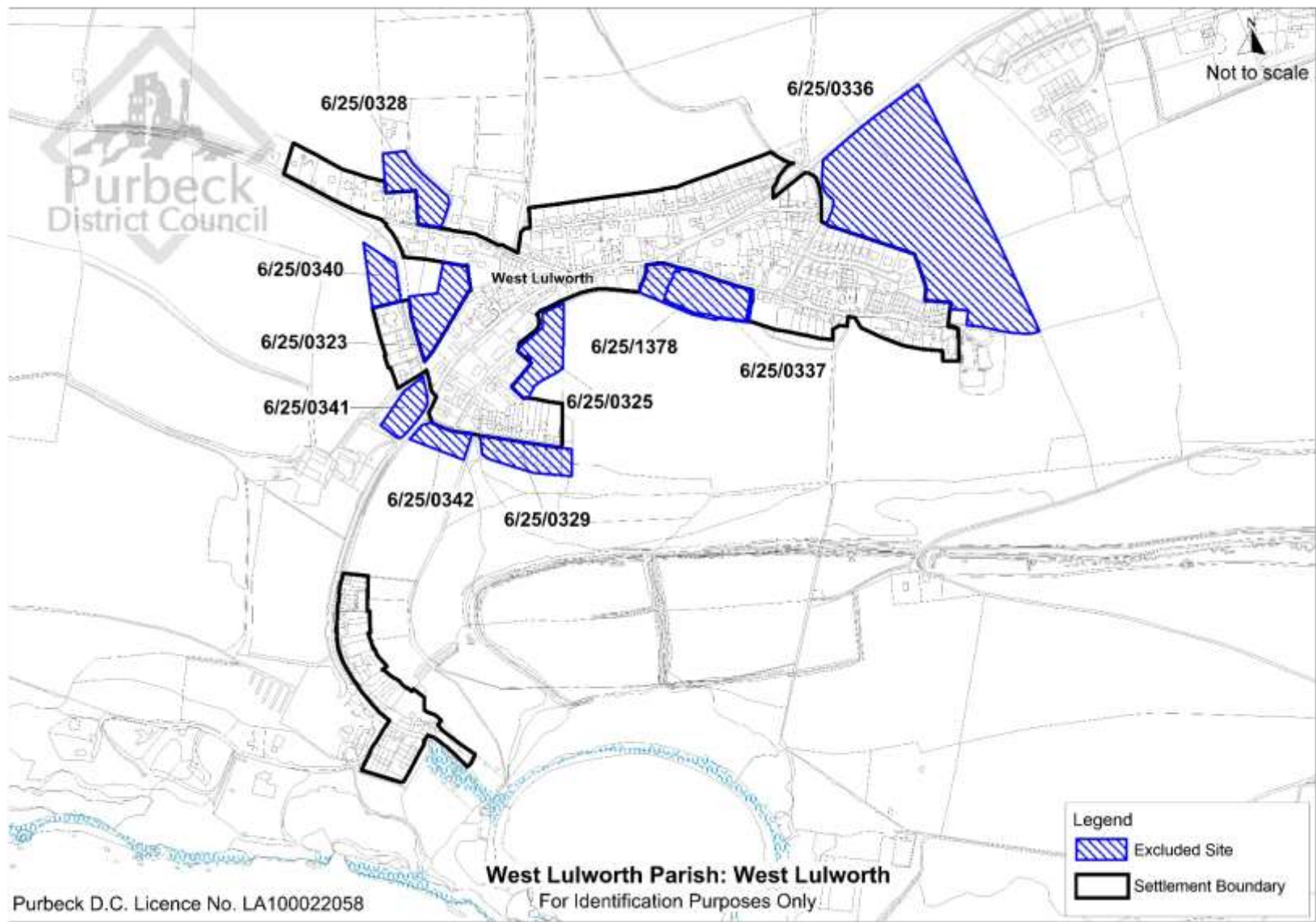


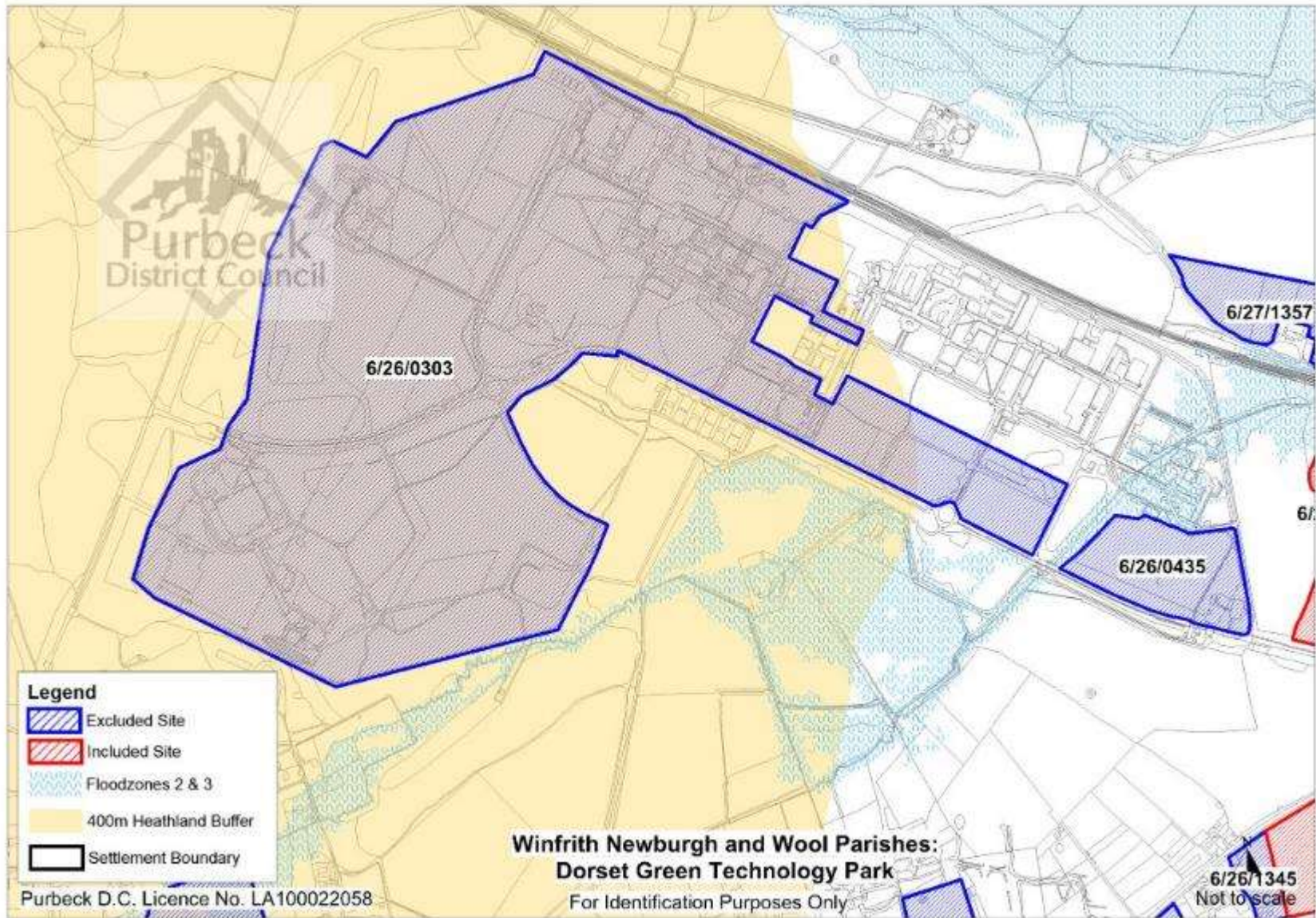


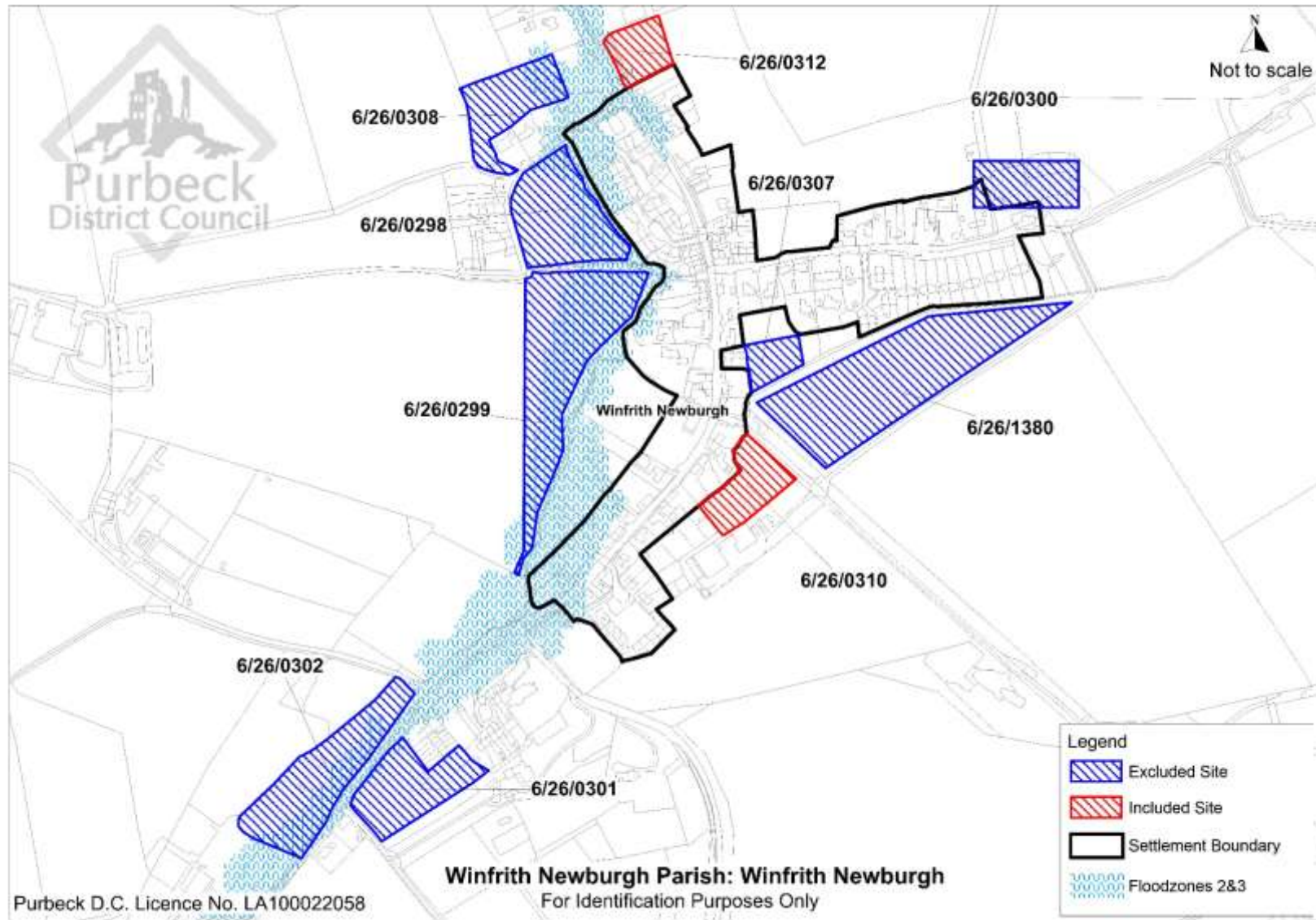


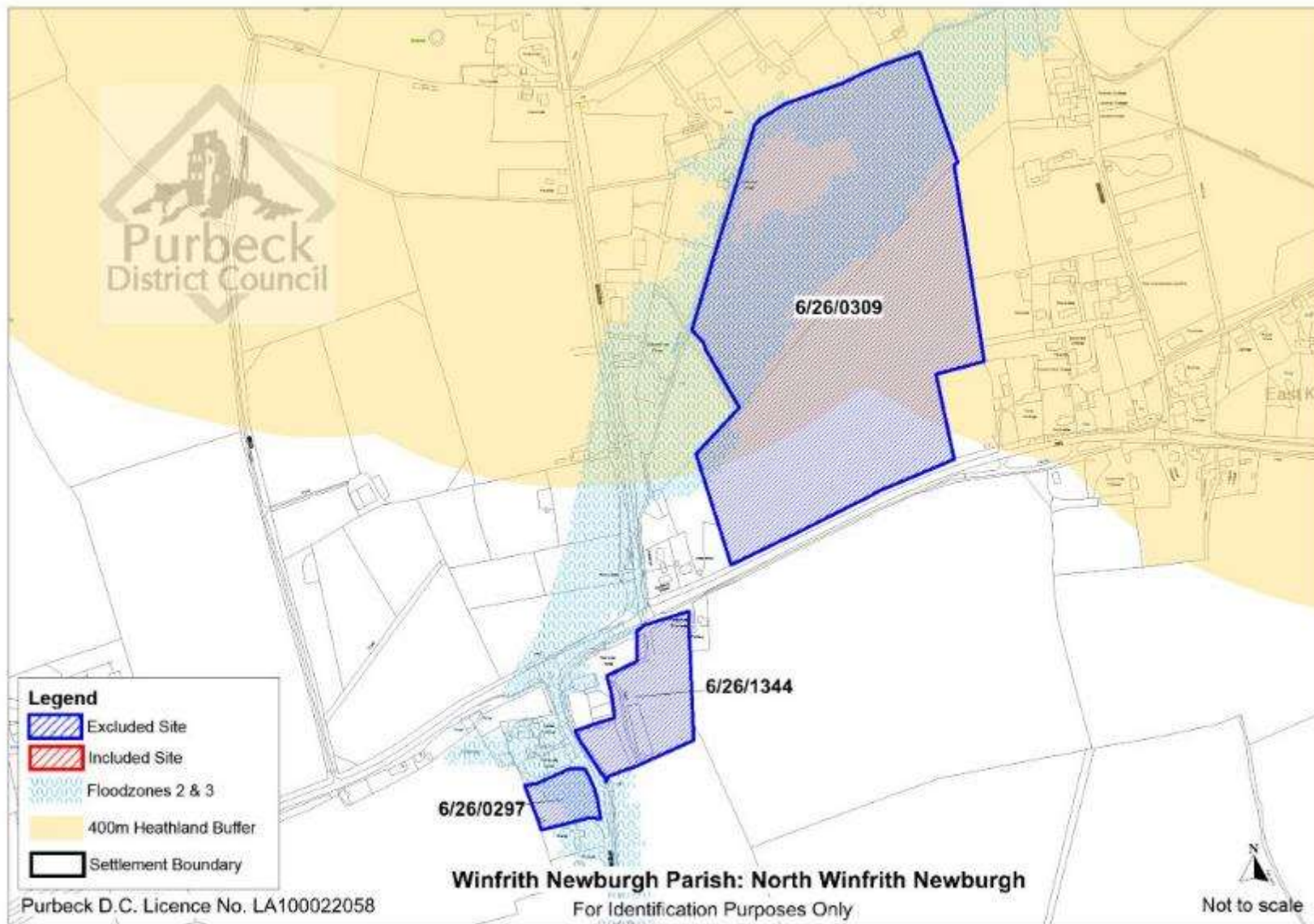


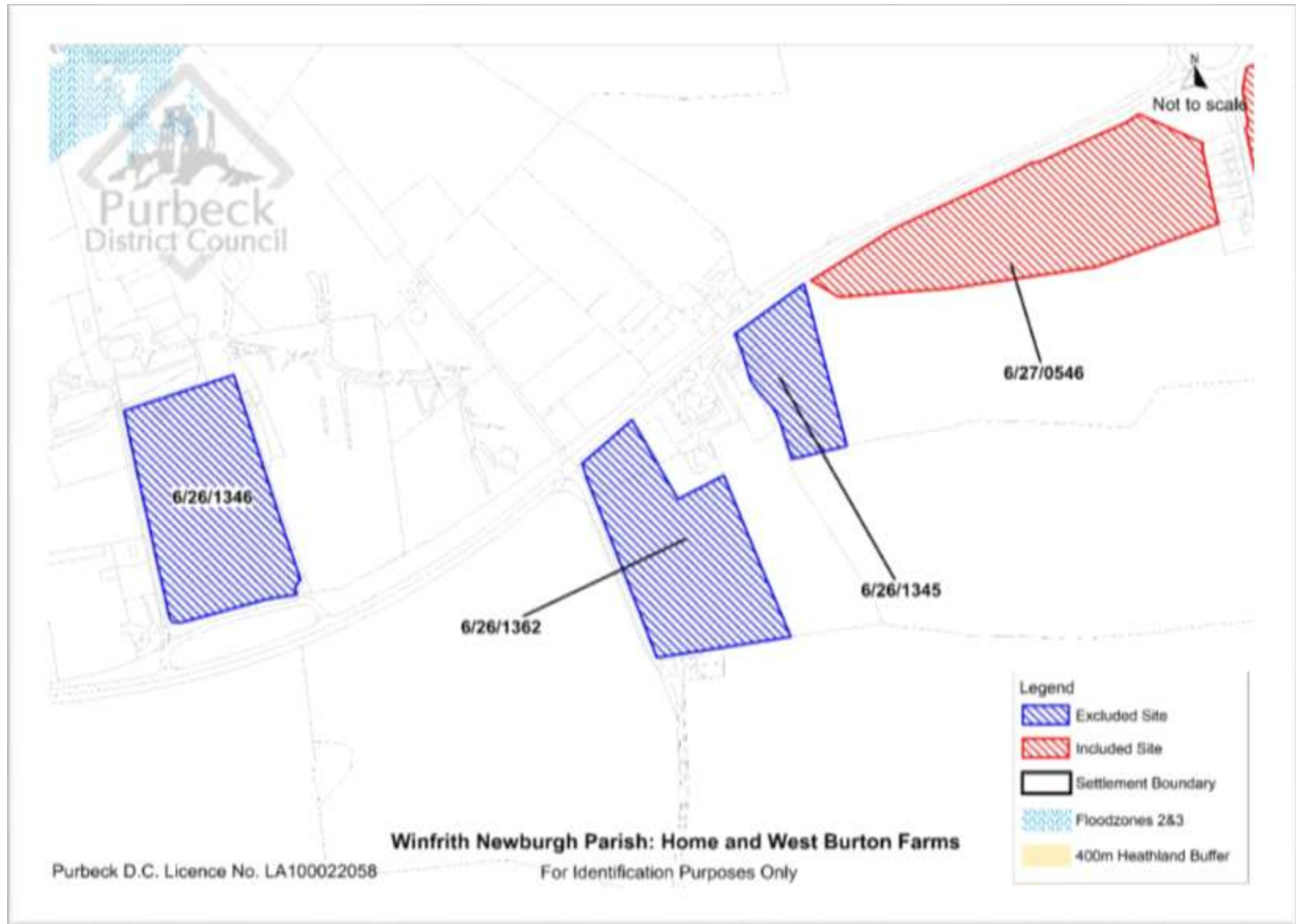


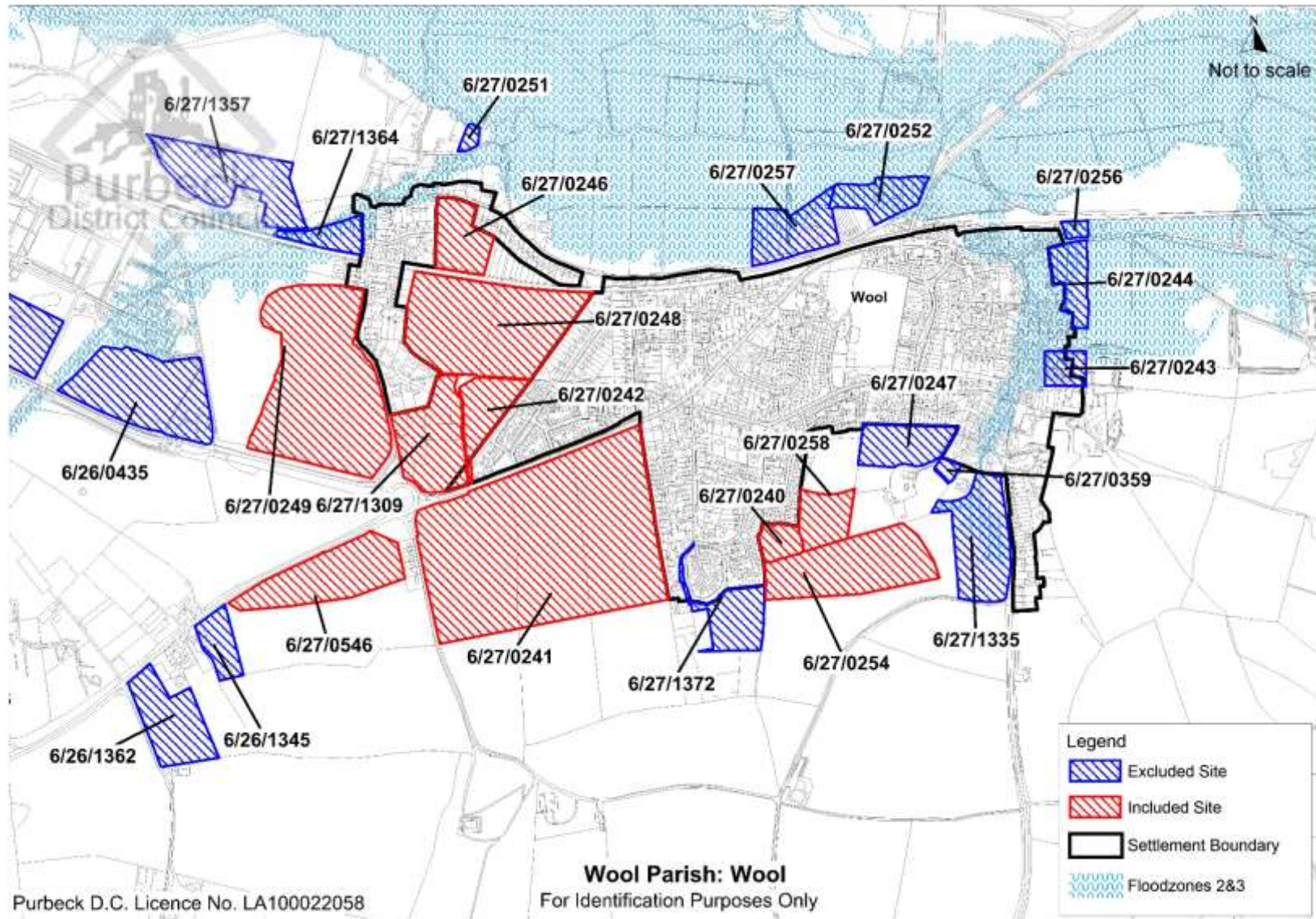


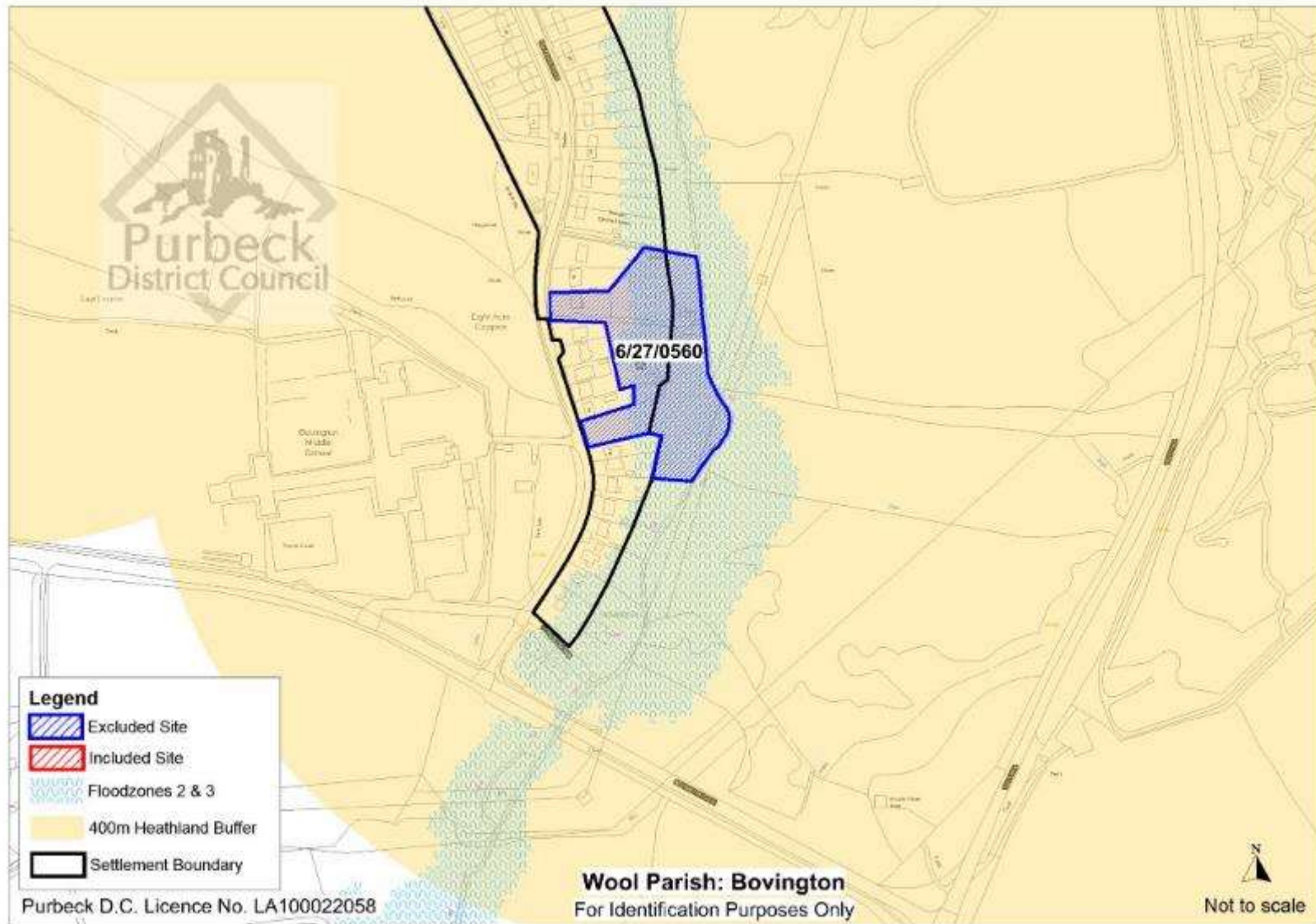


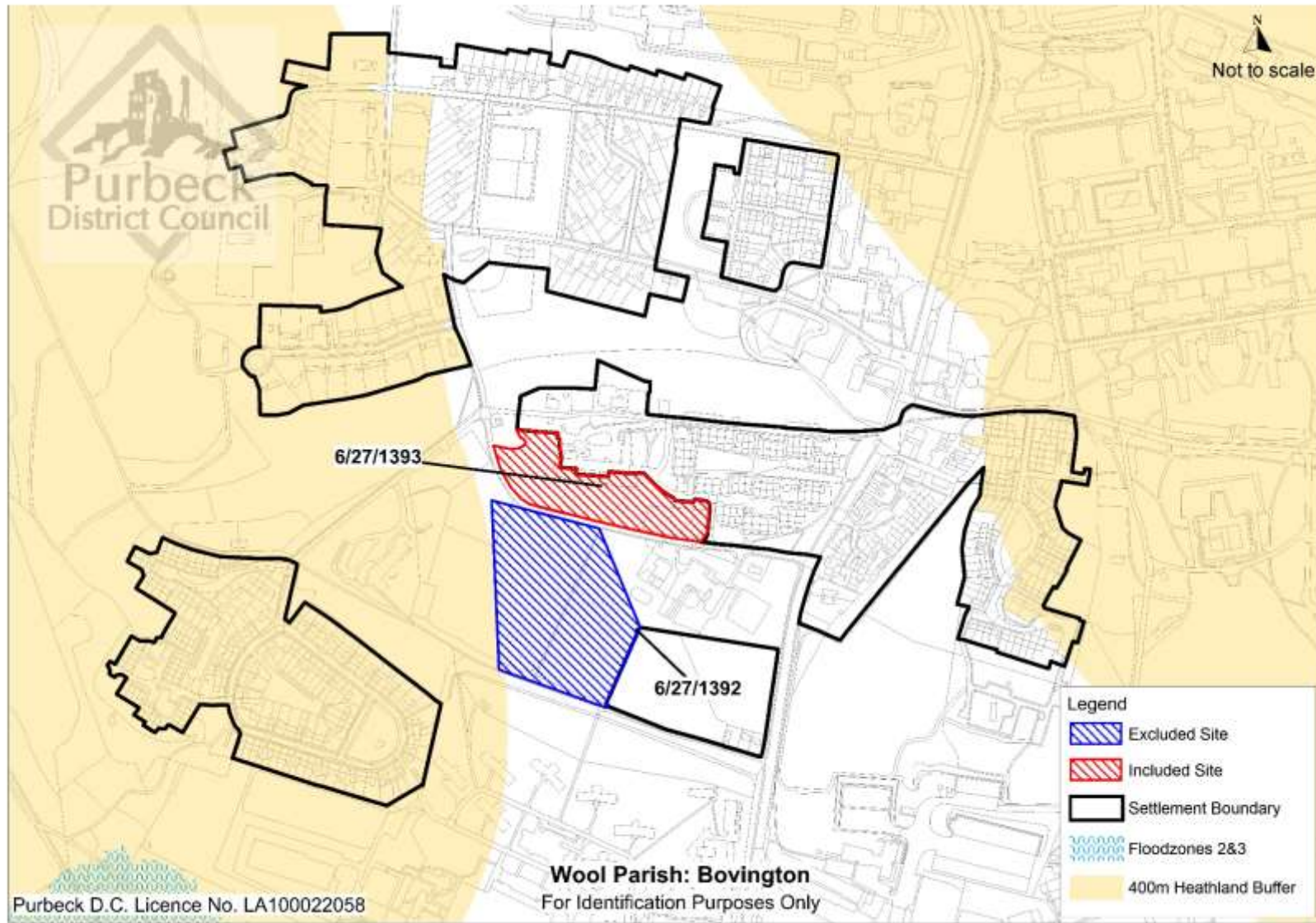


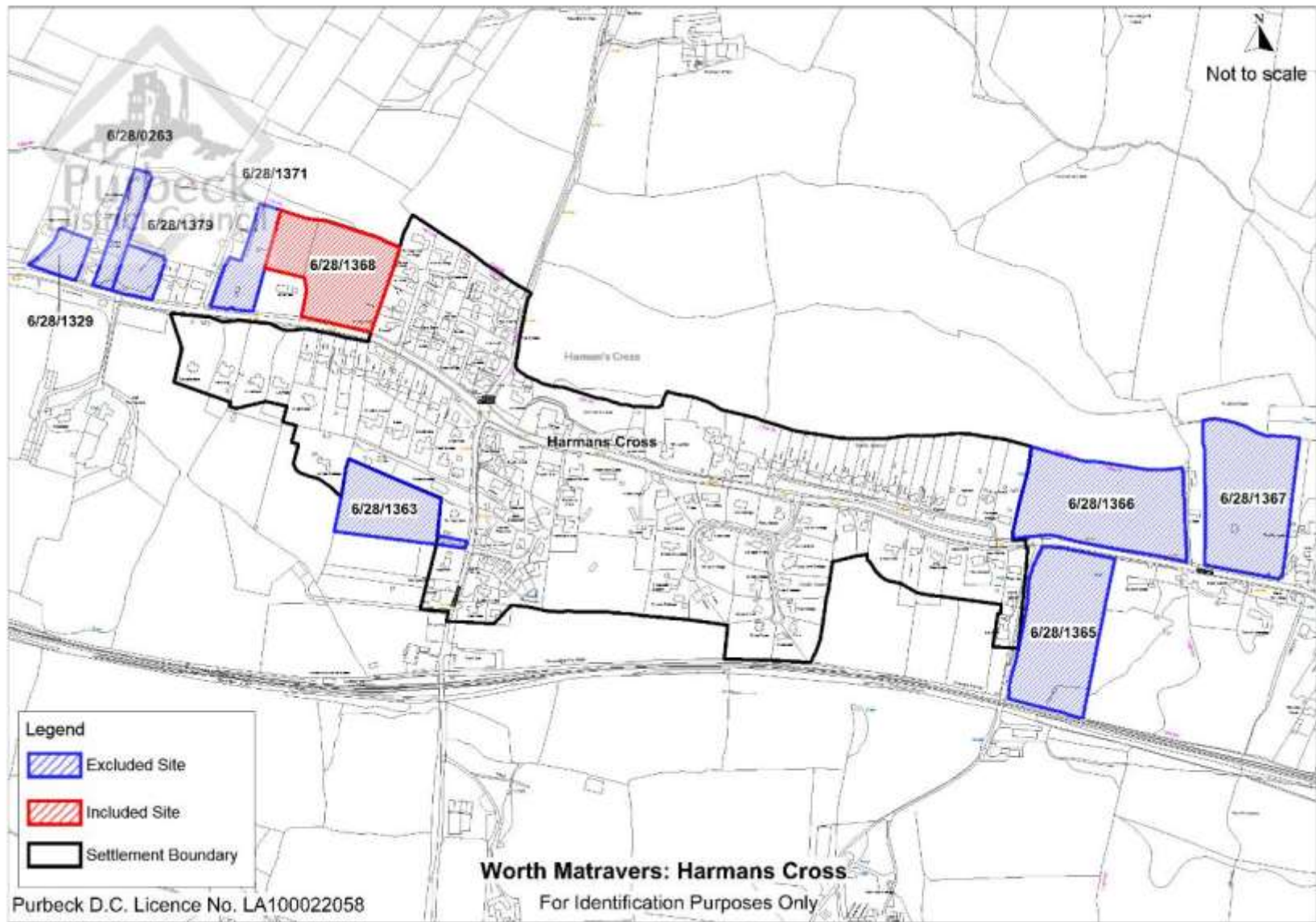


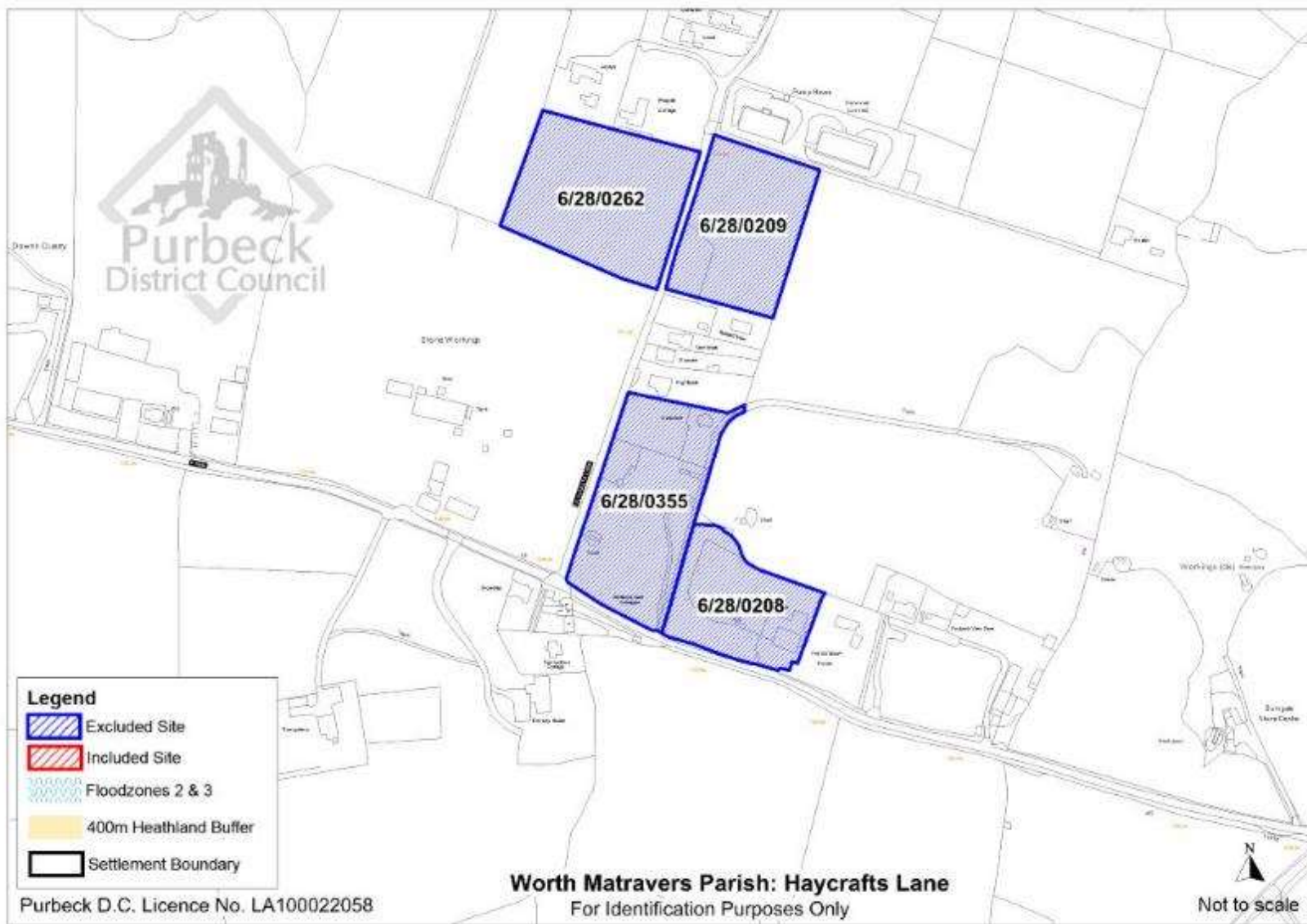


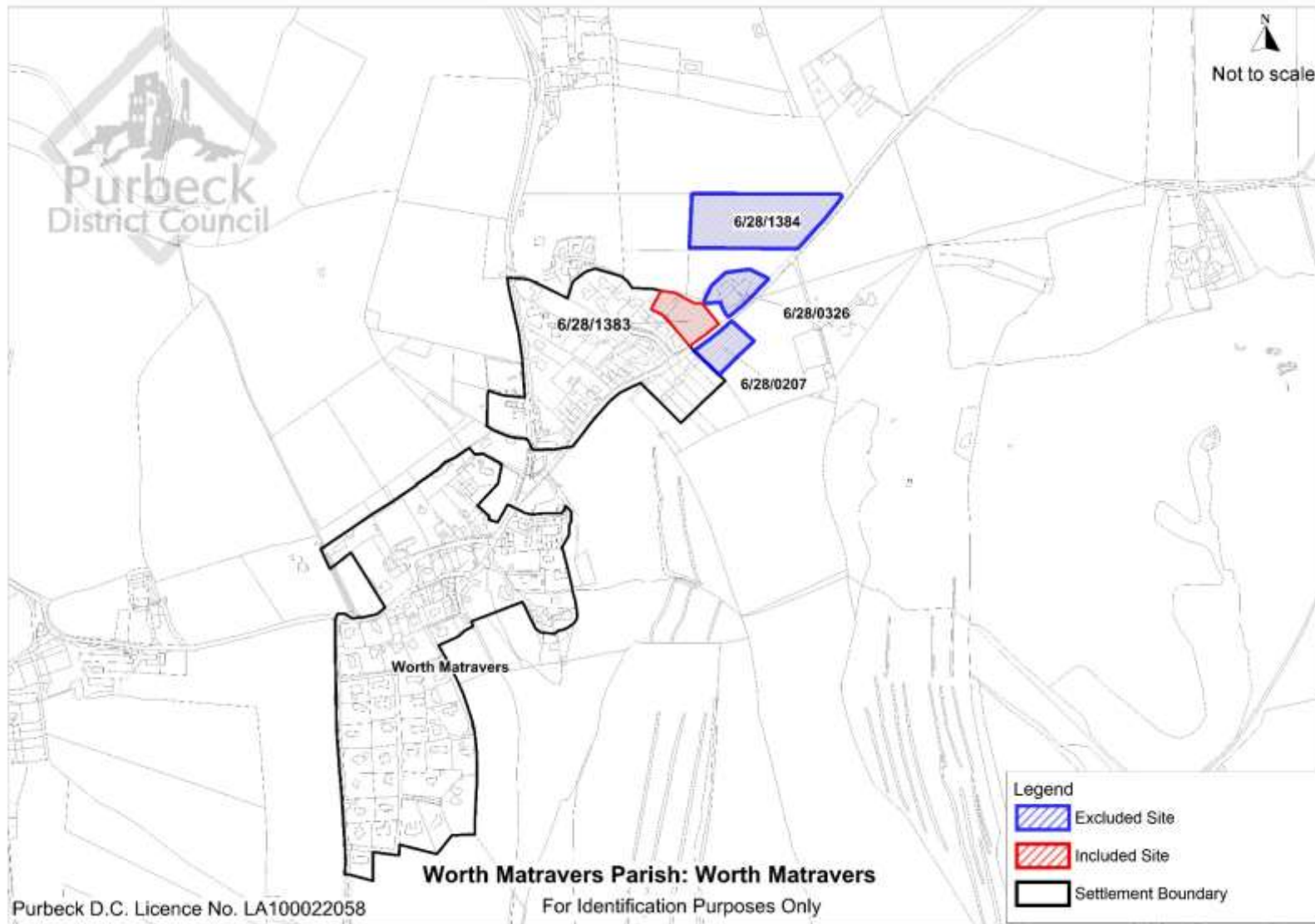












Appendix 6: schedule of included sites by parish

Arne, Ridge, Stoborough

SHLAA ref	6/02/0168
Agricultural Grade	3 & 4
Land use & character of surrounding area	1.29ha triangle-shaped agricultural site. Farm and associated buildings are to the east. A train line is to the north. The A352 is to the south. Over a third of the site is covered by solar panels.
Natural features of significance / physical limitations	<p>Some mature hedging and some trees, although none subject to a TPO.</p> <p>The site is relatively flat.</p> <p>It is located in an area of green belt that the Council’s green belt review concludes is sensitive and should not be released. During the issues and options consultation of the Local Plan Review, Natural England objected to release of land in this area from the green belt, on account of its contribution towards the function and setting of the AONB.</p> <p>The site is detached from Wareham and should only come forward in combination with other sites being promoted in the periphery. Even then, a key issue is the significant barrier caused by the bypass, meaning that development here, even in combination with other sites, would be cut off from the rest of Wareham.</p> <p>A further key issue is the array of solar panels, with 400 already completed and an extant planning permission (granted in April 2015) for 600 further panels. This will be in situ for 20 years, making this part of the site not developable until beyond the plan period.</p>

	<p>There are small areas, mainly along the access route to the existing buildings, at risk of surface water flooding. The Lead Local Flood Authority believes that mitigation would be 'feasible'.</p>
<p>Other considerations</p>	<p>Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Access would likely have to be via the existing entrance to the farm. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is limited water supply capacity in local distribution mains. An appraisal is required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available. Surface water disposal to land drainage systems.</p> <p>Appraisal required to confirm off site connecting mains and network improvements.</p> <p>The site is in the Wareham sewage treatment catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Possible noise impact for residents from trains.</p> <p>It is likely that development here would harm both the green belt and the setting of the AONB.</p>

	<p>It would be difficult to read development here as an extension to Wareham, as the bypass is such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character. Development should only come forward in association with the land opposite, in order to create a strong new entrance to the town.</p> <p>Development here could have implications for traffic, with pressure on the A351 corridor. It is likely a SANG would be required to mitigate the in-combination impacts of this site along with adjacent sites.</p>
<p>Ideas of how to overcome barriers</p>	<p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of the setting of the AONB. They would also need to prove that any green belt harm is acceptable.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Funding may be required to mitigate noise impacts.</p> <p>Developers will need to prove that the joint promotion would connect well with the rest of Wareham and not become a dormitory settlement.</p> <p>Transport surveys would be required to ensure any impacts could be mitigated.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.</p>

Estimated density & build out rate	Around 0.9ha of this site is available within the plan period. This could deliver around 27 dwellings and would take less than a year to build. However, this site would need to come forward in combination with other adjacent sites, or it would be too isolated.
Approx. appropriate size	0.9ha
Potential homes	27
Overall suitability?	Only if it came forward in combination with other adjacent sites, or it would be too isolated. SANG, green belt and setting of the AONB issues need to be resolved. Therefore, overall suitability questionable.

SHLAA ref	6/02/0170
Agricultural grade	3, 4 & 5
Land use & character of surrounding area	54.65ha site. Mostly greenfield and agricultural. Includes Worgret Manor. It abuts the Wareham bypass and a cemetery to the east. The manor and cemetery do have a built presence here. A railway line bounds the west of the site.
Natural features of significance / physical limitations	<p>A number of mature hedges subdivide fields. There are some attractive trees, although none is subject to a TPO.</p> <p>Electricity pylon lines run from north to south across the site and there are some telephone lines around the manor.</p> <p>The site slopes gradually downwards towards the River Frome to the south. Parts of the southern area of the site, particularly to the south east, are in the flood zone. The south of the site is also SSSI and Ramsar.</p> <p>The site is in the AONB. During the issues and options consultation of the Local Plan Review, the Dorset AONB Team objected to the development of the site on grounds of unacceptable impacts within this designation and to its setting. Natural England voiced similar concerns, requesting further information as to how impacts could be mitigated.</p>

	<p>A second key issue is the significant barrier caused by the bypass, meaning that development here would be cut off from the rest of Wareham.</p> <p>Natural England believes that a SANG could be deliverable in this location.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Other considerations</p>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. SNCI on western boundary. Defra's strategic noise map notes there is potential for noise disturbance at this location.</p>
<p>Location of infrastructure / utilities</p>	<p>The point of access is unclear – it could possibly be via the existing farm entrance, or via the unmade track to the east, which appears to serve the cemetery. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>An unmade underpass beneath the train tracks allows access into the adjacent field.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is no capacity in local distribution mains for a development of this scale.</p> <p>Appraisal required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available.</p> <p>Surface water disposal to land drainage systems.</p> <p>Appraisal required to confirm off site connecting mains and network improvements.</p>

	<p>The site is in the Wareham sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>Such a size of development would lend itself to a mix of uses to increase its sustainability credentials. It is unlikely that there would be any material planning impact on neighbours from a mixed use development here, providing uses are conducive with residential areas and development is sensitively planned to respect the adjacent cemetery.</p> <p>Possible noise impact for residents from trains and the bypass.</p> <p>Possible unacceptably harmful impact on landscape.</p> <p>Issue of connectivity with the rest of Wareham and reliance of occupants on private transport. Development here could have implications for traffic, with pressure on the A351 corridor.</p> <p>It would be difficult to read development here as an extension to Wareham, as the bypass is such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p>Ideas of how to overcome barriers</p>	<p>Residential development would have to avoid flood zones, but some employment might be possible. Surface water drainage problems will require mitigation.</p> <p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of its AONB location.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Bunding may be required to mitigate noise impacts.</p>

	<p>Developers will need to prove that the site would connect well with the rest of Wareham and not become a dormitory settlement. Transport surveys would be required to ensure any impacts could be mitigated.</p> <p>Contaminated land survey would need to investigate land adjacent to the cemetery.</p>
Market attractiveness for development	This location would likely be attractive to the market for a mixed use development.
T/PC opinion	<p>Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.</p> <p>Wareham St Martin Parish Council objects to impacts on the setting of the cemetery; lack of connectivity to Wareham; flooding and sewerage; inaccessibility of the SANG; landscape impacts; traffic; and the rural nature of Arne Parish.</p>
Estimated density & build out rate	The developer is promoting this site for around 500 units and it would likely be mixed use. It would take around 4 years to build out.
Approx. appropriate size	19.9ha
Potential homes	500
Overall suitability?	Further information is required in regard to landscape issues in order to determine suitability.
SHLAA ref	6/02/0171
Agricultural grade	3 & 4

Land use & character of surrounding area	2.61ha greenfield, agricultural site. To the east is the Wareham bypass. To the south is the A352 and other land being promoted separately for development. To the west is 'Little Farm', which is also being promoted for development, but separately.
Natural features of significance / physical limitations	<p>There is some mature hedging, although not subject to a TPO.</p> <p>The site is relatively flat.</p> <p>Electricity pylon lines run from north to south.</p> <p>It is located in an area of green belt that the Council's green belt review concludes is sensitive and should not be released. During the issues and options consultation of the Local Plan Review, Natural England objected to release of land in this area from the green belt, on account of its contribution towards the function and setting of the AONB.</p> <p>A second key issue is the significant barrier caused by the bypass, meaning that development here would be cut off from the rest of Wareham.</p> <p>It is likely a SANG would be required to mitigate the in-combination impacts of this site along with adjacent sites.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Other considerations	In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra's strategic noise map notes there is potential for noise disturbance at this location.
Location of infrastructure / utilities	<p>The point of access is unclear – it could possibly be via an existing track to the south west. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Located relatively close to the Purbeck School. A fairly long walk to the town centre, train station and employment provision.</p> <p>Wessex Water notes there is no capacity in local distribution mains for a development of this scale.</p> <p>Appraisal required to confirm point of connection and connecting mains for water supplies. There are no local foul water sewers available.</p> <p>Surface water disposal to land drainage systems.</p> <p>Appraisal required to confirm off site connecting mains and network improvements.</p> <p>The site is in the Wareham sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>If built in conjunction with neighbouring sites, it would lend itself to a mix of uses to increase its sustainability credentials. It is unlikely that there would be any material planning impact on neighbours from a mixed use development here, providing uses are conducive with residential areas.</p> <p>Possible noise impact for residents from trains and the bypass.</p> <p>Possible unacceptably harmful impact on the setting of the AONB and the purposes of the green belt.</p> <p>Issue of connectivity with the rest of Wareham and reliance of occupants on private transport. Development here could have implications for traffic, with pressure on the A351 corridor. It would be difficult to read development here as an extension to Wareham, as the bypass is such a strong boundary. Therefore, anything beyond the bypass will effectively be a separate character. Development should only come forward in association with the land opposite, in order to create a strong new entrance to the town.</p>

	Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
Ideas of how to overcome barriers	<p>Developers need to prove that the site would not be harmful in landscape terms, particularly in light of the setting of the AONB. They would also need to prove that any green belt harm is acceptable.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Developers will need to prove that the site would connect well with the rest of Wareham and not become a dormitory settlement.</p> <p>Transport surveys would be required to ensure any impacts could be mitigated. Noise attenuation measures may be required.</p>
Market attractiveness for development	This location would likely be attractive to the market for a mixed use development.
T/PC opinion	Arne Parish Council has concerns over impacts to the local rural character; separation from Wareham by the bypass; AONB and green belt impacts; strong public opinion against development here; limited existing infrastructure.
Estimated density & build out rate	The land could accommodate around 78 homes. If built in combination with other surrounding sites, this would take around 4 years to build out.
Approx. appropriate size	2.61ha
Potential homes	78
Overall suitability?	Only if it came forward in combination with other adjacent sites, or it would be too isolated. SANG, green belt and setting of the AONB issues need to be resolved. Therefore, overall suitability questionable.

SHLAA ref	6/02/0218
Agricultural grade	3
Land use & character of surrounding area	1.91ha greenfield site. Mostly agricultural surrounding. The site only partially abuts the settlement to the north east.
Natural features of significance / physical limitations	<p>Several mature trees on the boundary.</p> <p>Flat site.</p> <p>Main road runs immediately adjacent to the west, so funding would likely be required.</p> <p>400m heathland zone cuts across the bottom of the site.</p> <p>The site is in the AONB. Initial comments from the Dorset AONB Team raise concerns on the basis of the exposed nature of the majority of the site and that development would not be in keeping with the existing pattern of development. The Team's comments do not rule out the northern part of the site entirely, but it could be sensitive because it is a gateway to the settlement and could be visible from the main road.</p> <p>Although the site falls within flood zone 1, the Lead Local Flood Authority advises there is significant theoretical mapping of surface water flooding, indicating impoundment south of West Lane and a (received) flow path aligned south-north through the middle of the site during severe rainfall events. The overland flow path appears to be the continuation of a channel and the ordinary watercourse is thought to be culverted beneath West Lane. Ground water levels are likely to be elevated and infiltration rates likely to be poor. The blockage of a culvert and resulting impoundment is thought to have caused significant flooding of the site, West Lane and the A351 in recent years, resolved only by proactive clearance work undertaken by DCC Highways. Development from a surface water drainage perspective would be 'challenging'.</p>
Other considerations	In statutory minerals consultation zone. Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a

	minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
Location of infrastructure / utilities	<p>Existing gated access to the north.</p> <p>Main road to the west.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small shops. However, some distance from the nearest significant retail, leisure and employment at Wareham.</p> <p>Wessex Water notes that a local mains water supply is available with capacity. There are foul water sewers available. There are no surface water systems – flows to land drainage system. It is within the Wareham sewage treatment works catchment.</p>
Potential impacts of development e.g. landscape, neighbour amenity	It is unlikely that there would be any material planning impact on neighbours from housing development here. However, it is rural in character and the whole of it would not be a logical extension to the settlement, given how little of the site abuts the village. The whole of it would appear an awkward adjunct and harmful in townscape and AONB terms. However, there is a possibility that the northern part could be developable, where it fronts West Lane.
Ideas of how to overcome barriers	<p>Developers need to prove that development of the northern part of the site would be acceptable in landscape/AONB terms.</p> <p>Sensitive planting and retention of specimen trees and hedges may be required.</p> <p>A suitable point of access should be determined, subject to landownership.</p> <p>Surface water drainage problems will require mitigation. Noise attenuation measures may be required.</p>
Market attractiveness for development	This location would likely be attractive to the market.

T/PC opinion	Arne Parish Council notes that this was one of the two most favoured sites in the Arne neighbourhood plan survey. Development here would be within walking distance of the school, shops, pubs and village hall.
Estimated density & build out rate	Subject to overcoming impacts on the AONB and reducing the site size, the northern site might be able to accommodate a low density development of around six units. This would be too small to require phasing.
Approx. appropriate size	0.49ha
Potential homes	6
Overall suitability?	Potential, subject to overcoming landscape concerns.

SHLAA ref	6/02/0221
Agricultural grade	3 & 5
Land use & character of surrounding area	0.62ha greenfield site. Mostly agricultural surrounding. Eastern flank is bounded by housing. The site is well screened for the west.
Natural features of significance / physical limitations	<p>Relatively flat site, quite close to the conservation area. Pylons run across the entrance to the site.</p> <p>Several mature trees on the boundary.</p> <p>Main road runs immediately adjacent to the west, so bunding may be required.</p> <p>The site is in the AONB. Initial comments from the AONB Team raise no significant objections to the development of the site.</p> <p>A drain runs through the middle of the site. The northern edge of the site is in the flood zone and there is an area at the south western corner of the site that is at risk of surface water flooding. Site investigations have shown areas of the site below 3.55m above ordinance datum which</p>

	<p>would be undevelopable. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Other considerations</p>	<p>The site was previously excluded on the basis of land levels putting it at risk of flooding. However, the Council is now in receipt of further information which indicates that an area of the site could be developable from a flood-risk perspective.</p> <p>Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Existing gated access to the south. Main road to the west. Some telephone lines to the south.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small shops. However, some distance from the nearest significant retail, leisure and employment at Wareham.</p> <p>Wessex Water notes that a local mains water supply is available with capacity. There are foul water sewers available. There are no surface water systems – flows to land drainage system. It is within the Wareham sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. The Dorset AONB Team has not objected to development here.</p>
<p>Ideas of how to overcome barriers</p>	<p>Owing to the AONB location, sensitive design would be required.</p> <p>The developer needs to provide a flood risk assessment. This should demonstrate the developable area of the site, which should be reduced accordingly.</p> <p>A tree survey would be required to show which trees need retention and to identify shading / root protection areas.</p>

Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site was previously excluded on the basis of Environment Agency advice in relation to flooding. Arne Parish Council therefore removed the site from its draft Neighbourhood Plan and advised residents it would not support development at this site. Other concerns relate to highway safety (in particular lack of footpath links, which is a hazard for children); the loss of farmland; and loss of AONB land.
Estimated density & build out rate	Low density to reflect surrounding properties. The site is small, so would not require phasing.
Approx. appropriate size	0.62ha
Potential homes	The developer has submitted drawings showing the possibility for around 17 units. However, the number will be subject to the outcome of the FRA and tree survey.
Overall suitability?	Yes, subject to agreeing developable area of the site.

Bere Regis

SHLAA ref	6/03/0199
Agricultural grade	2 & other
Land use & character of surrounding area	2.79ha greenfield site in agricultural use. Some residential properties to the south. To the west is agricultural. To the north is the A35, beyond which is agricultural. To the east is the rec ground.
Natural features of significance / physical limitations	Land slopes upwards quite steeply to the west, making most of the site prominent. This reduces the developable area considerably. The slope could also have flooding implications. Some mature trees and hedges along field boundaries.

	<p>The south eastern part of the site abuts the conservation area. Historic England notes that there is potential for this site to impact on the conservation area and listed buildings.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'. The site is at a moderate risk from sewer flooding caused by groundwater inundation into existing sewers.</p>
<p>Other considerations</p>	<p>In Source Protection Zones 1, 2 & 3. Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Development could link to existing utilities for service station and/or business park.</p> <p>Access would likely be via North Street, although a gate currently blocks this route.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers. Surface water flows to land drainage systems. The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for residents from the busy A35 to the north.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here, provided development were to be restricted to the lower ground at the east of the site.</p>

	<p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p> <p>Sequential approach to avoiding flood risk would need to be applied to this site because of the moderate risks from sewer flooding.</p>
Ideas of how to overcome barriers	<p>Owing to the prominence of the site reducing its developable area, only the eastern edge adjacent to North Street would lend itself to development, so the site size needs to be reduced.</p> <p>Tree survey should identify trees and hedges for retention.</p> <p>Investigate the possibility of removing the gate on North Street to improve access.</p> <p>An assessment of flood risk should be carried out, owing to potential surface water issues from the steep slope.</p> <p>A noise assessment may be required re. noise from the A35.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p> <p>Landowners will have to work together to identify a SANG.</p>
Market attractiveness for development	<p>This location would likely be attractive to the market.</p>
T/PC opinion	<p>The site may feature in the Bere Regis NP.</p>
Estimated density & build out rate	<p>Density would be relatively low to reflect neighbouring properties. Phasing would not be necessary.</p>
Approx. appropriate size	<p>0.8ha</p>
Potential homes	<p>10</p>

Overall suitability?	Yes.
SHLAA ref	6/03/0230
Agricultural grade	2 & other
Land use & character of surrounding area	<p>2.1ha greenfield site in agricultural use, containing some allotments.</p> <p>To the north is the A35 and to the south are residential properties.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that there is a positive village entrance to the west of the site and that there is intrusive noise to the north.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Natural features of significance / physical limitations	<p>The site slopes steeply upwards towards the north. However, it is well screened and the southern 2/3 are not visually prominent.</p> <p>There are mature hedges and trees on all boundaries.</p> <p>The southern part of the site abuts the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
Other considerations	<p>In Source Protection Zones 1, 2 & 3. Defra's strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>

<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via West Street, Butt Lane or Back Lane. However these two latter routes are quite narrow and may not be suitable.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that there is limited capacity in local distribution mains water.</p> <p>Off-site network reinforcement would be necessary. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for new residents, owing to the proximity of the A35.</p> <p>Despite the slope of the site, the southern 2/3 are sufficiently screened that it would be difficult to argue that development would cause unacceptable landscape harm.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<p>Ideas of how to overcome barriers</p>	<p>Owing to the prominence of the site reducing its developable area, only the southern 2/3 would lend itself to development.</p> <p>Tree survey should identify trees and hedges for retention.</p> <p>A noise assessment may be required re. noise from the A35.</p>

	<p>A transport assessment should assess the suitability of Butt Lane and Back Lane for accesses.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p> <p>Allotments may require replacing, depending on ownership.</p> <p>Landowners will have to work together to identify a SANG.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site may feature in the Bere Regis NP.
Estimated density & build out rate	Density would be medium to reflect neighbouring properties. As it is a relatively small site, it would not require phasing.
Approx. appropriate size	1.29ha
Potential homes	40
Overall suitability?	Yes.

SHLAA ref	6/03/0232
Agricultural grade	3
Land use & character of surrounding area	<p>3.23ha greenfield site in agricultural use. To the east is the Bere Stream and open fields beyond. To the south is the current school site and residential properties. To the north and west is residential.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this field is a strategic landscape gap, though does not state that it is important.</p>

<p>Natural features of significance / physical limitations</p>	<p>The site slopes downwards gradually to the north and east, with the potential to appear quite prominent towards the south east.</p> <p>Bere Regis is currently separated by the gap this site creates, although this does not appear to be an important gap in landscape or townscape terms.</p> <p>There are some mature trees and hedges along field boundaries.</p> <p>The flood zone bounds the eastern edge of the site. The southern third of the site is at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'. The site is at a moderate risk from sewer flooding caused by groundwater inundation into existing sewers.</p>
<p>Other considerations</p>	<p>In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Rye Hill.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Existing sewers cross the site.</p> <p>Surface water flows to land drainage systems.</p>

	<p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, the potential for landscape impacts cannot be ruled out, given the prominence of the land toward the east and south east and that development here could appear a slightly awkward adjunct. The Council notes the view of the townscape character appraisal that this land is a strategic landscape gap and recognises the positive landscape contribution part of it makes, but the Council does not believe it is an important gap and therefore there could be scope for development that relates well to the properties to the north and south.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HE will require trip generation information and distribution.</p> <p>Sequential approach to avoiding flood risk would need to be applied to this site because of the moderate risks from sewer flooding.</p>
<p>Ideas of how to overcome barriers</p>	<p>Owing to the prominence of the site reducing its developable area, the eastern half and south east area would likely be unsuitable for development.</p> <p>A tree survey should identify trees and hedges for retention.</p> <p>A drainage assessment would be required.</p> <p>Landowners will have to work together to identify a SANG.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>N/A</p>

Estimated density & build out rate	Low to medium density to reflect adjacent properties. The site is relatively small, so would not require phasing.
Approx. appropriate size	1.07ha
Potential homes	32
Overall suitability?	Yes.

SHLAA ref	6/03/0452
Agricultural grade	3
Land use & character of surrounding area	<p>2.07ha greenfield site in agricultural use. Residential properties are to the north and the church graveyard to the north west. Fields are to the south and west. To the east are fields and the current school.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the north of this site is a high quality urban/rural edge with visually important trees and hedges.</p>
Natural features of significance / physical limitations	<p>Relatively flat site. Bounded by mature trees and hedges. Those to the north of the site are covered by a TPO.</p> <p>The site sits on land that is elevated quite significantly from Rye Hill.</p> <p>The southern half is located within the 400m heathland buffer, which reduces its developable area in terms of housing, but would not reduce its developable area in terms of employment.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>The Lead Local Flood Authority notes that surface water from development would need to be managed to avoid causing or worsening surface water flooding. Part of the site (north eastern</p>

	<p>corner) is at a moderate risk from sewer flooding caused by ground water inundation. The site outline does not show connection to a watercourse and there does not appear to be a surface water sewer in close proximity.</p>
<p>Other considerations</p>	<p>In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Rye Hill, although this would require a considerable engineering operation. Access may be possible via White Lovington, subject to landownership.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Existing sewers cross the site.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place. Wessex Water says that a local mains water supply is available with capacity.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is well screened and would unlikely lead to any landscape impacts.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>

Ideas of how to overcome barriers	<p>A tree survey should identify trees and hedges for retention and establish protection areas around them.</p> <p>The developable area should be reduced to fit the 400m heathland buffer and may need to be reduced further to accommodate protection areas around protected trees.</p> <p>Contaminated land survey might be required because of the presence of the graveyard adjacent. If access were to be required via White Lovington, landownership would need to be ascertained. Landowners will have to work together to identify a SANG.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site may feature in the Bere Regis NP.
Estimated density & build out rate	Low density to reflect adjacent properties. The site is relatively small, so would not require phasing.
Approx. appropriate size	1.1ha
Potential homes	12
Overall suitability?	Yes.

SHLAA ref	6/03/0541
Agricultural grade	3
Land use & character of surrounding area	0.51ha greenfield site. Dense residential to the south. More sparse residential to the east and west. Agricultural to the north.
Natural features of significance /	Quite prominent site that sits on a steep northward slope, although it is well screened and development could relate to adjacent housing.

<p>physical limitations</p>	<p>There are mature trees and hedges along the site boundaries, with particularly large trees to the north east.</p> <p>The site is within the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that this site is a strategic landscape gap, but does not specify that it is an important gap.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p>
<p>Other considerations</p>	<p>In Source Protection Zones 1, 2 & 3. Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Tower Hill. DCC Highways has confirmed that around five dwellings could be accommodated here.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p>Potential impacts of development</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. The site is well screened and would unlikely lead to any landscape impacts.</p>

e.g. landscape, neighbour amenity	Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. Highways England will require trip generation information and distribution.
Ideas of how to overcome barriers	<p>A tree survey should identify trees and hedges for retention.</p> <p>Development would need to respect the character of the conservation area and listed buildings and be low density.</p> <p>A suitable point of access would need to be established.</p> <p>Landowners will have to work together to identify a SANG. Noise attenuation measures may be required.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site may feature in the Bere Regis NP.
Estimated density & build out rate	Development would need to be low density to reflect the prevailing character. The site is small, so phasing would not be required.
Approx. appropriate size	0.51ha
Potential homes	5
Overall suitability?	Yes, subject to development respecting the character of the conservation area and listed buildings.

SHLAA ref	6/03/1336
Agricultural grade	3

Land use & character of surrounding area	0.73ha current school buildings and playing field. To the south are residential properties. To the north and east is a field that separates the fragmented parts of the village. To the west are open fields.
Natural features of significance / physical limitations	<p>Partly brownfield site and within the settlement boundary. The land slopes downwards towards the east.</p> <p>Some mature trees along the playing field boundary and road boundary.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>Sport England would object to development without adequate replacement of playing fields.</p> <p>Part of this site (eastern side of site) is at a moderate risk from sewer flooding caused by groundwater inundation into existing sewers.</p>
Other considerations	In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties. There may be existing utilities at the school that could be used.</p> <p>Access would be via Rye Hill.</p> <p>Located within walking distance of shops, a school and employment.</p> <p>Wessex Water says that a local mains water supply is available with capacity. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p>

	<p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'challenging'. Infiltration is anticipated, however Wessex Water has concerns over infiltration in Bere Regis increasing sewer flood risk. A policy against infiltration may be applied. The site outline does not show connection to a watercourse and there does not appear to be a surface water sewer in close proximity.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. Although the site slopes downwards towards the east, it is not particularly prominent and development could relate well to Green Close. It would unlikely lead to any landscape impacts.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p> <p>Sequential approach to avoiding flood risk would need to be applied to the part of this site at flood risk because of the moderate risks from sewer flooding.</p>
<p>Ideas of how to overcome barriers</p>	<p>A tree survey should identify trees and hedges for retention.</p> <p>Landowners will have to work together to identify a SANG.</p> <p>Replacement playing fields would need to be identified.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>The site may feature in the Bere Regis NP.</p>
<p>Estimated density & build out rate</p>	<p>Medium density, given the large existing built presence of the school. It is a small site and so would not need phasing.</p>

Approx. appropriate size	0.73ha
Potential homes	22
Overall suitability?	Yes.

SHLAA ref	6/03/1350
Agricultural grade	4
Land use & character of surrounding area	2.4ha greenfield site in agricultural use, located at the north western gateway to the village. To the north is the A35. To the south is residential. To the east and west are open fields.
Natural features of significance / physical limitations	<p>Some mature trees and hedging along field boundaries.</p> <p>The site slopes steeply upwards to the north, which reduces its developable area. The prominence when viewed from the west looking east makes the western half unsuitable as well. It would only lend itself to development if it came forward alongside or after development of the site adjacent to its east.</p> <p>The south of the site abuts the conservation area.</p> <p>A small area of the south western corner is in the flood zone.</p> <p>Natural England notes that the Council will need to be mindful of the requirement to consider plans in-combination, where multiple sites will need to be mitigated through a SANG.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Other considerations	In Source Protection Zones 1, 2 & 3. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.

<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would be via West Street and/or Back Lane.</p> <p>Located within walking distance of shops, a school and employment. Wessex Water says that off-site connection to mains would be needed. A possible network reinforcement would be necessary to maintain service levels. There is limited capacity available in local foul water sewers.</p> <p>Surface water flows to land drainage systems.</p> <p>The site is within the Blackheath sewage treatment works catchment. Wessex Water advises that Bere Regis suffers from groundwater-induced sewer flooding during prolonged rainfall and will object to development where there is no groundwater management strategy in place.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could be noise issues for residents from the busy A35 to the north.</p> <p>There could be a possible landscape impact if the northern third and western half of the site were to be developed. The Old Mill on West Street appears to be the built extent of this part of Bere Regis, so in the interests of townscape, development should not extend further westwards than this property.</p> <p>Highways England states that while none of the SHLAA sites in Bere Regis is particularly large, their grouping in a relatively small area could cumulatively impact on the strategic road network. HwE will require trip generation information and distribution.</p>
<p>Ideas of how to overcome barriers</p>	<p>Owing to the prominence of the site and townscape factors reducing its developable area, the northern third and western half would likely be unsuitable for development.</p> <p>A tree survey should identify trees and hedges for retention.</p>

	<p>Development would need to respect the setting of the conservation area, particularly as it is a gateway site. Noise assessment may be required, owing to the proximity of the A35.</p> <p>Landowners will have to work together to identify a SANG.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	The site may feature in the Bere Regis NP.
Estimated density & build out rate	Density would be medium to reflect neighbouring properties. As it is a relatively small site, it would not require phasing, but would need to be tied in with the site to the immediate east.
Approx. appropriate size	1.27ha
Potential homes	40
Overall suitability?	Yes.

SHLAA ref	6/03/1374
Agricultural grade	3
Land use & character of surrounding area	2.24ha greenfield site. Residential to the north and west, with fields to the south and east. A public right of way runs along the eastern boundary.
Natural features of significance / physical limitations	<p>Upward slope to the south, but well contained by mature hedging and trees along the boundaries. There are no TPOs.</p> <p>Access into site has some coniferous trees along the boundary with neighbouring property. This could lead to an access constraint.</p>

	<p>The western edge of the site is covered by the 400m buffer, but only the access point would be within this zone. Natural England has concerns about easy access onto protected heathland (SAC and SPA). No mitigation measures have been identified at this stage.</p> <p>A small area around the access is at risk of surface water flooding, but this can be mitigated, in theory. The Lead Local Flood Authority says that the site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. There are two surface water discharge locations. 1) Infiltration would require the infiltration potential and ground water levels to be investigated. 2) Discharging to the Bere stream would require easements across third party land. Any design should consider no worsening to the north of the site at Green Close and Chalk Pit Close where existing problems have been observed. In conclusion, there are concerns over surface water discharge, as it depends upon suitability for infiltration or an easement across land to the east to the Bere Stream. However, mitigation should be ‘feasible’. Part of this site (north eastern and south eastern corners) are also at a moderate risk from sewer flooding caused by groundwater inundation into existing sewers.</p>
<p>Other considerations</p>	<p>Source protection zone.</p>
<p>Location of infrastructure / utilities</p>	<p>Gated access on the western side. Comments from DCC Highways are that a suitable point of access could be achieved here.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>There are some nearby facilities and services, including a primary school and employment in close proximity.</p> <p>Wessex Water has advised that local supply mains are available with capacity. However, there are groundwater induced sewer flooding issues at Bere Regis, so Wessex Water is likely to object to developing this site without agreeing a groundwater management strategy. There is limited capacity in the local flood water sewers. There are no local recorded public surface water systems. Surface water flows to a land drainage system at the east.</p>
<p>Potential impacts of development</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. It is not noted in the Council’s adopted Townscape Character Appraisal SPD</p>

<p>e.g. landscape, neighbour amenity</p>	<p>as important from a landscape perspective. There are sensitive views from the east, but low density and low profile housing with appropriate planting (especially woodland in the SE corner) would be acceptable.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>Sequential approach to avoiding flood risk would need to be applied to the parts of this site at flood risk because of the moderate risks from sewer flooding.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey may be required to see which trees and hedges may be worth retaining. The ownership of the trees at the entrance needs to be ascertained to ensure that access would be achievable.</p> <p>A drainage assessment would likely be required. A groundwater management study will be required.</p> <p>The developer will need to investigate surface water mitigation and not cause off-site worsening to adjacent land.</p> <p>Developers will need to provide an agreeable SANG.</p> <p>The Council will commission further transport modelling evidence to assess cumulative highway impacts in this location.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Bere Regis Parish Council would oppose the development of this site because of the safety of crossing the road to access it (particularly from the new school). The access point is inadequate. The site is also distant from the village centre, which would also be harmful in townscape terms. Visual impact would be neutral and there would be no effects on historic conservation. Ease of</p>

	construction and impacts on ecology would be neutral. It would be potentially good to accommodate landscaping, play parks and other social facilities.
Estimated density & build out rate	It would have to be low density of around 20dph to reflect surrounding properties and its edge of settlement location. It would probably not be large enough to require phasing.
Approx. appropriate size	2.24ha (subject to necessary planting).
Potential homes	Around 50.
Overall suitability?	Yes.

Langton Matravers

SHLAA ref	6/13/1375
Agricultural grade	3 / 4
Land use & character of surrounding area	<p>1.9ha rectangular shaped site currently used for a number of purposes including: sports pitches, swimming pool, and car parking (around 0.05ha of the total site area) (all used in connection with The Old Malthouse School) and allotments (around 0.18ha of the total site area).</p> <p>To the south are The Old Malthouse School, a primary school, residential properties and the main village. To the north and east are low density residential. Separate pieces of land to the rear of The Old Malthouse School have previously been promoted individually through the SHLAA. The Council has combined these sites under the single reference for this record. Mount Pleasant Lane is a public right of way.</p>
Natural features of significance / physical limitations	Ground levels fall across the site from west to east. There are three distinct terraced levels across the site (the car parking area and the grassed sports pitch are separated by a retaining wall). There are grade II listed buildings to the north east (Little Durnford and Windward) and the site is within the Langton Matravers Conservation Area. It is also designated as part of the Dorset AONB. Trees growing around the site are protected because of their position in the

	<p>conservation area, some are also individually protected by tree preservation orders. The site is part of a minerals safeguarding area.</p> <p>The Lead Local Flood Authority raises no surface water management concerns. The site falls entirely within Flood Zone 1 (low risk – fluvial flooding). Even though it is on the Purbeck ridge, localised variations justify site specific investigation into whether soakaways could be used to manage surface water from development. The adjacent surface water sewer offers a potential contingency in the event that soakaways are not appropriate. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p>
<p>Other considerations</p>	<p>Covenants restrict use of part of the site.</p>
<p>Location of infrastructure / utilities</p>	<p>Access: there are two potential points of access to the site from the east (along Mount Pleasant Lane) and west (along Old Malthouse Lane). The width of the access (along the lower section of Mount Pleasant Lane) and junctions between these accesses and High Street may need to be altered. Subject to these alterations the Local Highways Authority (Dorset County Council) has indicated that it would be possible to form a safe access into the site provided the number of new homes is limited (they suggest that up to 30 homes may be appropriate).</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>The site is in close proximity to some facilities and services, such as a school, village shop and village hall.</p> <p>Wessex Water has confirmed that an off-site connecting sewer would be required for foul water disposal. There are local connections in the foul water system. There is limited capacity available in existing surface water systems. Restricted flow rates will apply to any sewer connection. It is within the Swanage sewage treatment works catchment.</p> <p>Limited capacity is available in existing surface water systems. Restricted flow rates will apply to any sewer connection. The site is within the Swanage sewage treatment works catchment.</p>
<p>Potential impacts of development</p>	<p>Subject to appropriate design/scale/layout it is unlikely that there would be any material planning impact on neighbours from housing development at the site.</p>

<p>e.g. landscape, neighbour amenity</p>	<p>AONB Team indicate in their consultation response that low density development could be accommodated in the landscape.</p> <p>Historic Environment: development would need to preserve or enhance the character or appearance of the Langton Matravers Conservation Area and the setting of nearby listed buildings. The Council’s Conservation Area Appraisal describes the playing field on the western side of the site as a notable green space and references significant views (from the northern side of the site) toward the Corfe Valley. Intensive development across the site is not likely to preserve the appearance or character of the conservation area or the setting of listed buildings.</p> <p>Sport England objects to development across the site because of the loss of sports pitches. There is not an audit which demonstrates that these pitches are surplus to requirements. And possible replacement pitches are not of an equivalent or better quality and quantity. The allotments, whilst private, also fall within the definition of open space in the National Planning Policy Framework. As with sports pitches there is not an audit which demonstrates that these allotments are surplus to requirements or can be replaced with allotments of equivalent size and quality elsewhere.</p> <p>Impact on protected trees growing within the site would need to be avoided.</p>
<p>Ideas of how to overcome barriers</p>	<p>To: mitigate impact on landscape character and avoid harm to the character and appearance of the Langton Matravers Conservation Area, and setting of scheduled monument / listed buildings, development:</p> <ul style="list-style-type: none"> • may need to be limited to the eastern side of the site (concentrated in the area which currently contains tennis courts); • should avoid bridging the gap between the northern side of Langton Matravers and the buildings at Mount Pleasant; • take account of sloping ground levels when considering layout; and • design / appearance / scale / layout should respect the character of development in the conservation area and the setting of neighbouring listed buildings. <p>Development should also:</p>

	<ul style="list-style-type: none"> • retain existing vegetation; • reinforce boundaries with new planting / appropriate boundary treatment; and • ensure layout incorporates landscaping (with tree canopies providing at least 40% site coverage on maturity). <p>The sites promoter will also need to address the loss of sports pitches / allotments. Replacement pitches / allotments will be required if they are unable to demonstrate that the existing pitches / allotments are surplus to requirements. If new pitches / allotments are proposed as replacements they must be of an equivalent (or better) size and quality.</p>
Market attractiveness for development	Likely to be attractive to the market.
T/PC opinion	<p>Langton Parish Council have previously commented on sites which were individually promoted to the north of the Old Malthouse School. They have objected to development to new homes on these sites raising the following issues in their responses:</p> <ul style="list-style-type: none"> • Position of the site outside the settlement boundary for Langton Matravers; • Impact of development on the conservation area; • Traffic connected with development would cause congestion on Mount Pleasant Lane and at the junction with High Street; and • Development would not address local housing need as it would not provide affordable homes and it is likely that proposed housing would be used as 'second homes'
Estimated density & build out rate	Development would need to be low density to reflect local character and would be limited by the planning constraints across the site.
Approx. appropriate size	1.9 ha
Potential homes	Around 6
Overall suitability?	Yes

Lytchett Matravers

SHLAA ref	6/14/0268
Agricultural grade	3
Land use & character of surrounding area	<p>0.52ha greenfield, agricultural site. To the north are residential properties at Burbidge Close. To the south, east and west are open fields.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.</p> <p>There is a small strip to the east of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Natural features of significance / physical limitations	<p>Relatively flat site and not particularly prominent.</p> <p>The site is within the green belt. The Council's green belt review concludes that its release would not be harmful in green belt terms.</p> <p>There are some mature trees and hedges.</p>
Other considerations	None.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>It is unlikely where a suitable access could be achieved, as the site is landlocked. It would either need access through Burbidge Close or via an adjacent field being promoted for development.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that an existing supply main is close to the site boundary. This would require off-site connecting. Existing foul water sewers cross the site. Surface water flows to land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>

<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>The site could only come forward if a suitable point of access is provided. This would likely require the landowner to cooperate with neighbouring landowners, forming a joint promotion.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p> <p>A drainage assessment would likely be required.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p>Estimated density & build out rate</p>	<p>Low density to reflect neighbouring properties. The site is small and would not require phasing, even if it came forward as a joint promotion with neighbouring sites.</p>

Approx. appropriate size	0.52ha
Potential homes	12
Overall suitability?	Potential, if it came forward with neighbouring sites.

SHLAA ref	6/14/0269
Agricultural grade	3
Land use & character of surrounding area	<p>3.8ha greenfield, agricultural site.</p> <p>Along the northern edge is a group of residential properties and a British Legion. To the south is a site allocated for development through the PLP1. To the east is open countryside. To the west is residential.</p>
Natural features of significance / physical limitations	<p>Flat site.</p> <p>Some mature trees and hedges, which are subject to a TPO at the south of the site. The eastern half is quite prominent at the entrance to the village.</p> <p>The site is in the green belt. The Council's green belt review concludes that the development of the eastern half would extend the village towards the conurbation and would therefore be harmful in green belt terms.</p> <p>There is a small strip to the south east of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p> <p>Heathland mitigation land would be required and Natural England has indicated that there is potential for a deliverable SANG to the north east, which could mitigate this site and site 6/14/0270.</p>

<p>Other considerations</p>	<p>Source Protection Zone 3.</p> <p>The developer submitted additional plans through the summer 2016 Local Plan Review options consultation, asking for a larger area of land to the east to be considered. The Council has already considered it through the SHLAA and the green belt concerns previously raised still apply.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wimborne Road, but should this not be possible because of the road junction, it might need to be via the British Legion. The British Legion is not being promoted for development, although the parish council has named it in its emerging Neighbourhood Plan as a potential community centre.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Existing foul water systems cross through the site at higher elevations. There is limited capacity at a downstream foul water pumping station. There are no surface water public sewer systems recorded. Surface water flows to land drainage system. A capacity appraisal is necessary. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here.</p> <p>However, there could be harm in green belt terms, if the eastern half were to be developed.</p>

	Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.
Ideas of how to overcome barriers	<p>The area of the site where development would affect the purposes of the green belt should not be developed. This will reduce the developable area.</p> <p>An assessment needs to be carried out to establish a suitable point of access, subject to land availability.</p> <p>Tree survey should identify which trees and hedges should be retained.</p> <p>A drainage assessment would likely be required.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Low density to reflect neighbouring properties. The site is small and would not require phasing
Approx. appropriate size	1.26ha
Potential homes	25
Overall suitability?	Yes.
SHLAA ref	6/14/0270
Agricultural grade	3

<p>Land use & character of surrounding area</p>	<p>1.91ha greenfield, agricultural site.</p> <p>To the north are open fields in equine use. To the east is sparse housing. To the west and south are dense residential properties.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.</p>
<p>Natural features of significance / physical limitations</p>	<p>Fairly level, but northern part of the site slopes to the west.</p> <p>Some mature trees and hedges, but none subject to a TPO.</p> <p>The site is within the green belt. The Council’s green belt review concluded that its release would not harm the purposes of the green belt.</p> <p>There is a small strip to the west of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p> <p>Heathland mitigation land would be required and Natural England has indicated that there is potential for a deliverable SANG to the north east, which could mitigate this site and site 6/14/0269.</p>
<p>Other considerations</p>	<p>Source Protection Zone 3</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Flowers Drove or Wimborne Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Multiple sewers and rising mains cross this site. There is limited capacity in local foul water sewers.</p>

	There are no surface water public sewer systems recorded. Surface water flows to land drainage system.
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here, given that development would fill an existing gap that is not particularly exposed.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
Ideas of how to overcome barriers	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>An assessment needs to be carried out to establish a suitable point of access.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Mid density to reflect neighbouring properties. The site is small and would unlikely require phasing.
Approx. appropriate size	1.91ha
Potential homes	30
Overall suitability?	Yes.

SHLAA ref	6/14/0271
Agricultural grade	3
Land use & character of surrounding area	<p>5.28ha greenfield, agricultural site.</p> <p>To the north is an open field, though it does about the ribbon development along Wareham Road. To the east and west are open fields. To the south is the fragmented part of the village (Glebe Road area).</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that the eastern part of this site forms part of an area considered to be an important gap.</p>
Natural features of significance / physical limitations	<p>Some mature trees and hedges along field boundaries and particularly to the east of the site.</p> <p>It is fairly flat, although does slope downwards towards the west.</p> <p>The site is in the green belt. The western part has not been assessed previously in the Council’s green belt review. However, the review concludes that the release of adjacent sites would not harm the function of the green belt, given that development would not extend the village towards the conurbation. The review did assess the eastern half of the site, concluding that it could be released from the green belt without harm to the designation.</p> <p>Some telegraph lines to the south of the site.</p> <p>There is a small strip to the east of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p>
Other considerations	None.

<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wareham Road or Glebe Road (subject to land ownership).</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Foul water systems cross through the site. There is limited capacity at the downstream foul water pumping station.</p> <p>There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. A capacity appraisal is necessary. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Development of the eastern half alone would likely appear awkward in landscape terms. Therefore, it should come forward with the western half and other sites to the north, in order to achieve a comprehensive development. Otherwise, there could be potential for landscape harm if the whole site were to be developed. However, development of just the western half without the adjacent sites could probably sit relatively comfortably in the context of Glebe Road.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>An assessment needs to be carried out to establish a suitable point of access (subject to the ownership of Glebe Road).</p>

	<p>Depending on how many homes the Council would seek to allocate at Lytchett Matravers in a future plan(s), it would be worth the landowner liaising with adjacent landowners to promote a comprehensive scheme.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that the eastern part of this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
Estimated density & build out rate	Low to mid density, although possibly higher towards the centre of the site. It is not a particularly large site, so would unlikely require phasing.
Approx. appropriate size	5.28ha
Potential homes	170
Overall suitability?	Potential, if it came forward alongside neighbouring sites.

SHLAA ref	6/14/0272
Agricultural grade	3

<p>Land use & character of surrounding area</p>	<p>2.12ha greenfield site currently in equine use. It is surrounded by fields, but those to the north and west are being promoted for development.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap.</p>
<p>Natural features of significance / physical limitations</p>	<p>Slopes downwards towards the south, but is not particularly exposed, given the site's containment.</p> <p>Some mature trees and hedges, particularly along boundaries.</p> <p>The site is in the green belt. The Council's green belt review concluded that its release would not harm the purposes of the designation.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties. Access would likely be via Foxhills Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains.</p> <p>Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Potential impacts of development e.g. landscape,</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p>

<p>neighbour amenity</p>	<p>It would probably be difficult to argue a case for landscape harm, given the containment of the site. However, it would need to come forward after the site being promoted to the north, otherwise it would not be able to relate to the built form of the village.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>Depending on how many homes the Council would seek to allocate at Lytchett Matravers in a future plan(s), it would be worth the landowner liaising with adjacent landowners to promote a comprehensive scheme.</p> <p>Although the Council's adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgments.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p>Estimated density & build out rate</p>	<p>This site would not be suitable for development, unless it were to come forward at the same time or after the land being promoted to the north.</p> <p>Development would be low density to reflect local character.</p>
<p>Approx. appropriate size</p>	<p>2.12ha</p>

Potential homes	65
Overall suitability?	Potential, if it came forward alongside neighbouring sites.

SHLAA ref	6/14/0273
Agricultural grade	3
Land use & character of surrounding area	<p>0.23ha greenfield paddock. To the north is another site being promoted (ref 6/14/1355). To the south is a residential property. To the west are open fields and to the east is residential.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that the eastern edge of the site is an abrupt edge to the village, but contains visually important trees and hedges.</p>
Natural features of significance / physical limitations	<p>Relatively flat site. There are some mature trees and hedges, particularly along field boundaries.</p> <p>The site is within the green belt. It has not been assessed in the Council's green belt review. However, if it were to come alongside the adjacent site to the north, there could be scope for some development without harming the purposes of the designation. This is because the site to the north has the potential to relate to the school buildings and this site could relate well in turn.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Other considerations	None.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wareham Road, or through the adjacent promoted site.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>
Potential impacts of development	It is unlikely that there would be any material planning impact on neighbours from housing development here.

e.g. landscape, neighbour amenity	<p>Provided development were to come forward alongside the adjacent promoted site, it would be difficult to argue green belt or landscape harm. However, if it were to come forward as a standalone site, it could be viewed as an illogical expansion of the village.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
Ideas of how to overcome barriers	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>The site should only come forward in conjunction with the adjacent site to the north.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
Estimated density & build out rate	Low density to reflect neighbouring properties. The site is small and would not require phasing.
Approx. appropriate size	0.23ha
Potential homes	6
Overall suitability?	Potential, if it came forward alongside the site to the north.
SHLAA ref	6/14/0274
Agricultural grade	3

<p>Land use & character of surrounding area</p>	<p>1.59ha greenfield site currently in equine use. Residential to the north. To the west is residential, although separated by a small field. To the south and east are open fields.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that towards the south of this site is an important gap and soft edge to the village. Development would need to be good design to maintain the soft edge between the village and the countryside.</p>
<p>Natural features of significance / physical limitations</p>	<p>Gradual slope towards the south, although the site is well contained and development could relate well to adjacent properties. The site is split in two, with north eastern and south western halves.</p> <p>Some mature trees and hedges, particularly along boundaries.</p> <p>The site is in the green belt. The Council’s green belt review concluded that its release would not harm the purposes of the designation.</p> <p>There is a small strip to the south west of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Deans Drove or Foxhills Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>

	The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. It is also unlikely that development of the north eastern half would cause landscape harm, given the containment of the site and that it could relate to adjacent properties. The south eastern half would only be appropriate if it were to come forward in conjunction with neighbouring sites as part of a comprehensive development. An important gap and soft edge to the village are identified to the south, so development would need to have an appropriate edge, to soften the transition between urban and rural.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
Ideas of how to overcome barriers	Tree survey should identify which trees and hedges should be retained.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
Estimated density & build out rate	Low to mid density to reflect local character. It is a small site, so would not require phasing.

Approx. appropriate size	1.59ha
Potential homes	38 (around 23 in northern part and 15 in southern part).
Overall suitability?	Yes for norther part and potential for southern part if part of a comprehensive development with other sites.

SHLAA ref	6/14/0276
Agricultural grade	3
Land use & character of surrounding area	0.31ha greenfield site currently in equine use. Sparse residential to the north and west. Slightly more dense residential to the south. Open fields to the east.
Natural features of significance / physical limitations	<p>Level site at the gateway to the north western edge of the village. Some mature trees and hedges, particularly along boundaries. There is a TPO on the opposite side of Jenny’s Lane.</p> <p>The site has not been assessed in the Council’s green belt review. However, development at this site would not lead to a westward sprawl of the village, so its release from the designation would likely not cause any harm in green belt terms.</p> <p>There is a small patch to the north of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p>
Other considerations	Source Protection Zone 3.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Jenny’s Lane or Colehill Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>

	<p>Wessex Water says that water capacity is available from existing distribution mains. Off-site connection would be needed for foul water sewers. There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. It is also unlikely that development here would cause landscape harm, given the containment of the site and that it could relate to adjacent properties.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>A drainage assessment would likely be required.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained.</p> <p>High quality design would be required given the site's gateway location.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Lytchett Matravers Parish Council has concerns about increased traffic in the village.</p> <p>Objects to development here in terms of walking distance to the village shops and amenities.</p> <p>The PC believes all development should be low density in Lytchett Matravers.</p>
<p>Estimated density & build out rate</p>	<p>Low density to reflect local character. It is a small site, so would not require phasing.</p>
<p>Approx. appropriate size</p>	<p>0.31ha</p>
<p>Potential homes</p>	<p>5</p>

Overall suitability?	Yes.
SHLAA ref	6/14/0279
Agricultural grade	3
Land use & character of surrounding area	<p>3.97ha greenfield site in agricultural use.</p> <p>To the south and east are a belt of trees, beyond which is residential. Open fields are to the north and allotment gardens are to the west.</p>
Natural features of significance / physical limitations	<p>Relatively flat, but with a downward slope to the north and east. There is evidence of ponding and to the south and east, where there is a drainage ditch. Here, there are areas at risk of surface water flooding.</p> <p>The Lead Local Flood Authority says that The site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. There is some theoretical risk of surface water flooding, shown by relevant mapping which indicates a surface water conveyance route west to east across the site during severe rainfall events (1: 1000yr). This will need to be accommodated within the design. The surface water sewer system of old chapel drive appears to flow north into the development site. The continuation of flows of this system would need to be investigated and accommodated within the design. Any design should consider no worsening to the east of the site at Flowers Drove where existing problems have been observed. The LLFA concludes that there are concerns of flood risk from received flow and off site worsening, however these can be managed within the design and layout and therefore development from a surface water drainage perspective would be ‘feasible’.</p> <p>Natural England has no information on the existing biodiversity of the area, however this location has the potential to support sensitive features. A development of this size would require a SANG which is not currently proposed.</p>

	<p>There is a significant belt of trees to the south and east, covered by a TPO. The protection area that would be required around these trees would mean development would need to be well set in, risking an island of development. The western and northern boundaries feature mature hedging. The adopted Lytchett Matravers Townscape Character Appraisal SPD notes the important wooded edge and unobtrusive edge to the south and east; positive village entrance (to the south west corner), and visually important trees and hedges along the western boundary. The site is in the green belt. As the site has only recently been reconfirmed as available, it was not assessed in the 2016 green belt review. However, previous versions concluded that it would be unsuitable for the following reasons: 'it is very exposed; development in this location would appear sprawling and unrelated to existing dwellings due to the gap created by gardens. The result would be an encroachment into the countryside.' However, updated comments from the Council's landscape architect indicate that the level of intrusion into the countryside would not be as severe as first feared.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>DCC Highways says it appears access would only be possible via Castle Farm Road which is narrow, without footways (and little if any opportunity to create one). It is also subject to 60mph speed limit at the theoretical point of access, used as rat-run to the A350 and is unlit in the vicinity of the site. Extending the 40mph limit from the south would likely only be supported if there was frontage development onto the highway. Depending upon the size of the development, this could result in increased traffic flows using the Bakers Arms roundabout and the A35, which would need to be further investigated. Developers would be required to contribute towards walking and cycling improvements to Lytchett Minster School. The site is close to Lytchett Matravers village centre for local services and facilities (such as employment, the village centre, pubs and the primary school), and bus services into Upton, Poole and Bournemouth.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>Given the ribbon development to the east along Flowers Drive and, to a lesser extent, the degree of containment from the allotments to the east, the effect of intrusion into the countryside is reduced. Provided vegetation along the northern and western boundaries were reinforced with broadleaf tree planting, landscape impacts would be acceptable.</p>

	It is unlikely that there would be any material planning impact on neighbours from housing development here.
Ideas of how to overcome barriers	<p>The developer should carry out the necessary investigations to mitigate surface water drainage.</p> <p>A tree survey would be required, particularly to identifying shading and root protection areas, which could rule out parts of the site.</p> <p>Identification of a SANG is required.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	
Estimated density & build out rate	Density would need to be medium to low to reflect adjacent character. Phasing may be required.
Approx. appropriate size	To be determined further to a tree survey, which will need to identify shading areas.
Potential homes	Developers estimate the capacity to be around 90 dwellings, but this may change, subject to the necessary assessments.
Overall suitability?	Yes.

SHLAA ref	6/14/0345
Agricultural grade	3
Land use & character of surrounding area	<p>0.61ha greenfield site used as a paddock.</p> <p>To the north, east and west are predominantly open fields. To the south is sparse housing and the British Legion.</p> <p>It is a gateway site to the north eastern edge of the village.</p>

<p>Natural features of significance / physical limitations</p>	<p>Relatively flat site. Some mature trees and hedges.</p> <p>The site is in the green belt. The Council's green belt review concluded that development here would not lead to a sprawl of the village towards the conurbation and therefore its release would be acceptable in green belt terms.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wimborne Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. Off-site connection would be needed for foul water sewers. There are no surface water public sewer systems recorded. Surface water flows to the land drainage system. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. In landscape terms, it could appear an awkward adjunct if allocated on its own. Therefore, it should come forward in conjunction with neighbouring sites to the south and west (6/14/0269 and 6/14/0270), in order to achieve a comprehensive development.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained.</p>

	High quality design would be required given the site's gateway location. Development of the top 'triangle' would appear awkward and illogical in townscape terms and the site should be reduced to reflect this.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Low density to reflect local character. Phasing would be necessary to ensure the site would come forward after sites to the south and west, in order to reduce the potential for townscape harm.
Approx. appropriate size	0.42ha
Potential homes	10
Overall suitability?	Yes.

SHLAA ref	6/14/0375
Agricultural grade	3
Land use & character of surrounding area	4.93ha greenfield site in equine use. To the north and parts of the east and west are residential properties. To the south is open countryside. The Council's adopted Townscape Character Appraisal SPD notes that the southern two thirds of this site form part of a picturesque open valley. The unevenness of the land here is a locally distinctive character. The SPD notes that the west of the site is a positive village entrance. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.

<p>Natural features of significance / physical limitations</p>	<p>Some mature trees and hedges along field boundaries.</p> <p>The site is within the green belt. The Council’s green belt review concluded that if the site were to be reduced in size and development were to sit in a close relationship with dwellings to the north, it would not cause harm in green belt terms. This would more or less half the developable area of the site.</p> <p>There is a small strip running along the east and south of the site that is at risk of surface water flooding. However, this can be mitigated, in theory.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Middle Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that there is limited water capacity available from existing distribution mains. Existing foul water sewers cross the site. There is limited capacity in local foul water sewers. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Reducing the site size in order to overcome the harm in green belt terms and impacts on the picturesque open valley would still leave a fairly spacious site, which could be developed without landscape harm. The field boundary from the field to the rear of Eldon’s Drove diagonally to the southern boundary of ‘The Latches on Middle Road could form an appropriate site boundary.</p> <p>Development would need to respect the current positive village entrance.</p>

	Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions. A drainage assessment would likely be required.
Ideas of how to overcome barriers	Tree survey should identify which trees and hedges should be retained. The site size should be reduced in order to overcome green belt and landscape harm.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Potential for low density development close to Middle Road. Unlikely to require phasing.
Approx. appropriate size	1.85ha
Potential homes	30
Overall suitability?	Yes.

SHLAA ref	6/14/0540
Agricultural grade	3
Land use & character of surrounding area	0.53ha greenfield, agricultural site. To the north and west is residential. To the south and east are fields.
Natural features of significance /	Relatively flat site and not particularly prominent.

<p>physical limitations</p>	<p>The site is within the green belt. The Council’s green belt review concludes that its release would not be harmful in green belt terms.</p> <p>There are some mature trees and hedges.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>It is unlikely where a suitable access could be achieved, as there is no obvious point of entry. It is possible that the landowner could work with adjacent sites and achieve an access that way. However land to the immediate south is not available, so it is questionable whether an access could be achieved.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p> <p>Wessex Water says that an existing water supply main is close to the site. Off-site connection would be required.</p> <p>Existing foul water sewers cross the site. Surface water flows to the land drainage system. There are no public surface water systems at this location. The site is within the Blackheath sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any unacceptable landscape impacts from housing development here if developed in isolation. However, it might be better to form part of a comprehensive development alongside neighbouring sites.</p>

	Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.
Ideas of how to overcome barriers	Tree survey should identify which trees and hedges should be retained. The site could only come forward if a suitable point of access is provided. This would likely require the landowner to cooperate with neighbouring landowners, forming a joint promotion.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. Objects to development here, as it would close the gap between Lytchett Matravers and Lytchett Minster, Upton and Poole. Also objects in terms of walking distance to the village shops and amenities. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Low density to reflect neighbouring properties. The site is small and would not require phasing, even if it came forward as a joint promotion with neighbouring sites.
Approx. appropriate size	0.53ha
Potential homes	8
Overall suitability?	Potential if it came forward with a suitable point of access.
SHLAA ref	6/14/1355
Agricultural grade	3

<p>Land use & character of surrounding area</p>	<p>5.43ha greenfield agricultural site. To the east is residential. To the north is Lytchett Matravers primary school. To the south and west is countryside.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that the eastern edge of the site is an abrupt edge to the village, but contains visually important trees and hedges.</p>
<p>Natural features of significance / physical limitations</p>	<p>Relatively flat site. There are some mature trees and hedges, particularly along field boundaries.</p> <p>The site is within the green belt. It has not been assessed in the Council’s green belt review. However, there could be scope for some development without harming the purposes of the designation, provided it were to relate well to the school buildings and not stretch any further west than them. Any further west would harm the open character.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Wareham Road.</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Provided development were to be confined to the eastern third of the site (two fields on the frontage), it would be difficult to argue green belt or landscape harm. Development could help improve the abrupt edge identified on this side of the village.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>

Ideas of how to overcome barriers	Tree survey should identify which trees and hedges should be retained. The site size should be reduced to overcome green belt harm.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village. The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Low density to reflect neighbouring properties. The site is small and would not require phasing.
Approx. appropriate size	1.5ha
Potential homes	35
Overall suitability?	Yes.

SHLAA ref	6/14/1370
Agricultural grade	3
Land use & character of surrounding area	0.8ha greenfield site. To the north, east and south are sites that are already being promoted to the Council for development. To the west are residential properties.
Natural features of significance / physical limitations	Several mature trees along the boundaries, and particularly to the east of the site, which are covered by a TPO. It slopes downwards towards the east. The site is in the green belt. The site has not been assessed previously in the Council's green belt review. However, the review concludes that the release of adjacent sites would not harm the

	<p>function of the green belt, given that development would not extend the village towards the conurbation.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
Other considerations	None.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access may be via Burbidge Close and Willowbrook (subject to land ownership).</p> <p>Located within walking distance of a school and small-scale shops, employment and leisure facilities.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions. Given the shape and location of the site, development here would appear an awkward adjunct if developed in isolation.</p>
Ideas of how to overcome barriers	<p>Development here could lead to harm to trees covered by a TPO. Reducing the site size to avoid such harm would result in a very small site that would not ordinarily be included in a SHLAA. However, there could be potential for this site to work alongside neighbouring sites as part of large-scale growth and therefore it makes sense not to rule it out at this stage before that potential has been explored. Such an exploration could include how best to access this site and whether or not it could form part of an allocation of open space. Large scale growth would overcome the landscape issues associated with developing this site in isolation.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council has concerns about increased traffic in the village.

	The PC believes all development should be low density in Lytchett Matravers.
Estimated density & build out rate	Low density to reflect neighbouring properties. The site is small and would not require phasing.
Approx. appropriate size	0.8ha
Potential homes	2
Overall suitability?	Yes.

SHLAA ref	6/14/1382
Agricultural grade	3
Land use & character of surrounding area	The land use is currently a mix of domestic and paddock land, with residential to the north and west. Countryside is to the south and east, although land in both directions is also being promoted for development. Wire fencing bounds the site, interspersed with trees, some of which are mature.
Natural features of significance / physical limitations	<p>The site slopes reasonably steeply downwards to the west, with a stream running along its centre. This could have implications for surface water drainage. The Lead Local Flood Authority says that investigations on adjacent land has shown surface water management to be feasible, but the flood risk from the watercourse through this site needs further consideration.</p> <p>Two mature trees are subject to TPOs: one on the southern boundary and one towards the eastern edge. These could have implications for the developability of these parts of the site in terms of root protection and shading areas. Trees to the north and south are noted in the Council's adopted Townscape Character Appraisal for Lytchett Matravers as visually important.</p> <p>The site is in the green belt. Although it has not been formally assessed through the Council's green belt review, adjacent land has been and this site would not harm the purposes of the</p>

	<p>designation. The southern half of the site is noted in the Townscape Character Appraisal SPD as and important gap.</p>
Other considerations	<p>None.</p>
Location of infrastructure / utilities	<p>The site is well located within walking distance of a doctors' surgery, library, shops, employment land, pubs and a primary school. Regular buses provide access to additional facilities further afield.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>There are two points of access onto Deans Drove, both of which are single track. The western, tarmacked access appears to be privately owned and used by multiple properties. This could cause issues if the owners do not allow access to the site. The eastern access is greenfield land, flanked by separate land ownerships and little prospect for widening without third party consent. Trees flank the entrance, which could affect visibility on egress. Subject to improvements / modifications to the existing access possible to form safe access into site.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>There is a potential impact on surface water flooding due to the combination of steeply sloping land and stream.</p> <p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Although the site slopes quite steeply, the direction of the slope is downwards and therefore not exposed. It is also well contained. This leads the Council to conclude that there would be no adverse landscape harm.</p>
Ideas of how to overcome barriers	<p>An assessment would be required to consider any flood risk implications from the water course.</p> <p>Tree survey would be required to assess the potential impacts on trees and refine the developable area of the site.</p> <p>Establish ownership of the western access point.</p>

	Although the Council’s adopted Townscape Character Appraisal SPD notes that this site forms part of an area considered to be an important gap, this is not an absolute constraint and the Council will need to balance this against other planning judgements.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Matravers Parish Council notes ‘that the land concerned is in the green belt and consequently it does not support its inclusion as suitable land for development.’
Estimated density & build out rate	Preferably low density towards the edges of the site to reflect neighbouring properties. At 30 dwellings per hectare: 24 homes. Based on density of neighbouring development suggest around 15 homes (possible to achieve a higher density as part of a more comprehensive development with neighbouring land).
Approx. appropriate size	0.833ha
Potential homes	15
Overall suitability?	Yes.

Lytchett Minster and Upton

SHLAA ref	6/15/1316
Agricultural grade	3 & 4
Land use & character of surrounding area	65.39ha site. A large area of green fields, including a small number of residential properties. It is being promoted alongside site 6/15/1318. To the west is open countryside. The south is bounded by Dorchester Road and the site stops at the Bakers Arms roundabout. To the east is Lytchett Minster village. A farm, school and residential properties sit to the north east. The site surrounds a farm at the centre. A pleasant rural lane runs through the site.

	<p>The site extends into Lytchett Matravers parish.</p>
<p>Natural features of significance / physical limitations</p>	<p>The land is gently sloping and some parts are more visible than others.</p> <p>It sits within the green belt. The Council’s green belt review concluded that development here could be harmful in green belt terms.</p> <p>The eastern flank of the site abuts Lytchett Minster conservation area and is close to some listed buildings, including the church and its graveyard. Post Green House is grade II* listed and would be affected by development here, particularly to the eastern part of the site.</p> <p>Historic England says that development here could be particularly contentious due to the scale of development adjacent to the conservation area and listed buildings. There will be key views into and out of this parkland estate and the extent of any harm to the significance of the affected assets must be very carefully addressed.</p> <p>Towards the south, around a fifth of the site falls within the 400m heathland buffer (SNCIs close to the site) and would be unsuitable for housing.</p> <p>Other areas to the south of the site fall within the flood zone and there is a strip along the centre of the site, as well as other areas to the east, west and particularly to the south, that are at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘challenging’ and ground water flood risk should be investigated fully.</p> <p>There are numerous mature trees and hedges, particularly along field boundaries. However, none is subject to a TPO.</p> <p>A public right of way runs through part of the north of the site.</p> <p>Natural England believes that a SANG could be deliverable here to mitigate up to 650 dwellings.</p>

<p>Other considerations</p>	<p>Defra’s strategic noise map notes there is potential for noise disturbance towards the south of the site. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>The A35 Upton bypass is located to the south and the Dorchester Road links Lytchett Minster to Upton.</p> <p>This puts the site in relative proximity to the facilities and services of the conurbation. A mix of uses would help the site be more self-contained.</p> <p>There do not appear to be any site access constraints, but the Bakers Arms roundabout is currently prone to congestion. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small-scale shops and leisure facilities. Employment is predominantly located in the conurbation or Holton Heath.</p> <p>Wessex Water says that a capacity appraisal is required to confirm network improvements for a development of this scale. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>There are some areas that are more sensitive than others in landscape terms. The impacts on the purposes of the green belt need careful consideration.</p> <p>Lytchett Minster is a small village, so the impacts on townscape need to be considered, particularly as development would not relate very strongly to the existing settlement form, whose centre would become peripheral.</p>

	Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.
Ideas of how to overcome barriers	<p>A flood risk assessment should look at areas that fall outside of the flood zone but are prone to surface water drainage problems.</p> <p>Development would need to respect the setting of the conservation area and listed buildings. A landscape impact assessment should look at the parts of the site that would be acceptable for development.</p> <p>A transport assessment should look at the potential impacts on the Bakers Arms.</p> <p>Tree survey may be required to see which may be worth retaining.</p> <p>Impacts on the green belt need careful consideration. Noise attenuation measures may be required. The site size should be reduced to take account of constraints.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Minster and Upton Town Council objects to the development of this site on grounds of historic conservation, such as listed buildings and key views; green belt impacts; flooding, which can lead to problems at the Bakers Arms roundabout (any further major development in and around Lytchett Minster Village should not be permitted until remedial action has been carried out and is proved to be acceptable); traffic congestion, particularly in Upton; and no new school is proposed.
Estimated density & build out rate	The site is being promoted alongside other neighbouring sites for around 650 dwellings and would likely be mixed use. This would take in the region of 5 years to build and would likely be phased.
Approx. appropriate size	26.36ha
Potential homes	650 (together with SHLAA site 6/15/1318)

Overall suitability?	Yes.
SHLAA ref	6/15/1318
Agricultural grade	3
Land use & character of surrounding area	3.84ha greenfield site. To the south and west are residential properties. To the north is Dorchester Road. To the east is a field, beyond which is the A35 and Upton. It is being promoted alongside 6/15/1316.
Natural features of significance / physical limitations	<p>The land is relatively flat and not particularly visually prominent.</p> <p>It sits within the green belt. The Council’s green belt review concluded that development here could be harmful in green belt terms.</p> <p>It abuts the conservation area and a listed building.</p> <p>Historic England notes that there is potential for this site to impact on a conservation area and listed buildings.</p> <p>There are some mature trees and hedges, particularly along field boundaries. However, none is subject to a TPO.</p> <p>A flood zone lies to the east of the site. The west of the site is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p> <p>Natural England believes that a SANG could be deliverable here.</p>
Other considerations	Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.

<p>Location of infrastructure / utilities</p>	<p>Access would likely be via Dorchester Road, as Watery Lane is prone to flooding. There is a gated access from Dorchester Road, but it is on a bend.</p> <p>The site is in relative proximity to the facilities and services of the conurbation. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures. Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of a school and small-scale shops and leisure facilities. Employment is predominantly located in the conurbation or Holton Heath.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. There is limited capacity in local foul water systems. Off-site connecting sewers would be necessary to an agreed point of connection with network improvements. Surface water flows to the land drainage system. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The impacts on the purposes of the green belt need careful consideration, as development of the whole site would begin to break down the visual separation of Upton and Lytchett Minster.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p>
<p>Ideas of how to overcome barriers</p>	<p>Green belt impacts could be reduced by reducing the size of the site and directing development more towards the south so that it relates to the properties at the rear of Dorchester Road and Ashbrook Walk.</p> <p>A flood risk assessment should look at any flooding implications.</p> <p>Development would need to respect the setting of the conservation area and listed buildings.</p>

	Tree survey may be required to see which may be worth retaining. Noise attenuation measures may be required.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Lytchett Minster and Upton Town Council objects to the development of this site on grounds of historic conservation, such as listed buildings and key views; green belt impacts; flooding, which can lead to problems at the Bakers Arms roundabout (any further major development in and around Lytchett Minster Village should not be permitted until remedial action has been carried out and is proved to be acceptable); traffic congestion, particularly in Upton; and no new school is proposed.
Estimated density & build out rate	The site is being promoted alongside other neighbouring sites for around 650 dwellings. This would take in the region of 5 years to build and would likely be phased.
Approx. appropriate size	1.3ha
Potential homes	650 in combination with site 6/15/1316 – otherwise, 30.
Overall suitability?	Yes.

SHLAA ref	6/15/1320
Agricultural grade	3 & 4
Land use & character of surrounding area	6.51ha greenfield site. To the south is open countryside. To the east is an area that will become public open space (SANG) when the site to the north (Policeman’s Lane) is developed. The site is bounded on its western side by the A35, beyond which is Lytchett Minster. Watery Lane runs through the middle of the site and is a dead end.
Natural features of significance / physical limitations	Relatively flat. It sits within the green belt. The Council’s green belt review concluded that development here could be harmful in green belt terms, but this could be outweighed by the sustainability benefits,

	<p>being located in such close proximity to the conurbation’s jobs, facilities and services. The Council’s adopted townscape character appraisal SPD notes that the half of the site that abuts the A35 is ‘high quality landscape adjacent to town’. However, this is not an absolute constraint to development and landscape harm would be outweighed by the sustainability benefits of developing here.</p> <p>There are some mature trees and hedges, but none subject to a TPO. There are TPOs on the site to the north. There is a flood zone on the southern periphery.</p> <p>Drainage ditches sit along the western side of Old Watery Lane and the middle of the site. The Lead Local Flood Authority raises principal concerns over surface water flood risk and tidal influence: this is a very wet piece of land following heavy rainfall, it is prone to water logging and responds to tidal influence where the discharge from the site is limited. The Slough Lane/Watery Lane junction is often submerged. There is a problem culvert under Slough Lane and the water course is poorly maintained. The recent Environment Agency commissioned flood study compiled by Jacobs consultancy is of relevance quantifying the anticipated tidal uplift. Therefore, development from a surface water drainage perspective would be ‘challenging’.</p> <p>The site is close to, but not within, the 400m heathland buffer, which abuts the eastern edge. There are pylons running north east to south west along the middle of the site.</p>
<p>Other considerations</p>	<p>Note that the developer put forward additional land in this site between the SANG and the originally submitted area for consideration through the 2016 Local Plan Review options consultation. At the time of the 2016 consultation, the site capacity was believed to be around 110 homes, but with the additional land being promoted, this increases to around 150.</p> <p>Defra’s strategic noise map notes there is potential for noise disturbance at this location. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>The section of Watery Lane leading from the south of Policeman’s Lane adjacent to the eastern part of the site is unsuitable for motor vehicles and signed as such. Access would therefore likely be via the allocated site at Policeman’s Lane.</p>

	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of schools, shops and leisure facilities. Employment is within the town, though perhaps not walking distance. Other employment is located in the conurbation or Holton Heath.</p> <p>Wessex Water says that water capacity is available from existing distribution mains. There is limited capacity at the downstream foul water pumping station. There is no surface water public sewer system recorded. Surface water flows to the land drainage system. A capacity appraisal is necessary to confirm the scope and scale of network improvements. The site is within the Lytchett Minster sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The Council considers that development here could cause some landscape harm, but this is outweighed by the sustainability benefits of developing in this location.</p> <p>Highways England has concerns over the cumulative impacts of development in this area, which could lead to a severe impact on the strategic road network. Further information would be required re. trip generation and distribution data, related to specific junctions.</p> <p>Natural England has previously raised no objections to the western half of the site, which could be mitigated by an existing SANG. However, in respect of the updated, enlarged site, NE says it would need further information in order to conclude that a SANG can be provided, as well as nitrogen offsetting requirements met. There are concerns about the impact of housing in this location on the effectiveness of the existing SANG, as well as the existing biodiversity present in the stream and mature hedgerow/oak trees. It would seem to Natural England in the first instance that the area between Watery Lane and the SANG land is of some sensitivity in terms of overall setting and further consideration is required.</p>
<p>Ideas of how to overcome barriers</p>	<p>The western part of the site appears to be more developable than the eastern part (promoted through the 2016 Local Plan Review options consultation), which would be challenging in terms of surface water drainage and heathland mitigation. Recent evidence published in the latest</p>

	<p>version of the Council’s Strategic Flood Risk Assessment (SFRA) indicates that the eastern side of the site will also be at risk of tidal flooding in the future because of the impacts of climate change. The Council has reduced the site area to avoid development on land at risk from flooding.</p> <p>An assessment of surface water drainage and mitigation measures will be required.</p> <p>Tree survey will be required to see which may be worth retaining.</p> <p>Impacts on the green belt need careful consideration and balancing against sustainability benefits.</p> <p>Noise attenuation measures will likely be required.</p>
Market attractiveness for development	<p>This location would likely be attractive to the market.</p>
T/PC opinion	<p>Lytchett Minster and Upton Town Council objects to development in this location on the basis of landscape and green belt impacts, including no offer of an ‘alternative green belt’; townscape impacts, from a continuation of the ribbon development between an area east of Bournemouth to Wareham; flooding; impacts on Poole Harbour and the RSPB reserve; traffic, in terms of congestion, parking and safety at key junctions; unacceptable pressure on local infrastructure; and no mention of school or employment provision.</p>
Estimated density & build out rate	<p>Medium density. It would take around three years to complete.</p>
Approx. appropriate size	<p>To be determined further to necessary investigative work.</p>
Potential homes	<p>Approximately 90 homes (following reduction in site area).</p>
Overall suitability?	<p>Yes, although the site could be reduced and the eastern section (south east of Watery Lane) removed, subject to further investigations.</p>

SHLAA ref	6/15/1373
Agricultural grade	3
Land use & character of surrounding area	118ha greenfield site. To the north is Lytchett Matravers; the A35 bounds the south; and open fields are to the east and west. There are some farm-related buildings and a café towards the centre of the site and the south west.
Natural features of significance / physical limitations	<p>Land slopes gradually downwards from north to south. It is in the green belt, but was submitted for consideration after the 2016 Green Belt Review (GBR) Update. Given the GBR's conclusions on adjacent land to the east, it would be difficult to draw any other conclusion that releasing this land would be harmful, as it clearly performs green belt function. Taking this into consideration there would need to be exceptional circumstances which outweigh the harmful impacts on the green belt.</p> <p>Several of the field boundaries contain mature trees and hedging.</p> <p>Natural England has raised concerns that the site is close to designated sites at Morden. The location and extent of land indicated as SANG is not likely to provide the necessary certainty that the SANG would be both of sufficient size or in a suitable location to attract users. Natural England is therefore doubtful whether a site in this location would be able to provide sufficient detailed information to demonstrate its acceptability within the necessary timescale.</p> <p>Several areas, particularly towards the south of the site, are at risk of surface water flooding. However, this can be mitigated, in theory. Dorset County Council as the lead local flood authority has stated that surface water management is to be fully considered within any subsequent proposals to prevent flood risk to these sites, and any off site worsening. However, development from a surface water drainage perspective should be 'feasible'.</p> <p>There are several wooded areas, with an area TPO to the south.</p>
Other considerations	Dorset County Council has stated that the south-western part of this potential development area is within the Minerals Safeguarding Area (MSA) and Minerals Consultation Area (MCA). Developers would be likely to be required to undertake an assessment of the potential for mineral development on this site and depending on the outcome of the assessment the Mineral

	<p>Planning Authority may seek to achieve some level of prior extraction on this site prior to any built development.</p> <p>Dorset County Council Education has stated that the development could possibly have to contribute towards provision of a new primary school as existing primary schools at Upton and Lytchett Matravers are already at or near capacity. It also highlighted that Lytchett Minsters secondary school is already on a constrained site and would need additional accommodation and playing fields. Land to the north-east of the school site would be the ideal location for playing fields, which would be essential if pupil numbers were to rise.</p>
<p>Location of infrastructure / utilities</p>	<p>Dorset County Council Highways would be supportive of development here, subject to mitigation. Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>The site is quite detached from the facilities available at Lytchett Minster and Lytchett Matravers, so suitable connections would need to be provided, as well as beyond to employment at Holton Heath. The site would need to be mixed use and with a range of facilities and services to allowed it to be as self sufficient as possible and reduced the need to travel.</p> <p>Wessex Water has said that there is no capacity in the local distribution mains. A long off site connecting water main would be required to provide satisfactory capacity for a site of this scale. There is no capacity available in local sewers for a development of this scale. A long off site connecting sewer would be required directly to the treatment works. Surface water flows to local land drainage systems with agreed flood risk measures. It is within the Lytchett Minster sewage treatment works catchment – flows and loads would be likely to exceed existing works capacity. An appraisal is necessary to review options and constraints at this location.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>In terms of landscape impacts, development to the north of the site would be seen on the skyline when viewed from the east, so this area should be avoided. Lower density development would be appropriate to the east, west and south of the site, with a higher density central core. Landscape buffers would be required at various locations. No development should be permitted within the setting of the listed Newton Farmhouse. Any housing development around it would</p>

	clearly impact upon its setting, specifically the broader agricultural context with which it has a historic functional relationship. The area west of Wareham Road is particularly sensitive and contains a mixture of woodland and other landscaped features, which appear to be associated with Newton Farmhouse.
Ideas of how to overcome barriers	An Arboricultural Impact Assessment and Method Statement would be required. Further investigation is required to provide adequate SANG. Investigations into surface water management need to be carried out. An appraisal of sewage treatment flows and loads is required to review options and constraints. Ideally, a development of this scale should be masterplanned, to set out how issues would be resolved.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	
Estimated density & build out rate	With a site of this scale, density could vary greatly. It would likely take several years to build and in several phases.
Approx. appropriate size	To be determined through masterplanning and identification of appropriate SANG.
Potential homes	Approx. 1,000.
Overall suitability?	Yes.

Moreton

SHLAA ref	6/17/1306
Agricultural grade	3

<p>Land use & character of surrounding area</p>	<p>8.54ha caravan park. To the south is Redbridge Pit. To the north is a mixture of a caravanning club, pub and residential properties. Sparse residential properties are to the west, amongst open countryside. Open countryside lies to the east. The B3390 runs from north east to south west of the top of the site, with the railway running east to west. There is a level crossing on the edge of the village. The site is being promoted in conjunction with other sites to the north and south (refs 6/17/1307 and 1308).</p>
<p>Natural features of significance / physical limitations</p>	<p>There is much mature hedging and high quality trees, with a semi-woodland cover, although no TPOs.</p> <p>The site is relatively flat.</p> <p>It is not located within the AONB or green belt.</p> <p>Moreton Station has few facilities, but the large village of Crossways and its facilities are located to the south west.</p> <p>Moreton has a mainline train station adjacent to this site. This would provide a sustainable mode of transport.</p> <p>The pub and stables to the immediate north of the site are listed. There are some telephone lines present.</p> <p>The site is close to an SNCI.</p> <p>The Lead Local Flood Authority notes that the site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. There is some theoretical risk of surface water flooding, shown by relevant mapping which indicates isolated ponding, during severe rainfall events (1:100/1000yr). Suitable infiltration rates anticipated. In conclusion, there are no surface water management concerns and development from a surface water drainage perspective would be ‘feasible’.</p>

	<p>Natural England is aware that there are some biodiversity features in the existing caravan park, mature trees and areas of acid grassland. This raises some issues about the potential requirements to avoid and mitigate protected species such as bats, breeding birds, etc., as well as the importance of the grassland. However it is likely that a suitable mitigation plan could be brought forward. The site is collocated to Redbridge Pit where a SANG could be provided which would meet the needs of this development site, should it come forward.</p>
<p>Other considerations</p>	<p>Note that this site was previously excluded through the SHLAA on the basis of loss of trees and the economic impacts of the loss of a tourism facility. After re-consideration the Council’s tree officer advises that some trees could be removed (they are not protected) without harm to the character of the surroundings. Through the 2016 Local Plan Review options consultation Dorset County Council Highways notes that allocating this site for development would allow improved access to the station. Moreton Estate and the Caravan Club have been in discussions about relocating the club to a different site. The current Caravan Club site needs a considerable (and costly) upgrade; its facilities are limited; and it does not need to be so close to the station. The Caravan Club have made a request for the existing site to be considered for development through the SHLAA.</p> <p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p> <p>Permanent structures such as the reception, toilet and blocks, etc. are brownfield land, representing around 0.063ha.</p>
<p>Location of infrastructure / utilities</p>	<p>There is an existing access, which looks to be a shared access for the campsite and a residential property. However, the site is being promoted alongside land to the south, which could offer alternative access points.</p> <p>The train station is in easy reach and would offer a sustainable mode of transport. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures and part of this site would lend itself well towards additional station parking.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Located in close proximity to leisure, retail, school and employment facilities of Crossways. There is also a pub at Moreton Station.</p> <p>Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>The semi-wooded quality of the site is valuable and gives a positive contribution to the local landscape. The Council's tree officer confirms that some low density development could be accommodated and it could integrate with development at the Redbridge Pit site to the south. This would alleviate previous landscape impact concerns. Additional train station parking could also be assimilated quite well at this site. As the caravan club site would be relocated, there would be no loss of this facility, so this would address previous concerns relating to economic impacts and the loss of a tourism facility. The Council's economic and tourism teams have raised no objections.</p>
<p>Ideas of how to overcome barriers</p>	<p>A tree survey would be required to ensure appropriate specimens are safeguarded. The exact extent of land required for train station parking and housing needs to be established, ideally through masterplanning.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Moreton Parish Council objects on the basis of conflict with local plan policies LD and CO; the unlikelihood to attract industry, meaning it would not be sustainable; failure to recognise the burden on Crossways; Wessex Water cannot provide water and sewerage; it is in the Western Housing Market Area and therefore meets West Dorset's needs; people would not use the train and would rely on private transport; over 70% of Purbeck's population lives east of a north-south line through Worgret Bridge near Wareham; only one household in Moreton is in housing need; second homes are not a problem here and therefore the site is not needed to overcome a second home problem; and 81% of households in Moreton signed a petition that the increase in housing should be 21 homes.</p>

	<p>Affpuddle and Turnerspuddle Parish Council has concerns over highways impacts and lack of infrastructure.</p> <p>Crossways Parish Council does not support development at this site. It has concerns over impacts on infrastructure; reliance on private transport; pollution; loss of habitats; and loss of employment from the caravan site.</p>
Estimated density & build out rate	The developer is promoting this site along with two other adjacent sites for around 600 dwellings. It would need to be phased to take account of extant extraction works at Redbridge Pit. A development of this size would also likely need to be mixed use to improve its sustainability credentials. It would probably take around 8-10 years to complete.
Approx. appropriate size	8.54ha.
Potential homes	600 homes, in conjunction with sites 6/17/1307 and 1308. Site 1308 would be split for around 100 of the 600 homes and would accommodate the moved caravan site.
Overall suitability?	Yes.

SHLAA ref	6/17/1307
Agricultural grade	3
Land use & character of surrounding area	<p>35.7ha minerals extraction site.</p> <p>To the north is a caravan site, which is being promoted alongside this site. To the south is a mixture of a solar farm and residential properties.</p> <p>To the east is a railway line, beyond which is open countryside. There is a level crossing on the edge of the village.</p> <p>To the west is Crossways.</p>

	<p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'. Parts of the site are at a moderate / high risk from surface water flooding.</p>
<p>Natural features of significance / physical limitations</p>	<p>The site is still being worked and has an extant planning permission for extraction and an agreed restoration plan. Developers believe it will be available within 10 years.</p> <p>Levels vary across the site, making some areas more exposed than others. There are numerous ponds and areas of vegetation, including some notable trees, which give a positive contribution to the site and wider landscape. The flood risks arising from surface water flooding are likely to be effected by the quarrying which is still taking place at the site. It likely that a site specific flood risk assessment (FRA) will be needed to precisely evaluate current and future flood risks from surface water flooding. The FRA could be used to avoid the parts of the site which remain at risk from flooding and manage / mitigate any flood risk which cannot be avoided.</p> <p>An SNCI covers most of the site. Natural England believes that a SANG could be deliverable here that could mitigate around 600 homes.</p> <p>Moreton Station has few facilities, but the large village of Crossways and its facilities are located to the south west.</p> <p>Moreton has a mainline train station very close to this site. This would provide a sustainable de of transport.</p>
<p>Other considerations</p>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Access would likely be from Redbridge Road to the south. However, the site is being promoted alongside land to the north, which could offer alternative access points.</p> <p>The train station is in easy reach and would offer a sustainable mode of transport. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p>

	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in close proximity to leisure, retail, school and employment facilities of Crossways. There is also a pub at Moreton Station.</p> <p>Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>The site is being promoted alongside other large sites in the vicinity. Such a size of development would lend itself to a mix of uses to increase its sustainability credentials.</p> <p>There are no landscape designations here.</p> <p>It is unlikely that there would be any material planning impact on neighbours from a mixed use development, providing uses are conducive with residential areas.</p> <p>Possible noise impact for residents from trains.</p> <p>The Council has no record of any protected species within the wooded areas, but confirmation via a site survey could rule out the possibility.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p>Ideas of how to overcome barriers</p>	<p>Minerals would need to be extracted before development could take place. The terms of the agreed restoration scheme will need to be varied.</p> <p>A landscaping scheme should look at the levels of the site and make sure that development would not be harmfully prominent.</p>

	<p>Sensitive planting and retention of specimen trees and hedges may be required. It is unlikely that the Council would support the loss of any semi-wooded areas and this would reduce the developable area of the site.</p> <p>However, the Council will not reduce the size of the SHLAA map at this stage because the SANG would fall within the site.</p> <p>Masterplanning, possibly with neighbouring West Dorset, should look at the connectivity of the site to transport modes and Crossways.</p> <p>A suitable point of access should be determined. Highways impacts, particularly in regard to the level crossing, will need to be mitigated.</p> <p>Bunding may be required to mitigate noise impacts of trains.</p> <p>A site survey may be required to investigate the possible existence of any protected species in the wooded areas.</p> <p>A drainage assessment would likely be required.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Moreton Parish Council objects on the basis of the size of the sites; people would not use the train and would rely on private transport, thus increasing traffic; and lack of infrastructure and facilities, including a lack of secondary school.</p> <p>Affpuddle and Turnerspudde Parish Council has concerns over highways impacts and lack of infrastructure.</p> <p>Crossways Parish Council does not support development at this site. It has concerns over impacts on infrastructure; reliance on private transport; pollution; loss of habitats; and loss of employment from the caravan site.</p>

Estimated density & build out rate	The developer is promoting this site along with two other adjacent sites for 200 - 900 dwellings. It would need to be phased to take account of extant extraction works at Redbridge Pit. A development of this size would also likely need to be mixed use to improve its sustainability credentials. It would probably take around 8-10 years to complete.
Approx. appropriate size	35.7ha
Potential homes	600 homes, in conjunction with sites 6/17/1306 and 1308. Site 1308 would be split for around 100 of the 600 homes and would accommodate the moved caravan site.
Overall suitability?	Yes.

SHLAA ref	6/17/1308
Agricultural grade	3
Land use & character of surrounding area	15.7ha greenfield site. The site is mostly wooded on the western and northern sides, with an open field to the east. There are other interspersed trees and mature hedges, particularly along the Station Road boundary. To the north, west and east are open countryside, with Crossways to the south west. There is a level crossing on the edge of the village. A drainage ditch and pylons run along the southern edge. Further to the south are two other sites being promoted in conjunction with this one.
Natural features of significance / physical limitations	<p>There is some dense woodland, which includes areas of ponding and a stream. Nowhere in this site is covered by a TPO, although there is one on the southern boundary.</p> <p>There is a small, fenced-off sewage treatment works structure off the Woodsford Lane path.</p> <p>The site is relatively flat, but with a slight downward slope to the north.</p> <p>It is not located within the AONB or green belt. The north easternmost point is around 0.5km from Moreton Conservation Area and the pub and stables to the south east of the site are listed.</p>

	<p>Moreton Station has few facilities, but the large village of Crossways and its facilities are located to the south west.</p> <p>Moreton has a mainline train station adjacent to this site. This would provide a sustainable mode of transport.</p> <p>The Lead Local Flood Authority notes that the site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency’s relevant flood modelling. There is some theoretical risk of surface water flooding, shown by relevant mapping which indicates isolated ponding in the north east corner of the site (1:30) and along the north and western boundaries during severe rainfall events (1:100/1000yr). Standing water has been observed in these fields following heavy rainfall. The surface water flooding along the north follows the path of the ordinary water course crossing the site. The fluvial flood risk of this water course should be considered. Consent may be required from DCC as relevant LLFA if any changes to the Ordinary Watercourse are proposed. In conclusion, there are concerns of prevailing risk about the north of the site and adjacent to the watercourse, however these can be managed within a design and layout and development would be ‘feasible’.</p> <p>Natural England believes that this area is less likely to be effectively served by the proposed SANG at Redbridge Pit and may require heathland mitigation measures, such as a SANG. The other concern relates to the very wet nature of the soils in this location, particularly close to the stream on the northern side which is surrounded by woodland with good biodiversity value. Further information will be required to show what scale of development is achievable on this site.</p>
<p>Other considerations</p>	<p>Note that during the 2016 Local Plan Review options consultation, the landowner asked for it to be extended to the north east. The purpose is to accommodate the caravan club site (ref 6/17/1306), which would like to move as part of proposed development in this area. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures. The train station is in easy reach and would offer a sustainable mode of transport. It would be expected that vehicular access would come directly off the B3390 where adequate visibility seems to be achievable, as would a right turn lane if deemed necessary.</p>

	<p>Woodsford Land appears to offer a potential pedestrian and cycle route with suitable mitigation works, but it seems unreasonable to encourage vehicular access via this route, even though there is an existing field gate onto the un-adopted section of the lane.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located in close proximity to leisure, retail, school and employment facilities of Crossways. There is also a pub at Moreton Station.</p> <p>Wessex Water says that there is no local capacity available for water. A capacity appraisal would be required to confirm network improvements for a development of this scale. There is no local sewerage capacity available. A capacity appraisal would be required to confirm network improvements for a development of this scale. Separate systems of drainage would be required. The site is in the Dorchester sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>The site is being promoted alongside other large sites in the vicinity. Such a size of development would lend itself to a mix of uses to increase its sustainability credentials.</p> <p>There are no landscape designations here. However, the areas containing dense trees and ponds would not be suitable for development. These areas give a positive contribution to the local landscape and, while not home to any qualifying species, will contain flora and fauna. Therefore, only the open field would be developable. Housing should be located towards the existing village, with the relocated caravan site to the rear. A strong landscape buffer would need to be provided along the roadside, so that the visual impact of the park would be reduced to a minimum.</p> <p>It is unlikely that there would be any material planning impact on neighbours from a mixed use development, providing uses are conducive with residential areas.</p> <p>The Council has no record of any protected species within the wooded areas, but confirmation via a site survey could rule out the possibility.</p>

	<p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development. The Council's economic and tourism teams have no objection to the relocation of the caravan site.</p>
<p>Ideas of how to overcome barriers</p>	<p>The site size will need to be reduced so that it does not include ponds and dense wooded areas. This would help retain the landscape character and areas for flora and fauna. A site survey may be required to investigate the possible existence of any protected species in the wooded areas that might be affected by development of the field area. A tree survey would be required to investigate which trees would be impacted on and which would need retention.</p> <p>The setting of the adjacent listed buildings and nearby conservation area will need to be respected.</p> <p>Masterplanning, possibly with neighbouring West Dorset, should look at the connectivity of the site to transport modes and Crossways. Highways impacts, particularly in regard to the level crossing, will need to be mitigated.</p> <p>Mitigation measures for surface water flooding need to be considered.</p> <p>Further work should consider the level of heathland mitigation required.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Moreton Parish Council objects on the basis of conflict with local plan policies LD and CO; the unlikelihood to attract industry, meaning it would not be sustainable; failure to recognise the burden on Crossways; Wessex Water cannot provide water and sewerage; it is in the Western Housing Market Area and therefore meets West Dorset's needs; people would not use the train and would rely on private transport; over 70% of Purbeck's population lives east of a north-south line through Worgret Bridge near Wareham; only one household in Moreton is in housing need; second homes are not a problem here and therefore the site is not needed to overcome a second home problem; and 81% of households in Moreton signed a petition that the increase in housing should be 21 homes.</p>

	<p>Affpuddle and Turnerspuddle Parish Council has concerns over highways impacts and lack of infrastructure.</p> <p>Crossways Parish Council does not support development at this site. It has concerns over impacts on infrastructure; reliance on private transport; pollution; loss of habitats; and loss of employment from the caravan site.</p>
Estimated density & build out rate	The developer is promoting this site along with two other adjacent sites for around 600 dwellings. It would need to be phased to take account of extant extraction works at Redbridge Pit. A development of this size would also likely need to be mixed use to improve its sustainability credentials. It would probably take around 8-10 years to complete.
Approx. appropriate size	15.7ha
Potential homes	600 homes, in conjunction with sites 6/17/1306 and 1307. This particular site would be split for around 100 of the 600 homes and would accommodate the moved caravan site.
Overall suitability?	Yes.

Swanage

SHLAA ref	6/20/1326
Agricultural grade	7
Land use & character of surrounding area	<p>Site used as agricultural land.</p> <p>The site is positioned on the western edge of Swanage (with nearby homes to the south and east). Neighbouring adjoining land to the north is used as a caravan site. There is farm house (Cauldron Barn Farm), and allotments, to the south of the site and undeveloped agricultural land to the west.</p>
Natural features of significance /	Triangular shaped site with land levels falling from north to south and east to west.

physical limitations	There is an ordinary watercourse running to the south of the site (outside its boundaries), the land next to the watercourses channel is at a moderate / high risk from surface water flooding.
Other considerations	Located in the Dorset Area of Outstanding Natural Beauty (AONB) and Cauldron Barn Farm is a grade II listed building.
Location of infrastructure / utilities	Utilities would need to connect to existing facilities at neighbouring properties. Schools, shops, recreation and medical facilities in Swanage.
Potential impacts of development e.g. landscape, neighbour amenity	<p>Neighbouring homes positioned to the east of the site.</p> <p>No clear existing access into site.</p> <p>Impact on landscape character: the Council re-appraised the suitability of the site after an assessment completed by its Senior Landscape Architect indicated that a larger parcel of land along this side of Swanage might have capacity for development. The Council has subsequently reduced the size of this parcel which was: not available or at risk from flooding. The remaining site includes land previously promoted through the SHLAA. The Council initially received guidance from the AONB Team that development on this site would have harmful impacts on the character of the AONB. The latest assessment from the Council's Senior Landscape Architect suggests that the potentially harmful impacts of development on the character of the surrounding AONB could be mitigated. The Council has also noted that an adjacent site (SHLAA reference 6/20/1332) has been excluded because of the impacts of development on landscape character. The Council will re-assess the suitability of this site in the next version of its SHLAA taking account of the Senior Landscape Architect's recent assessment.</p>
Ideas of how to overcome barriers	<p>Subject to suitable layout / design / scale, new homes could be accommodated at the site without harming the amenity of neighbouring homes east.</p> <p>Access: with the consent of third parties it may be possible to form new access into the site from Cauldron Barn Road.</p> <p>To mitigate impact on landscape character:</p> <ul style="list-style-type: none"> • trees should be planted along the western edge of the site;

	<ul style="list-style-type: none"> • layout for development should incorporate landscaping (with tree canopies providing at least 40% site coverage on maturity); and • reflective materials should not be used in the design of the new homes.
Market attractiveness for development	This location is likely to be attractive to the market.
T/PC opinion	Not sought.
Estimated density & build out rate	Lower density to allow for landscaping and to reflect density of existing homes to east.
Approx. appropriate size	Around 0.8ha
Potential homes	Around 20 homes.
Overall suitability?	Yes.

Wareham

SHLAA ref	6/23/0166
Agricultural grade	4
Land use & character of surrounding area	<p>5.44ha greenfield site, currently used for a mixture of agriculture and allotments. To the north is a golf course. To the east and west are fields. To the south is Northmoor.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that the western half of the site is high quality landscape adjacent to the town and it is on a minor scarp, with an abrupt edge.</p> <p>The site is being promoted in conjunction with site 6/23/1314.</p>

<p>Natural features of significance / physical limitations</p>	<p>Relatively flat land, although it does rise gradually towards the north. There is an area to the north east of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p> <p>Some mature trees and hedges, particularly along field boundaries. There are TPOs along the south eastern boundary.</p> <p>The site is close to heath and would require a SANG to mitigate its impacts. Natural England believes a SANG could be deliverable in this location, though is not able to confirm if the area next to Tantinoby Farm could be mitigated.</p> <p>The site is within the green belt. The Council's green belt review concluded that development here could be acceptable in green belt terms.</p> <p>The site is positioned to the east of a scheduled monument (four bowl barrows).</p>
<p>Other considerations</p>	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Bere Road, or through one of the existing closes at Northmoor. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of employment at Westminster Road, the train station and some small shops. The site is more distant from Wareham town centre and the Purbeck School. Wessex Water says that water capacity is available from existing local mains. A foul water capacity assessment would be required. There is limited capacity available in the local foul water system. There are no local surface water sewers.</p>

	<p>Discharge to land drainage system would be required. The site is within the Wareham sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here, subject to agreement from DCC Highways that the creation of access(es) through Northmoor would not cause unacceptable harm for existing residents.</p> <p>Although the Council’s adopted Townscape Character Appraisal SPD notes that the western half of the site is high quality landscape adjacent to the town and it is on a minor scarp, with an abrupt edge, the Council will need to balance the landscape value against the possible benefits, such as improving the abrupt edge to the town.</p> <p>There is a strong degree of containment from the boundary of the golf course, which would reduce landscape impacts.</p> <p>Development at the site may affect the setting of a nearby scheduled monument (described as four barrows).</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey should identify which trees and hedges should be retained. A drainage assessment would likely be required.</p> <p>Suitable replacement allotments would need to be provided.</p> <p>A transport assessment will need to look at likely impacts on the A351.</p> <p>The Council will need to be convinced that a SANG can mitigate the impacts of this site. The site size should be reduced to take into account of the 400m heathland buffer.</p> <p>Assess the impact of development on the setting of the scheduled monument and where necessary avoid / mitigate / compensate for any loss in the assets significance.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>

T/PC opinion	Wareham Town Council has formed a Neighbourhood Plan Group (NPG). The NPG has started consultations with the local community on possible sites for new homes both within Wareham and next to existing boundaries. As part of this process the local community objected to development to the north of Bere Road at 6/23/0166.
Estimated density & build out rate	Medium density to reflect neighbouring properties. The combined size of site along with neighbouring promotions would lead to a large development, which would likely require phasing.
Approx. appropriate size	4.59ha
Potential homes	120
Overall suitability?	Yes

SHLAA ref	6/23/0167
Agricultural grade	4 / 6
Land use & character of surrounding area	<p>1.6ha site, with an irregular shape (around 65 metres in width and 231 metres in length). Land appears to be currently used as pasture.</p> <p>The site is positioned on the western edge of Wareham with agricultural land to the south and west, along with Severn Barrows Sand and Gravel Pit.</p>
Natural features of significance / physical limitations	<p>Ground levels fall from north to south and from east to west.</p> <p>The edges of the site (including the southern side of the site next to Carey Road) are enclosed with a mix of trees and hedges. A number of trees growing in the eastern half of the site are protected by Tree Preservation Orders.</p> <p>Small areas in the eastern side of the site are at a moderate / high risk from surface water flooding.</p> <p>The site is close to heath (designated as a European site).</p>

	<p>The site forms part of the green belt. The Council’s green belt Background Paper concludes that there are exceptional circumstances for altering green belt boundaries.</p> <p>The site is positioned to the east of a scheduled monument (four bowl barrows).</p>
<p>Other considerations</p>	<p>The site is positioned in a minerals consultation zone and minerals safeguarding area.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access could be achieved via Westminster Road and adjacent site (promoted through the SHLAA reference 6/23/1314) or Carey Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of employment at Sandford Lane, the train station and some small shops. More distant from Wareham town centre and the Purbeck School.</p> <p>The site is within the Wareham sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The Council previously excluded a larger site with the same SHLAA reference on the following grounds:</p> <ul style="list-style-type: none"> • that there were no exceptional circumstances for altering green belt boundaries; and • development to the west of Wareham would harm the appearance and character of the countryside. <p>The smaller site which has been re-appraised through the current SHLAA no longer includes land to the south of Carey Road (the higher [between 20 and 30 metre contours] land to the west of Humber Chase and Wessex Oval has been excluded). After taking account of: the reduction in the sites area; the position of the western edge of the site (which broadly respects the 20 metre contour line); its relationship with the services and facilities in Wareham; and its contribution to</p>

	<p>the district’s housing needs; the Council now considers that there are exceptional circumstances for altering green belt boundaries and that with mitigation new homes could be accommodated at the site without significant harm to landscape character.</p> <p>The site is separated from existing light industrial units at Westminster Road and household recycling centre. Because of the nature of these uses and the distance between sites the Council does not consider that they are likely to cause significant harm through noise or disturbance.</p> <p>Development at the site may affect the setting of a nearby scheduled monument (described as four barrows).</p>
<p>Ideas of how to overcome barriers</p>	<p>The site promoter would need to:</p> <ul style="list-style-type: none"> • demonstrate that the adverse impacts of new homes on the heath could be avoided (this is likely to involve a heathland infrastructure project); • avoid flood risk and where this is not possible demonstrate that the risks from flooding can be managed mitigated; • assess the impact of development on the setting of the scheduled monument and where necessary avoid / mitigate / compensate for any loss in the assets significance; • mitigate any harm to landscape character through design / layout / landscaping; and • investigate whether development is consistent with minerals designation (the site is designated as a minerals safeguarding area and inside a minerals consultation zone).
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>The Council has not sought a view from Wareham Town Council, but it is aware that the town council’s neighbourhood plan steering group is considering the site for homes as part of the process of preparing its neighbourhood plan.</p>
<p>Estimated density & build out rate</p>	<p>Medium density to reflect neighbouring properties. If developed with other nearby sites (SHLAA references 6/23/0166, 6/23/1314 and Westminster Road industrial estate) it may be appropriate to phase development.</p>

Approx. appropriate size	1.6ha (site area reduced to exclude land to the south of Carey Road)
Potential homes	Around 40
Overall suitability?	Yes

SHLAA ref	6/23/1314
Agricultural grade	Info not available.
Land use & character of surrounding area	<p>4.58ha greenfield site, currently in agricultural use. To the north east, east and south east is a mixture of residential and employment.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that the northern edge of the site is an abrupt edge to the site and on a minor scarp.</p> <p>The site is being promoted in conjunction with site 6/23/0166.</p>
Natural features of significance / physical limitations	<p>Undulating site. There is an area to the south of the site that is at risk of surface water flooding. However, this can be mitigated, in theory. Some mature trees and hedges, particularly along boundaries. There are group and individual TPOs on parts of the site.</p> <p>The site is close to heath and would require a SANG to mitigate its impacts. Natural England believes a SANG could be deliverable in this location, though is not able to confirm if the area next to Tantinoby Farm could be mitigated. It is within the green belt. The Council’s green belt review concludes that development towards the southern half of this site could potentially sit quite comfortably within field boundaries without causing demonstrable countryside encroachment. To the north east, an existing belt of trees provides a strong town edge and development that breached it would appear encroaching.</p> <p>Provided development was located towards the south and did not breach the western boundary of Woodbine Cottage, the sprawling and encroaching effects would be reduced.</p>

	<p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible', subject to groundwater investigations.</p> <p>The site is positioned to the east of a scheduled monument (four bowl barrows).</p>
Other considerations	<p>In statutory minerals consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Westminster Road, Bere Road or Carey Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of employment at Sandford Lane, the train station and some small shops. More distant from Wareham town centre and the Purbeck School.</p> <p>Wessex Water says that water capacity is available from existing local mains. A foul water capacity assessment would be required. There is limited capacity available in the local foul water system.</p> <p>Discharge to land drainage system would be required. The site is within the Wareham sewage treatment works catchment.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>The majority of the Westminster Road industrial estate is light industrial / offices, so development would unlikely lead to any harm to neighbours through noise. However, the presence of the household recycling centre to the north east of the site could potentially cause disturbance for new residents. Well designed development behind the industrial estate could lead to a better transition between the abrupt industrial and residential edge of the town and the countryside.</p> <p>Development at the site may affect the setting of a nearby scheduled monument (described as four barrows).</p>
Ideas of how to overcome barriers	<p>The site size should be reduced in order to prevent harm to the purposes of the green belt.</p>

	<p>Tree survey should identify which trees and hedges should be retained. A drainage assessment would likely be required.</p> <p>A transport assessment will need to look at likely impacts on the A351.</p> <p>The Council will need to be convinced that a SANG can mitigate the impacts of this site.</p> <p>The likely impacts on potential residents from disturbances emanating from the recycling centre should be investigated.</p> <p>Assess the impact of development on the setting of the scheduled monument and where necessary avoid / mitigate / compensate for any loss in the assets significance.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wareham Town Council has formed a Neighbourhood Plan Group (NPG). The NPG has started consultations with the local community on possible sites for new homes both within Wareham and next to existing settlement boundaries. As part of this process the local community supported the principle of some development to the south of Bere Road at 6/23/1314.
Estimated density & build out rate	Medium density to reflect neighbouring properties. The combined size of site along with neighbouring promotions would lead to a large development, which would likely require phasing.
Approx. appropriate size	2.88ha
Potential homes	85
Overall suitability?	Yes

Wareham St Martin

SHLAA ref	6/24/0165
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Agricultural grade	4 / 5
Land use & character of surrounding area	<p>2.84ha rectangular shaped site next to the edge of the village of Sandford. Part of site appears to be in use as a playing field (north eastern side) and the remaining part appears to be in use as agricultural pasture. To the south, east and west is countryside. To the north is Sandford village.</p> <p>A path crosses the middle of the site, but it is not a public right of way.</p>
Natural features of significance / physical limitations	<p>The site is largely flat. Its boundaries are enclosed with low hedges and there are a group of mature trees growing close to its north eastern edge.</p> <p>The site is positioned in the green belt. The Council has previously assessed the suitability of a larger site which extended south eastward up to the edge of a railway line (to the south east of the site). The site being assessed through the current SHLAA is smaller and closely related to the edge of the village.</p> <p>The site is positioned close to, but outside the 400 metre buffer, of a heath (designated as a European site).</p>
Other considerations	The site is in minerals safeguarding area.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Access would likely be via Keyworth Drive. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Located within walking distance of a school and small shops and some leisure facilities. Employment is nearby in Wareham and Holton Heath.</p> <p>Wessex Water says that water capacity is available from existing local mains. A foul water capacity assessment would be required. There is limited capacity available in the local foul water system. Greenfield run off rates subject to flood risk measures. The site is within the Wareham sewage treatment works catchment.</p>

<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Taking account of the: performance and function of this part of the green belt; the sustainable nature of the site; and the contribution that it will make toward meeting the district’s housing needs; the Council is satisfied that there are exceptional circumstances for altering green belt boundaries.</p> <p>Part of the site is used as a playing field – unless justified development on this land would be inconsistent with local and national planning policies.</p> <p>Development at the site is likely to have a significant effect on the European site (protected heath).</p>
<p>Ideas of how to overcome barriers</p>	<p>The site promoter would need to:</p> <ul style="list-style-type: none"> • demonstrate that the adverse impacts of new homes on the heath could be avoided (this might involve a suitable heathland infrastructure project); • assess whether the playing field is surplus to requirements or a replacement (of equivalent size and quality) could be provided. Size of development site may need to be adjusted to exclude the land currently being used as a playing field; and • investigate whether development is consistent with minerals designation (the site is designated as a minerals safeguarding area).
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Commenting on a larger site previously promoted through an earlier version of the SHLAA, Wareham St Martin Parish Council stated that:</p> <p>‘Wareham St Martin Parish Council may support a small development here, particularly as it would provide affordable housing for local people. Concerns over localised flooding and infrastructure, particularly traffic.’</p>

Estimated density & build out rate	Moderate density to reflect the character of neighbouring estates.
Approx. appropriate size	2.84ha
Potential homes	Around 30 (this estimate makes an allowance for a reduction in site area to avoid loss of playing field)
Overall suitability?	Yes

Winfrith Newburgh

SHLAA ref	6/26/0310
Agricultural grade	3
Land use & character of surrounding area	0.43ha greenfield site. Agricultural buildings to the south. Residential to the north and west. Open to the east.
Natural features of significance / physical limitations	Land slopes upwards to the south east, making it a prominent site. Mature trees and hedges particularly bound Winfrith Drove. The site is in the AONB and the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.
Other considerations	In statutory installation consultation zone & Source Protection Zones 2 & 3.

<p>Location of infrastructure / utilities</p>	<p>There is an existing access to the farm from Winfrith Drove.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of some small-scale shops, leisure facilities and a school. However, some distance from the nearest employment and significant retail / leisure.</p> <p>Wessex Water says that capacity is available in local water mains. There is capacity available for foul flows. There are no public surface water systems recorded at this location. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>However, the elevated nature of the site gives rise to the potential for an adverse landscape impact.</p> <p>Development would need to respect the AONB and the setting of the conservation area.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land. The potential for landscape impact would require further investigation. Design would need to respect the character and appearance of the conservation area and listed buildings.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>N/A</p>
<p>Estimated density & build out rate</p>	<p>Low density to reflect surrounding properties. It would be too small to require phasing.</p>
<p>Approx. appropriate size</p>	<p>0.43ha</p>
<p>Potential homes</p>	<p>10</p>

Overall suitability?	Yes.
SHLAA ref	6/26/0312
Agricultural grade	3
Land use & character of surrounding area	0.3ha greenfield site. Rec to the north. Agricultural to the east. Residential to the west and south.
Natural features of significance / physical limitations	Flat site, bounded by mature hedging. Stream runs along the western side, which means this edge of the site is in the flood zone. This is also where the site access is currently positioned, which would mean that the development's means for escape would be within the flood zone. The eastern flank and a large area around the centre of the site are at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'. The site is in the AONB bounds the conservation area. Historic England notes there is potential for this site to impact on a conservation area and listed buildings.
Other considerations	In statutory installation consultation zone.
Location of infrastructure / utilities	There is an existing gated access to the west. However, access to the site would involve crossing a public right of way (PROW). Utilities would need to connect to existing facilities at neighbouring properties. Located well in terms of employment, but is not within walking distance of shops, leisure facilities, schools, or Wool train station.

	Wessex Water says that capacity is available in local water mains. There is capacity available for foul flows. There are no public surface water systems recorded at this location. The site is within the Wool sewage treatment works catchment.
Potential impacts of development e.g. landscape, neighbour amenity	It is a flat and well screened site. It is unlikely that there would be any material planning impact on neighbours from housing development here. Development would need to respect the AONB and the setting of the conservation area.
Ideas of how to overcome barriers	Survey would be required to see which hedges would need retaining. Flood risk assessment, and potentially a flood warning and evacuation plan, would be required because of the proximity of the stream. Size of site may need to be adjusted to avoid the risks from flooding and site promoter may need to explore alternative access into site. The landowner would also need to ensure access is possible over the PROW. Design would need to respect the setting of the conservation area and listed buildings.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	N/A
Estimated density & build out rate	Low density to reflect surrounding properties. It would be too small to require phasing.
Approx. appropriate size	0.3ha
Potential homes	9
Overall suitability?	Potential, if flooding implication could be resolved.

Wool

SHLAA ref	6/27/0240
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Agricultural grade	3
Land use & character of surrounding area	<p>0.76ha greenfield site and former pit.</p> <p>Residential to the north and west. Countryside to the south and east. Former mineral pit. The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge to the south.</p>
Natural features of significance / physical limitations	<p>Relatively flat site.</p> <p>Some trees and scrub (hazel), though none subject to a TPO. Some trees on the eastern edge may be suitable for retention. Owing to the overgrown nature of the site, there could be features of ecological interest.</p> <p>The Lead Local Flood Authority says that the site falls entirely within Flood Zone 1 (low risk – fluvial flooding) according to the Environment Agency's relevant flood modelling. There is some theoretical risk of surface water flooding, shown by relevant mapping which indicates isolated ponding during severe rainfall events (1: 1000yr). The LLFA understands that this is a disused mineral site and is anticipated to be low. The only obvious surface water discharge is to infiltration. This would require the infiltration potential and ground water levels to be investigated. In conclusion, there are concerns of surface water discharge location, as it depends upon suitability for infiltration, but development from a surface water drainage perspective would be 'feasible'.</p>
Other considerations	<p>DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
Location of infrastructure / utilities	<p>DCC Highways notes that this is a land-locked, hilly site meaning that access is limited. The existing access onto the public highway consists of a shared surface private driveway for several houses. Current visibility when exiting is constrained. As such, the site would only deliver fewer than five dwellings, unless an access could be achieved via adjacent land.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Located within walking distance of the village centre, train station and a school, though employment at Dorset Green is more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>It is unlikely that there would be any landscape-related concerns here.</p> <p>The possibility for ecological value cannot be ruled out without further information.</p>
Ideas of how to overcome barriers	<p>Developers would need to liaise with DCC minerals to check the potential for conflict with the minerals safeguarding area.</p> <p>Further investigation into surface water drainage and mitigation is required.</p> <p>The only way to access this site will depend on the Council allocating site 6/27/0254 and requiring an access. In order to achieve an access, land regrading would be required to raise the land to an appropriate level. The developer should work together with the adjacent landowner, not only in terms of access arrangements, but also in terms of sharing the mitigation required, e.g. SANG and highway impacts.</p> <p>An ecological survey would be required to establish if there are any valuable species or habitat. Arboricultural Impact Assessment and Method Statement would be required to investigate tree implications.</p>
Market attractiveness for development	<p>This location would likely be attractive to the market.</p>
T/PC opinion	<p>Wool Parish Council has no objection to the inclusion of this site in the SHLAA.</p>
Estimated density & build out rate	<p>Medium density to reflect neighbouring properties. It would need to be phased if it were to come forward with adjacent land.</p>

Approx. appropriate size	0.76ha
Potential homes	Around 20.
Overall suitability?	Yes, subject to overcoming access issues.

SHLAA ref	6/27/0241
Agricultural grade	3, 2 & 3a
Land use & character of surrounding area	<p>32.54ha greenfield site.</p> <p>Residential to the north and east. Agricultural to the south and west.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes the visually exposed ridge to the south and that there is an abrupt settlement edge to the east.</p> <p>The site is being promoted alongside sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
Natural features of significance / physical limitations	<p>Upwards slope to the south.</p> <p>Mature hedging and trees around the perimeter and on the field boundary through the centre of the site. There are some very small patches, mostly to the north of the site, that are at risk of surface water flooding. However, this can be mitigated, in theory.</p> <p>Scheduled ancient monument (SAM) to the south of the site. Historic England says that the wider landscape impact will be an important consideration. A full understanding of the Scheduled Roman archaeology must inform the principle, location and design response, though it should clearly not be built on. The AONB boundary clips the southern edge of the site.</p> <p>Natural England believes a SANG could be deliverable here.</p>

	<p>Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding in part of the site (specifically the northern part of the site). Surface water from the site may also increase the risks from flooding elsewhere. The railway embankment to the north of the site acts as a barrier to surface water flow toward the River Frome. Flooding on this site and sites to the north maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Developers should assess whether there are opportunities to reduce the overall level of flood risk at the site and beyond.</p>
<p>Other considerations</p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra’s strategic noise map notes there is potential for noise disturbance at this location.</p>
<p>Location of infrastructure / utilities</p>	<p>Existing gated accesses to the north (onto A352) and south. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm the point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape,</p>	<p>Owing to the upward slope of the land, it could be worth investigating the landscape impact of developing the whole site. It may be more appropriate to develop the northern 2/3 and align</p>

<p>neighbour amenity</p>	<p>development to the southern edge of Burton Wood to the east. This would also coincide with the location of the SAM, which should be protected from development.</p> <p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and areas at risk of surface water flooding.</p> <p>Further investigation may be required re. landscape impact of developing the whole site and reducing the site size to the northern 2/3.</p> <p>Survey work would be required to ascertain any potential impacts on the SAM. Noise attenuation measures may be required.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Wool Parish Council has general concerns over infrastructure. It would only support a limited number of houses here, restricted to the north east of the site.</p>
<p>Estimated density & build out rate</p>	<p>To reflect the edge of countryside location, development would need to be lower density towards the south, but could be higher density to the north and east, and possibly the west as well if land to the west is also developed. Development on this scale would likely be mixed use.</p> <p>As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.</p>
<p>Approx. appropriate size</p>	<p>19.51ha</p>

Potential homes	1,000, in conjunction with sites 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0242
Agricultural grade	2 & 3b
Land use & character of surrounding area	<p>1.64ha greenfield site.</p> <p>Open land (predominantly being promoted for development) to the north and west. Residential abuts the site to the east.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
Natural features of significance / physical limitations	<p>Flat site.</p> <p>Public rights of way to the north and west.</p> <p>Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding at the site. The railway embankment to the north of the site acts as a barrier to surface water flow toward the River Frome. Flooding on this site and sites to the north maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Developers should assess whether there are opportunities to reduce the overall level of flood risk at the site and beyond.</p>

	<p>Some mature trees and hedges. There is also a gap to the north west.</p> <p>Natural England believes a SANG could be deliverable here.</p>
Other considerations	<p>In statutory installation consultation zone.</p>
Location of infrastructure / utilities	<p>Access would be via Dorchester Road. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Telephone lines through the middle.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that an existing 300mm diameter water main crosses the site. A point of connection from the local distribution mains would need to be agreed. There is limited capacity available in the local foul water system. Separate systems of drainage would be required. There are no recorded public surface water systems. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The Council raises no objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
Ideas of how to overcome barriers	<p>Tree survey would be required to see which trees and hedges would need retaining. The development should be planned to ensure it links well to the Purbeck Gate development. A drainage assessment would likely be required.</p>

Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure. It might support development here.
Estimated density & build out rate	Medium density to reflect the Purbeck Gate development adjacent. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.
Approx. appropriate size	1.64ha
Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0246
Agricultural grade	3b
Land use & character of surrounding area	1.81ha greenfield site, which appears to be in equestrian use. Residential to the north, east and west. Agricultural to the south. The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
Natural features of significance / physical limitations	Flat site. Mature trees and hedging bound most of the site. A railway bounds the southern edge of the site. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.

Other considerations	In statutory installation consultation zone.
Location of infrastructure / utilities	<p>There is a gated access to the north. An alternative point of access could be through Sandhills Crescent. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures. Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to employment, but the train station, village centre and school are more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. The Council would not raise any objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
Ideas of how to overcome barriers	Tree survey would be required to see which trees and hedges would need retaining.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure. It might support development here.
Estimated density & build out rate	Density would need to reflect local character. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.
Approx. appropriate size	1.81ha
Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0248, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.

Overall suitability?	Yes.
SHLAA ref	6/27/0248
Agricultural grade	2 & 3b
Land use & character of surrounding area	<p>7.55ha greenfield site.</p> <p>Residential to the north, west and east. Open to the south.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
Natural features of significance / physical limitations	<p>Flat site.</p> <p>Some mature trees and hedges.</p> <p>Small area of the north west corner in the flood zone.</p> <p>Public right of way to the south.</p> <p>Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding at the site (arising from groundwater and surface water flooding). The railway embankment next to the sites northern boundary acts as a barrier to surface water flow toward the River Frome. Flooding on this site maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Developers should assess whether there are opportunities to reduce the overall level</p>

	<p>of flood risk at the site and beyond. Lead Local Flood Authority notes that it may be ‘challenging’ to prepare a suitable surface water drainage system for development on this site.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<p>Other considerations</p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>No access to the site other than a very narrow lane on the western side. Therefore, access would likely depend on neighbouring sites coming forward and developing comprehensively. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is flat and would be relatively well contained by the railway and by existing development. The Council raises no objections in landscape terms.</p>

	Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
Ideas of how to overcome barriers	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Flood risk assessment may be required because of the area of flooding and areas at risk of surface water flooding.</p> <p>The site would need to come forward alongside neighbouring sites in order to achieve an access.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure. It believes that, should development take place around it, this should be green space or a sports field.
Estimated density & build out rate	Low to medium density. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.
Approx. appropriate size	7.55ha
Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0249, 6/27/0254, 6/27/0258, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0249
Agricultural grade	3
Land use & character of surrounding area	18.61ha greenfield site.

	<p>Open to the north and south. Residential to the east and employment to the west. The edge of East Burton here is quite suburban in character, with an influence from the Dorset Green buildings.</p> <p>The Council’s adopted Townscape Character Appraisal SPD notes that there is a positive village entrance to the east of the site at East Burton.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0254, 6/27/0258, and 6/27/0546.</p>
<p>Natural features of significance / physical limitations</p>	<p>Gentle upward slope to the west.</p> <p>Telephone lines.</p> <p>Mature hedges and trees along the perimeter.</p> <p>Area of flood risk to the north. There is an area towards the north west of the site that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p> <p>Historic England says that a considered approach to the setting of the grade II listed buildings fronting Burton Road will be necessary.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<p>Other considerations</p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further.</p>
<p>Location of infrastructure / utilities</p>	<p>Gated access to the site. Employment land to the immediate west. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties and businesses. Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities. Wessex Water says that a capacity appraisal would</p>

	<p>be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here. However, there could potentially be a landscape impact, given the slope of the land. There could also be an impact from joining Dorset Green with East Burton. This would require further investigation.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and the area of flood risk to the north and area at risk of surface water flooding.</p> <p>Further investigation may be required re. landscape and townscape impacts, as well as impacts on the listed buildings fronting Burton Road.</p> <p>The site size should be reduced to take into account constraints.</p>
<p>Market attractiveness for development</p>	<p>This location would likely be attractive to the market.</p>
<p>T/PC opinion</p>	<p>Wool Parish Council has general concerns over infrastructure. It might support a limited number of new houses here.</p>
<p>Estimated density & build out rate</p>	<p>To reflect the edge of countryside location, development would need to be lower density towards the north, but could be higher density to the south, east and west. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period.</p>
<p>Approx. appropriate size</p>	<p>10.23ha</p>

Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0254, 6/27/0258, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0254
Agricultural grade	3
Land use & character of surrounding area	<p>11.37ha greenfield site.</p> <p>This large site only partially abuts the settlement. It is surrounded by agriculture. Allotments are to the east.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge to the south.</p> <p>An area to the east is at risk of surface water flooding.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0258, and 6/27/0546.</p>
Natural features of significance / physical limitations	<p>Upward slope to the west.</p> <p>Thick and mature trees and hedging on boundaries.</p> <p>The site extends far beyond the existing southern limit of the village.</p> <p>The north eastern part of the site is in the flood zone.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>

	Natural England believes a SANG could be deliverable here.
Other considerations	None.
Location of infrastructure / utilities	<p>Blocked off access track to the east. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Located within walking distance of the village centre, train station and a school, though employment at Dorset Green is more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Development of the whole of the site could be harmful in landscape terms, particularly to the south, where it would be highly visible from a public footpath. However, if it were to be developed jointly with site 6/27/0258 and development were to be focussed towards the north of the site, in line with the southern edge of Burton Wood, this could be a sensible way to extend Wool without having the feeling of extending into the countryside.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
Ideas of how to overcome barriers	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land.</p>

	The site size should be reduced to the north east corner, following a southern line from the rear gardens at New Road in Wool, thereby keeping the settlement edge uniform, and the eastern boundary of site 6/27/0258.
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure.
Estimated density & build out rate	Low density to reflect the edge of settlement location. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period. This site should only come forward after site 6/27/0258.
Approx. appropriate size	4.56ha
Potential homes	1,000, in conjunction with sites 6/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0258, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0258
Agricultural grade	3
Land use & character of surrounding area	<p>2.77ha greenfield site.</p> <p>Residential to the west.</p> <p>Strip of open land (not being promoted for development) to the north.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a visually exposed ridge.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0546.</p>

<p>Natural features of significance / physical limitations</p>	<p>The land is elevated and slopes upwards to the north east.</p> <p>Strong tree boundary. There is a TPO on an oak to the rear of 27 Lower Hillside.</p> <p>Telephone lines run through the middle of the site.</p> <p>It is unlikely where an access would be, as the only places it abuts the settlement are not in the site's ownership.</p> <p>Natural England believes a SANG could be deliverable here.</p> <p>The Lead Local Flood Authority believes that development from a surface water drainage perspective would be 'feasible'.</p>
<p>Other considerations</p>	<p>None.</p>
<p>Location of infrastructure / utilities</p>	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>Subject to forming an access into the site through adjacent land DCC Highways advises that the transport impacts arising from development could be mitigated.</p> <p>Located within walking distance of the village centre, train station and a school, though employment at Dorset Green is more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The townscape character appraisal notes this as a high quality landscape and the Council believes that development here would be harmful towards the north of the site. Therefore, development should be focussed towards the southern half, where it abuts site 6/27/0254.</p>

	Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
Ideas of how to overcome barriers	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land.</p> <p>Development would have to be high quality, paying particular regard to the interface between the village and the countryside on the eastern side. The site size should be reduced, in order to overcome landscape impacts.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure.
Estimated density & build out rate	Low density to reflect the edge of settlement location. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period. This site should come forward before 6/27/0254.
Approx. appropriate size	1.43ha
Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0546.
Overall suitability?	Yes.

SHLAA ref	6/27/0546
Agricultural grade	3
Land use & character of surrounding area	21.32ha greenfield site.

	<p>Predominantly surrounded by agricultural. Small groups of residential properties to the north east and west.</p> <p>The site is being promoted alongside sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0258.</p>
<p>Natural features of significance / physical limitations</p>	<p>Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding at the site (particularly its northern edge next to the A352). The railway embankment to the north of the site acts as a barrier to surface water flow toward the River Frome. Flooding on this site and sites to the north maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Developers should assess whether there are opportunities to reduce the overall level of flood risk at the site and beyond.</p> <p>Mature hedging along the perimeter of the site and through the middle.</p> <p>The AONB adjoins the site to the south.</p> <p>Historic England says that a full understanding of the Scheduled Roman archaeology must inform the principle, location and design response.</p> <p>Natural England believes a SANG could be deliverable here.</p>
<p>Other considerations</p>	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra’s strategic noise map notes there is potential for noise disturbance to the north of this site.</p>
<p>Location of infrastructure / utilities</p>	<p>A352 to the north. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Telephone lines through the middle of the site.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties.</p>

	<p>Located relatively close to employment, but the train station, village centre and school are more distant.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>The site is separate from the other sites being considered around Wool and has much more affinity with the open countryside. Its treatment should be very different, with character references being drawn from other villages to the west. Developing the site in this way could be seen as a positive way to integrate current, incongruous development at New Buildings and the vet practice. Development could only come forward if the site were allocated along with land to the east and/or north, otherwise this would not be a logical expansion of the village. The site would need to come forward after land to the east is developed. Developing the whole of the site would be detrimental to the setting of the village. However, there could be potential for some low density development towards the northern half of the site, as indicated through the developer's concept masterplan (August 2016). Natural England, in its landscape capacity, is supportive of the developer's indicative developable area shown in the concept masterplan. Development should provide at least 40% green infrastructure, including gardens, to help integrate the site into the rural setting. Density would need to decrease up the slope, with woodland planting for screening and reinforced hedges. Up to 60 dwellings could be acceptable here, based on a traditional village layout / density.</p> <p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p>

	Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.
Ideas of how to overcome barriers	<p>Tree survey would be required to see which hedges would need retaining.</p> <p>Flood risk assessment may be required because of the slope of the land and area at risk of surface water flooding.</p> <p>The site size will require reducing to reflect the area that is suitable in landscape terms.</p> <p>Survey work would be required to ascertain any potential impacts on the SAM to the east. Noise attenuation measures may be required.</p>
Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure. It believes that this site is not being promoted by the landowner for development.
Estimated density & build out rate	To reflect the edge of countryside location, development would need to be lower density towards the south, but could be higher density to the north and east, if this adjacent land is also developed. As the site is being promoted alongside other sites, it would be phased over an 8-10 year period, making sure it only comes forward after land to the north and east have been developed.
Approx. appropriate size	10.37ha
Potential homes	1,000, in conjunction with sites 6/27/0241, 6/27/0242, 6/27/0246, 6/27/0248, 6/27/0249, 6/27/0254, and 6/27/0258.
Overall suitability?	Yes.

SHLAA ref	6/27/1309
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Agricultural grade	Other 2 & 3b
Land use & character of surrounding area	<p>3.25ha site. Predominantly greenfield, with a residential dwelling. Residential to the north and agricultural to the east and west. The Burton Cross roundabout and A352 is to the south.</p> <p>The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a landscape gap between Wool and East Burton, though does not list it as important.</p>
Natural features of significance / physical limitations	<p>Public rights of way to the north and east.</p> <p>Based on empirical records following investigations into floods at Purbeck Gate and at nearby land the Lead Local Flood Authority considers that there is a localised risk from flooding at the site. The railway embankment to the north of the site acts as a barrier to surface water flow toward the River Frome. Flooding on this site and sites to the north maybe caused by the relatively high groundwater levels and surface water collecting on low lying land. Risks from flooding should be avoided and where this is not possible managed / mitigated. Developers should assess whether there are opportunities to reduce the overall level of flood risk at the site and beyond.</p> <p>The site includes a residential dwelling.</p> <p>Some mature trees and hedges.</p> <p>The A352 is to the south and Burton Road to the west.</p> <p>Historic England says that there is potential for this site to impact on a listed building (East Burton Church).</p>
Other considerations	<p>In statutory installation consultation zone. DCC says that there is potential for the site to conflict with a minerals safeguarding area. Therefore, developers may need to liaise with DCC to investigate this further. Defra's strategic noise map notes there is potential for noise disturbance at this location.</p>

<p>Location of infrastructure / utilities</p>	<p>Gated access to the south. DCC Highways believes the site could be deliverable in transport impact terms, subject to mitigation measures.</p> <p>Utilities would need to connect to existing facilities at neighbouring properties. Telephone lines through the middle.</p> <p>Located relatively close to employment, the train station, the village centre and a school.</p> <p>Any large scale development in Wool should be linked to, or phased, in tandem with the development of employment opportunities.</p> <p>Wessex Water says that a capacity appraisal would be required to confirm water supply requirements for a development of this scale. There is no local sewerage capacity available for a development of this scale. A capacity appraisal would be required to confirm point of connection for off-site connecting sewer and network improvements for a development of this scale. Surface water flows to the land drainage system. The site is within the Wool sewage treatment works catchment.</p>
<p>Potential impacts of development e.g. landscape, neighbour amenity</p>	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>The site is relatively well contained by roads and existing properties. The Council raises no objections in landscape terms.</p> <p>Highways England voices concerns over the cumulative impact of development in this area and would require further information on site sizes, numbers, trip rates and distribution, should the Council be minded to allocate land here for development.</p>
<p>Ideas of how to overcome barriers</p>	<p>Tree survey would be required to see which trees and hedges would need retaining.</p> <p>Any layout / design will have to take into account impacts on the listed East Burton church.</p> <p>A drainage assessment would likely be required. Noise attenuation measures may be required.</p>

Market attractiveness for development	This location would likely be attractive to the market.
T/PC opinion	Wool Parish Council has general concerns over infrastructure. It might favour this as a possible site for a new school.
Estimated density & build out rate	Low to medium density to reflect the edge of settlement location. Given the number of neighbouring sites that are being promoted, the site may require phasing, so that it comes forward in a logical manner.
Approx. appropriate size	3.25ha
Potential homes	100
Overall suitability?	Yes.

SHLAA ref	6/27/1393
Agricultural grade	6
Land use & character of surrounding area	1.1ha area site rectangular shaped sites. No current use across most of the site (undeveloped open space positioned close to the southern edge of Bovington’s settlement boundary). Parts of the site (close to its eastern edge) used for car parking.
Natural features of significance / physical limitations	Site is largely flat and covered in mature and semi mature trees including: a large Oak tree positioned close to the southern edge of the site and a stand of mature pine trees on the eastern side of the site (close to car parking area). Southern edge of the site is not enclosed and fronts onto Holt Road.
Other considerations	Minerals safeguarding area. Site is in a consultation zone for Policy CZ of the Purbeck Local Plan Part 1. Site is close but outside the 400 metre consultation for Turners Puddle Heath. There is a public right of way to the south of the site which provides public access toward the heath.

Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>First school, shops, community hall, post office and medical centre in Bovington.</p>
Potential impacts of development e.g. landscape, neighbour amenity	<p>The site is closely related to the edge of the existing settlement. Provided scale and mass of new homes are limited to two storey buildings, development is not likely to appear prominent or obtrusive. Subject to appropriate design / layout it is not likely development would harm the amenity of neighbours.</p> <p>Mature trees positively contribute to appearance of the surrounding area but some trees would need to be felled to provide new homes on the site.</p> <p>Adverse impacts of new homes on the nearby Turners Puddle Heath (European sites) would need to be avoided. Site promoters may need to consider cumulative impacts of other new homes in Bovington (at site including homes to be provided through PLP1) on heath</p> <p>The landowner has confirmed that the land is available.</p>
Ideas of how to overcome barriers	<p>Mature trees which positively contribute to the appearance and character of the surrounding area should be retained and new trees planted to compensate for any losses.</p> <p>Explore with Natural England whether the cumulative impacts of all possible sites for new homes in Bovington need to be avoided with site specific heathland infrastructure (e.g. Suitable Alternative Natural Green Space).</p>
Market attractiveness for development	<p>This location is likely to be attractive to the market.</p>
T/PC opinion	<p>Not sought.</p>
Estimated density & build out rate	<p>Moderate density. No requirement for phasing.</p>
Approx. appropriate size	<p>1.1 ha</p>
Potential homes	<p>Around 20 homes (to allow notable existing trees to be retained and replacement planting).</p>

Overall suitability?	Yes
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Worth Matravers

SHLAA ref	6/28/1368 – Harman’s Cross
Agricultural grade	3
Land use & character of surrounding area	1.68ha greenfield site. To the east, west and south is residential. To the north is open countryside.
Natural features of significance / physical limitations	<p>There is much mature planting around the boundaries of the site. No tree is subject to a TPO, although there is a group of TPOs at the end of Springbrook Close to the north east. The site slopes gently downwards to the north.</p> <p>It is within the AONB. Initial comments from the Dorset AONB Team raise no significant issues. There is a small area to the north that is at risk of surface water flooding. The Lead Local Flood Authority believes that development from a surface water drainage perspective would be ‘feasible’.</p> <p>The site is situated on a corner on the A351. Initial comments from DCC Highways are that a suitable point of access could be achieved here.</p>
Other considerations	None.
Location of infrastructure / utilities	<p>Utilities would need to connect to existing facilities at neighbouring properties.</p> <p>A new point of access would be required onto the A351.</p> <p>Located within walking distance of some small scale facilities. However, the nearest significant retail, leisure and employment facilities are in Swanage, Wareham or beyond.</p>

Potential impacts of development e.g. landscape, neighbour amenity	<p>It is unlikely that there would be any material planning impact on neighbours from housing development here.</p> <p>Initial comments from the Dorset AONB Team mean that landscape impacts could be mitigated satisfactorily.</p>
Ideas of how to overcome barriers	<p>Tree survey would be required to see which trees would need retaining and that development would not cause adverse impacts to particular specimens.</p> <p>Further detail on achieving a safe and suitable access should be carried out.</p> <p>A drainage assessment may be required.</p>
Market attractiveness for development	<p>This location would likely be attractive to the market.</p>
T/PC opinion	<p>N/A</p>
Estimated density & build out rate	<p>A low to medium density would reflect neighbouring properties.</p>
Approx. appropriate size	<p>1.68ha</p>
Potential homes	<p>20</p>
Overall suitability?	<p>Yes.</p>

SHLAA ref	<p>6/28/1383 – Worth Matravers</p>
Agricultural grade	<p>3</p>
Land use & character of surrounding area	<p>0.316 green field site used as a paddock for grazing (circumstantial evidence indicating that parts of the site may also be used recreationally as garden in conjunction with a dwelling). Agricultural fields to the north, east and south, and dwellings to the west (Newfoundland Close and Worth</p>

	Matravers). There is an extant planning permission for a rural exception site at Abbascombe Field opposite.
Natural features of significance / physical limitations	Land levels gently rise from the south eastern boundary to the north. The south eastern boundary with the road is enclosed by a drystone wall. Vegetation around the northern and eastern edges of the site screens views of the site from the wider landscape. Telephone lines pass along the road to the south of the site. The site is in the AONB and Heritage Coast.
Other considerations	None.
Location of infrastructure / utilities	There are few facilities and services in the village, except for a public house. Utilities would need to connect to existing facilities at neighbouring properties. Access would be via a gate to the south east of the site. DCC Highways has confirmed that development here would be acceptable.
Potential impacts of development e.g. landscape, neighbour amenity	Wider views of the site in the surrounding countryside are screened by vegetation growing around its northern edges, an agricultural building to the east, and dwellings to the west. The site has a close relationship with the eastern edge of the settlement. The Dorset AONB Partnership believes that, subject to appropriate scale, layout, and detailed design, it is likely that development could be accommodated without significant harm to landscape character. It is unlikely that there would be any material planning impact on neighbours from housing development here.
Ideas of how to overcome barriers	Development would need to be high quality and an appropriate density to reflect the sensitive landscape setting and character of the locality.
Market attractiveness for development	Likely to be attractive to the market.
T/PC opinion	'Although the Paddock site on the side opposite Abbascombe cottages had less impact on the AONB they were concerned that it was an extension outwards into the AONB and that there were serious practical difficulties which to be overcome would make any future housing there unaffordable for local people.'

Estimated density & build out rate	Low density. No requirement for phasing.
Approx. appropriate size	0.316ha
Potential homes	Around 6 homes.
Overall suitability?	Yes.

Appendix 7: schedule of excluded sites (constraints and / or not confirmed available) by parish

SHLAA ref	Reason for exclusion
Affpuddle and Turnerspuddle	
6/01/0286	Unrelated to settlement boundary and not confirmed as available.
6/01/0287	Unrelated to settlement boundary and not confirmed as available.
6/01/0288	Unrelated to settlement boundary and not confirmed as available.
6/01/0289	Unrelated to settlement boundary and not confirmed as available.
Arne, Ridge, Stoborough	
6/02/0220	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI; not confirmed as available; and unrelated to settlement boundary.
6/02/0223	Not confirmed as available.
6/02/0224	Unrelated to settlement boundary and not confirmed as available. Southern part in 400m buffer. Northern part in flood zones 2 & 3.
6/02/0225	Not confirmed as available
6/02/0226	Unrelated to settlement boundary and not confirmed as available. Southern part in 400m buffer. Northern part in flood zones 2 & 3.
6/02/0227	Whole site in 400m buffer and not confirmed as available.
6/02/1311	Sunnyside Road creates a strong existing boundary to the eastern edge of the village and breaching this could have a significant landscape impact. Furthermore, the area TPO is a significant physical constraint that would be extremely difficult to overcome.
6/02/1331	There could be unacceptably harmful impacts in terms of the purposes of the green belt; landscape and townscape, owing to the separation of the site by the railway. There are also concerns about the setting of the AONB. It would be difficult to read development here as an extension to Wareham, as the bypass and railway are such strong boundaries.
6/02/1347	Owing to the significant detachment from Wareham, the proximity to the heath, and the impacts in AONB terms, this is not a logical development site.
6/02/1349	Owing to the significant detachment from Wareham, the proximity to the heath, and the impacts in AONB terms, this is not a logical development site.
6/02/1388	Land owner has not confirmed that the site is available
Bere Regis	
6/03/0194	Owing to previous objections from DCC Highways, this site is too constrained to take forward.

SHLAA ref	Reason for exclusion
6/03/0229	The site is required for employment use in order to promote the sustainability of Bere Regis. Without it, the Highways Agency would not allow the housing allocated through the Purbeck Local Plan Part 1. Therefore, it would not be appropriate to include in the SHLAA.
6/03/0231	SAM over majority of site. Southern boundary and area of eastern part of site within flood zones 2 & 3. Not confirmed as available.
6/03/0233	Whole site in 400m buffer. Not confirmed as available.
6/03/0235	Not confirmed as available.
6/03/0236	Whole site in 400m buffer. Not confirmed as available.
6/03/0238	Not confirmed as available.
6/03/0367	Majority of site within flood zones 2 & 3. Not confirmed as available.
6/03/0492	Majority of site in 400m buffer. Not confirmed as available.
Bloxworth	
6/04/0360	Unrelated to settlement boundary.
6/04/0363	Unrelated to settlement boundary.
6/04/0364	Unrelated to settlement boundary.
6/04/0365	Unrelated to settlement boundary.
6/04/0561	Unrelated to settlement boundary and not confirmed as available.
Chaldon Herring	
6/05/0313	Not confirmed as available.
6/05/0314	Majority of site in flood zones 2 & 3.
6/05/0315	A significant constraint that would be very difficult to overcome would be the effect of the loss of this open space on the character of the conservation area and the setting of adjacent listed buildings.
6/05/0316	Unrelated to settlement boundary and not confirmed as available.
6/05/0318	The site size should be reduced in order to reduce the impacts on the AONB and conservation area, but in doing so, it would become too small to consider under the SHLAA (guidance says sites should be included that could deliver 5 or more units).
6/05/0319	The Dorset AONB Team does not believe that this site could be developed sympathetically.
6/05/0320	Creating a hole in the wall for access would likely have a significant and adverse impact on the conservation area and the setting of the listed building to which it is attached. This significant constraint could unlikely be overcome.

SHLAA ref	Reason for exclusion
6/05/0321	The Dorset AONB Team does not believe that this site could be developed sympathetically.
6/05/0322	Unrelated to settlement boundary.
6/05/1354	Unrelated to settlement boundary. The site would be highly visible from the AONB and Natural England has concerns about its setting. As a satisfactory SANG could not work here, the site is not deliverable.
Church Knowle	
6/06/0219	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI; not confirmed as available; and unrelated to settlement boundary.
Coombe Keynes	
6/07/0343	Unrelated to settlement boundary.
Corfe Castle	
6/08/0551	Unrelated to settlement boundary and not confirmed as available.
6/08/1339	Whole site in 400m buffer and unrelated to settlement boundary.
6/08/1389	Most of the land in the site (identified by the Senior Landscape Architect) is not available to develop because it is being considered as an exceptions site for affordable homes by a local community land trust.
East Lulworth	
6/10/0237	Unrelated to settlement boundary and not confirmed as available.
6/10/0239	There is potential for harm in historic conservation terms, as stated by Historic England and the Council's conservation area appraisal. As there is no scope to mitigate such impacts, this site should not be taken forward.
6/10/0330	Unrelated to settlement boundary and not confirmed as available.
6/10/0331	Not confirmed as available.
6/10/0333	Unrelated to settlement boundary and not confirmed as available.
6/10/0334	Unrelated to settlement boundary.
East Stoke	
6/11/0290	Unrelated to settlement boundary and not confirmed as available.
6/11/1310	Unrelated to settlement boundary.
6/11/1337	Unrelated to settlement boundary.
6/11/1358	Unrelated to settlement boundary.
6/11/1359	Unrelated to settlement boundary.
Kimmeridge	

SHLAA ref	Reason for exclusion
6/12/0344	The site size should be reduced in order to reduce the impacts on the AONB and conservation area, but in doing so, it would become too small to consider under the SHLAA (guidance says sites should be included that could deliver 5 or more units).
Langton Matravers	
6/13/0335	Feedback from the AONB Team and Natural England to the Council's Local Plan Review Issues & Options consultation (2015) is that development here would be a significant incursion in the countryside and harmful to the AONB. Both bodies recommend this site should not be taken forward. Furthermore, a SANG would be necessary and no details were forthcoming.
6/13/0351	The site is in the AONB and conservation area and is recorded in the Council's conservation area appraisal as a notable open green space. The potential conservation harm would be too significant to consider this site realistic for development.
6/13/0356	The site is in the AONB close to the southern edge of the settlement. Deemed planning permission planning permission has been granted following a planning appeal for 22 affordable and 6 market homes. The Inspector concluded that providing affordable homes outweighed the adverse impact (albeit limited) on the AONB. Development of purely market homes at the site would not outweigh the adverse impacts on the AONB.
6/13/0559	The site is prominent and relatively open, with the potential to produce adverse effects on the transition of the settlement to the countryside and on views from local footpaths. As such, it is unlikely that these effects could be moderated successfully.
6/13/1361	Owing to the open landscape character and rural nature of the site, it is difficult to see how it could be developed sympathetically without appearing an awkward adjunct to the village. It is also difficult to see how any landscape impacts could be mitigated satisfactorily.
6/13/1385	Development in the site is likely to appear prominent and obtrusive when viewed from the chalk ridge to the north. The Council has considered a similar site in close proximity (SHLAA ref 6/13/0335) where Natural England and the Dorset AONB Partnership advised development here would be a significant incursion in the countryside and harmful to the AONB.
6/13/1387	The site is in the AONB and Conservation Area. There are listed buildings close to the site and large trees growing in and around the site. Rising levels mean development in the site is likely to appear prominent and obtrusive when viewed from the chalk ridge to the north and therefore harmful to landscape character of the AONB. Development at any scale in the site is also likely to cause substantial harm to the setting of Leeson House and the character and appearance of the Conservation Area.
Lytchett Matravers	
6/14/0277	Not confirmed as available. Potential for green belt harm.
6/14/0278	Unrelated to settlement boundary. Potential for green belt harm.

SHLAA ref	Reason for exclusion
6/14/0280	Not confirmed as available. Potential for green belt and landscape harm.
6/14/0281	Unrelated to settlement boundary and not confirmed as available.
6/14/0282	If the site were to be reduced in size to overcome green belt harm, the shape of the site would likely lead to an incongruous form of development and not a logical expansion to the village.
6/14/0283	Unrelated to settlement boundary and not confirmed as available.
6/14/0284	Unrelated to settlement boundary and not confirmed as available.
6/14/0285	Unrelated to settlement boundary and not confirmed as available.
6/14/0368	The Council's green belt review concludes that this part of Wareham Road is a strong edge to the village, so breaching it would cause harm in green belt terms.
6/14/0370	The Council's green belt review concluded that development would result in a highly visible and harmful encroachment into the countryside in a westerly direction. If its size were to be reduced to a point where there would be no green belt harm, it would be too small for the Council to consider, particularly given the protective area that would be required around the trees with TPOs. There are also questions over access to the site, as the landowner has a right of way, but does not own the access.
6/14/0397	Not confirmed as available. Potential for green belt harm.
6/14/0534	Not confirmed as available.
6/14/0542	Not confirmed as available. Potential for green belt harm.
6/14/0552	Not confirmed as available.
6/14/1007	Not confirmed as available.
6/14/1356	Unrelated to settlement boundary.
6/14/1360	Unrelated to settlement boundary.
Lytchett Minster and Upton	
6/15/0001	Unrelated to settlement boundary and not confirmed as available.
6/15/0366	2/3 of site in flood zones 2 & 3; not confirmed as available; not related to settlement boundary
6/15/0545	Unrelated to settlement boundary and not confirmed as available.
6/15/0547	Unrelated to settlement boundary and not confirmed as available.
6/15/0553	Whole site in 400m buffer; not confirmed as available; unrelated to settlement boundary.
6/15/0554	Whole site in 400m buffer; not confirmed as available; unrelated to settlement boundary.
6/15/0555	Unrelated to settlement boundary.

SHLAA ref	Reason for exclusion
6/15/1317	This is a particularly sensitive area in terms of it forming a historic area of parkland whose openness is key to its historic importance. It is impossible to see how its development would respect this openness and it would also risk harming the setting of the nearby listed buildings. This, as well as the sensitivity of the green belt here, means that the Council should not consider this site for development.
6/15/1319	This site is notably detached from the built form of the village and it is unlikely how any townscape harm could be mitigated. Its position abutting the conservation area, whose character is open in this location, could cause harm to its setting. This, as well as the sensitivity of the green belt here, means that the Council should not consider this site for development.
6/15/1338	Unrelated to settlement boundary.
6/15/1341	Unrelated to settlement boundary.
6/15/1386	Unrelated to settlement boundary.
Morden	
6/16/0358	Unrelated to settlement boundary.
6/16/0376	Unrelated to settlement boundary.
6/16/0377	Unrelated to settlement boundary.
6/16/0379	Unrelated to settlement boundary.
6/16/0382	Unrelated to settlement boundary.
6/16/0384	Unrelated to settlement boundary.
6/16/0385	Unrelated to settlement boundary.
6/16/0386	Unrelated to settlement boundary.
6/16/1304	Unrelated to settlement boundary.
6/16/1342	Unrelated to settlement boundary.
Moreton	
6/17/0346	Unrelated to settlement boundary and not confirmed as available.
6/17/0371	Unrelated to settlement boundary and not confirmed as available.
Swanage	
6/20/0189	Due to the prominent position, the Dorset AONB Team has advised the Council that there is some potential for an adverse landscape (AONB) impact from housing development at this location, which could not be satisfactorily mitigated.

SHLAA ref	Reason for exclusion
6/20/0195	There is potential for some landscape harm if development were to occur towards the north east of the site. However, more fundamentally, the majority of the site is within the flood zone and is not developable. Those areas that are outside the zone would either be too small for inclusion in the SHLAA, or would not be a logical extension to the town.
6/20/0374	Unrelated to settlement boundary and not confirmed as available.
6/20/0588	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location. Plus the area of flood zone is not suitable for development.
6/20/1103	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1208	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. A smaller area to the north west of the site has since been promoted, but this does not overcome the concerns.
6/20/1322	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. Following a more recent assessment (carried out by the Council's Senior Landscape Architect) on the impacts of development on landscape character of the AONB the Council has included a neighbouring site (SHLAA reference 6/20/1326). The Council will need to re-assess this sites suitability subsequent SHLAA. Subject to the relevant assessments development could also be permitted through a small sites policy.
6/20/1323	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which could not be mitigated satisfactorily. The Council would also wish to avoid the effect of expanding Swanage towards Langton Matravers.
6/20/1324	The Dorset AONB Team has advised the Council that due to the prominent position, there is potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1325	The site is now a village green and unsuitable for housing.
6/20/1327	The Dorset AONB Team has advised the Council that due to the prominent position, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. Natural England has advised the Council that there is potential for an adverse impact on Townsend Nature Reserve and the wider AONB, which could not be mitigated satisfactorily.
6/20/1328	Site covered by SAC & SSSI

SHLAA ref	Reason for exclusion
6/20/1332	The Dorset AONB Team has advised the Council that due to the prominent position of most of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. However, the reception buildings could be acceptable for development.
6/20/1340	The Dorset AONB Team has advised the Council that due to the prominent position of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily.
6/20/1353	The Dorset AONB Team has advised the Council that due to the prominent position of most of the site, there is some potential for an adverse landscape (AONB) impact from housing development at this location, which cannot be mitigated satisfactorily. However, there could be scope for some development, if it were to come forward alongside promoted sites to the east. If developed in isolation, it would appear an awkward and illogical extension to the town. The site would only come forward alongside the adjacent sites to the east. At the moment, there is an undetermined village green application for site 6/20/1325. If development were to happen at that site, it could unlock development at this site. However, until that point in time, this site should not be developed and should not be considered further.
6/20/1391	The potential access into site is affected by flooding. In the event of a flood it would be difficult for occupants of homes at this site to safely enter/leave buildings. The number of homes on the site would need to be limited to provide a buffer next to land which is at risk from flooding (southern side of the site and its south eastern corner are affected by flooding). The most appropriate access into the site would be from Ancaster Road (this would involve bridging / culverting an drainage channel). The costs of forming a new access, and limits on the numbers of new homes which could be delivered at the site, may affect the viability of development.
6/20/1390	To mitigate impact on landscape character in the AONB new homes would need to be limited to the part of the site below the 50 metre contour and the edge of the settlement (this reduces the developable site area to 0.14 ha). Not possible to deliver 5 new homes at the site.
6/20/1377	Land is not available to develop.
Wareham Town	
6/23/0164	Not confirmed as available.
6/23/0169	Flood zones 2 & 3 over majority of site and not confirmed as available.
6/23/1305	Whole site in flood zones 2 & 3
6/23/1312	This site is already small in size. Owing to the flood zone and TPO, the site size would need to reduce significantly further. The result would be a size too small for the Council to consider. Therefore, the site should not be taken further.
6/23/1315	Whole site in 400m buffer. Parts of site covered by flood zone 2.

SHLAA ref	Reason for exclusion
6/23/1343	It is within the green belt and the Council's green belt review concluded that development here would extend Wareham in an easterly direction towards the conurbation. This would have a harmful sprawling effect and would be an incursion into the countryside, contrary to the purposes of the green belt. Around half of the site to the south and east is within the flood zone.
6/23/1348	Flood zones 2 & 3 cover site. Site adjoins SSSI.
Wareham St Martin	
6/24/0293	Majority of site within 400m buffer; not confirmed as available; unrelated to the settlement boundary.
6/24/0347	Majority of site in 400m buffer.
6/24/0544	Unrelated to settlement boundary and not confirmed as available.
6/24/0550	Unrelated to settlement boundary.
6/24/1313	Whole site in 400m buffer.
West Lulworth	
6/25/0323	Not confirmed as available.
6/25/0325	There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape terms.
6/25/0328	Historic England says there is potential for this site to impact on a conservation area and listed buildings. The Council's conservation area appraisal notes the value of the open space here. Development has been dismissed at appeal twice here on grounds of the importance of the gap and views.
6/25/0329	The Council's conservation area appraisal states that this is notable green space and an attractive character. The value of the open space in terms of character of the conservation area is such that it would be inappropriate to development this site. Furthermore, it is questionable whether it would be possible to relocate the allotments into an area that would have a modest landscape impact. Planning permission for residential development has been refused twice previously.
6/25/0336	There would likely be a significant landscape impact and harm to the AONB, given the exposed nature of the site and that it would sprawl the village towards the east and risk a merging effect with the MOD properties in this direction.
6/25/0337	There would likely be a significant landscape impact, given the very steep upward slope of the site. Development here would be too harmful in landscape and conservation terms.
6/25/0340	This is quite an exposed site, which slopes steeply upwards towards the north and west in this AONB location on the edge of the conservation area. Initial comments from the Dorset AONB Team raise significant concerns, for example the likely required engineering works; and effect of extending this part of the village towards the church.

SHLAA ref	Reason for exclusion
6/25/0341	The site is within the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
6/25/0342	There is an upward slope to the south east, making it an exposed site in the AONB and conservation area. Initial comments from the Dorset AONB Team raise objections to the development of this site on grounds of its sensitivity, located at a junction between the village and the road leading down to Lulworth Cove.
6/25/1378	Not likely that the adverse impacts on: i) the character and appearance of the West Lulworth Conservation Area; ii) the setting of neighbouring listed buildings; or iii) the loss of existing facilities (in the form of an existing car parking area); can be avoided, mitigated or compensated. These constraints severely restrict the potential to deliver new homes at the site.
Winfrith Newburgh	
6/26/0297	Majority of site in flood zones 2 & 3 and unrelated to the settlement boundary
6/26/0298	The area of flood risk rules out a large area of this site. This means development would only abut the road and properties to the west of the village. This would make for an illogical and awkward extension to the village and could be harmful in townscape terms.
6/26/0299	Majority of site in flood zones 2 & 3
6/26/0300	Not confirmed as available.
6/26/0301	Unrelated to settlement boundary.
6/26/0302	Majority of site in flood zones 2 & 3; not confirmed as available; and unrelated to the settlement boundary
6/26/0303	The site is designated an enterprise zone and employment should form the focus. Majority of site in 400m buffer. SAC, Ramsar & SSSI within site boundary. Not related to settlement boundary.
6/26/0307	Development would need to be low density in order to reflect local character and this would mean a development of 3-4 dwellings. This would then be too small for the Council to include in the SHLAA, according to Planning Practice Guidance.
6/26/0308	Unrelated to settlement boundary.
6/26/0309	2/3 of site in 400m buffer (northern part). Northern half of site in flood zones 2 & 3. Not confirmed as available. Unrelated to settlement boundary.
6/26/0435	The landowner has tested 120 homes on the playing fields site, but Natural England does not believe the SANG would be effective. Sport England would object as the replacement playing fields would not be of equal or better quality and would be around 1/3 of the original size.
6/26/1344	Unrelated to settlement boundary.
6/26/1345	Unrelated to settlement boundary.

SHLAA ref	Reason for exclusion
6/26/1346	Unrelated to settlement boundary.
6/26/1362	Unrelated to settlement boundary.
6/26/1380	Development on the south eastern side of the site is likely to appear prominent and obtrusive in views from the surrounding countryside (designated as part of the AONB). Development which does not address a road will not reflect or reinforce the character of existing development elsewhere in the village. Not likely that suitable physical access can be formed into the part of the site which is appropriate for development.
Wool	
6/27/0243	Not confirmed as available.
6/27/0244	Majority of site in flood zones 2 & 3. Not confirmed as available.
6/27/0247	Not confirmed as available.
6/27/0251	Unrelated to settlement boundary.
6/27/0252	Majority of site in flood zones 2 & 3. Not confirmed as available.
6/27/0256	Whole site in flood zones 2 & 3
6/27/0257	Unrelated to settlement boundary.
6/27/0359	Not confirmed as available.
6/27/0560	Within 400m buffer and not confirmed as available.
6/27/1335	Watercress beds at the centre of the site, which are in the flood zone. The Council's adopted Townscape Character Appraisal SPD notes that this site forms part of a high quality landscape, with a positive village entrance to the east. The developable area of the site outside the flood zone is limited and this would be harmful in townscape terms, potentially affecting the identified positive village entrance and high quality landscape.
6/27/1357	Potential for landscape / townscape harm. The site is only connected to the settlement boundary by virtue of its abutment with site 6/27/1364. The north of site 6/27/1364 is not developable because of the flood zone and the area that is developable is inaccessible. This means site 6/27/1357 would then be detached from the settlement boundary. Developing it would appear an illogical extension to the village, even if it were to come alongside other neighbouring SHLAA sites in the vicinity. This is because it does not directly abut any developable area any neighbouring site, so the result of development here would be a disconnected island, which would be harmful in townscape and landscape terms.
6/27/1364	Flood zones 2 & 3 covers majority of site. The area that is outside the zone is inaccessible.
6/27/1372	Access constraints reduce the size of the site. The Council estimates that fewer than five units can be delivered on the smaller site. This puts the site below the government's threshold for considering sites through the SHLAA. Furthermore,

SHLAA ref	Reason for exclusion
	development this far south in Wool would appear intrusive in the countryside. Its elevated position, considerably higher than the houses at Burton Wood, makes it even more exposed.
6/27/1392	Part of the site is used as a sports pitch (western side of the site). The Council does not have an audit of existing pitches which state that these pitches are surplus to requirements. The site is owned by two parties. The owner of the remaining part of the site (eastern side next to Bovington First School) has not confirmed that the land is available.
Worth Matravers	
6/28/0207	Not confirmed as available.
6/28/0208	Not confirmed as available and unrelated to settlement boundary.
6/28/0209	Unrelated to settlement boundary.
6/28/0262	Not confirmed as available and unrelated to settlement boundary.
6/28/0263	Not confirmed as available and unrelated to settlement boundary.
6/28/0326	Not confirmed as available and unrelated to settlement boundary.
6/28/0355	Not confirmed as available and unrelated to settlement boundary.
6/28/1329	Unrelated to settlement boundary.
6/28/1363	It is situated in the AONB. The site slopes downwards to the south east and the Dorset AONB Team has raised concerns as to how visually exposed the site is. As a result, the team would not favour it for development.
6/28/1365	The site slopes downwards quite steeply to the south, making it exposed in this AONB location. Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.
6/28/1366	The site slopes downwards quite steeply to the south, making it exposed in this AONB location. Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.
6/28/1367	Owing to the open and exposed landscape character, as well as the rural nature of the site, it is difficult to see how it could be developed sympathetically without being harmful.
6/28/1371	The site would be notably apparent from the A351 and from the west, e.g. the footpath between Corfe Common and Little Woolgarston Farm. It would also be notably apparent in views from the Purbeck Ridge towards Rollington Hill and would likely increase the mass of the settlement when viewed from the west. Increasing the impact of the western edge of Harman's Cross would increase the cumulative effects of development within areas of the Corfe Valley and Purbeck Ridge between Harmans Cross and Corfe Castle.

SHLAA ref	Reason for exclusion
6/28/1379	Unrelated to the settlement boundary. Furthermore, comments received from the Dorset AONB Partnership about site 6/28/1371 at Ridgeway to the east were not supportive. Given this site's worse relationship to the settlement, there is potential for a severe landscape impact here as well.
6/28/1384	The site is in the AONB. Development in the site is likely to appear prominent and obtrusive in the surrounding countryside and harm landscape character.

Appendix 8: excluded sites (site size too small)

SHLAA ref	Location	Site size (ha)
6/03/1351	Land west of Snow Hill Lane, Bere Regis	0.16
6/03/1352	Land North of Butt Lane, Bere Regis	0.1
6/04/0362	Land adj The Green, Bloxworth	0.11
6/05/0317	Opposite Depot, East Chaldon	0.19
6/06/0548	Site near St Peter's Church, Church Knowle	0.01
6/08/0304	Estate Office, South Street, Kingston	0.09
6/08/0305	Adj. 14 South Street, Kingston	0.09
6/10/0332	Opposite Garage, East Lulworth	0.15
6/11/0291	Land at Holmebridge, East Stoke	0.16
6/11/0292	Land west of Rose Cottage, Holmebridge	0.06
6/13/0350	Coombe Farm, Langton Matravers	0.15
6/14/0587	Land at Peach Cottage, Foxhills Lane, Lytchett Matravers	0.15
6/14/1333	Land on Bartoms Lane, Lytchett Matravers	0.12
6/15/0357	New Road, Lytchett Minster	0.09
6/15/0532	Park Cottages, Lytchett Minster	0.12
6/15/0536	Land adjacent to Slepe Farm Cottages, Slepe	0.1
6/15/0537	Land at Slepe	0.11
6/16/0378	Land r/o the Old Chapel house, West Morden	0.18
6/16/0380	Land adj Bullick Cottage, East Morden	0.17
6/16/0381	Land adj Cock and Bottle PH, East Morden	0.19
6/16/0383	Land adj. Merraway, East Morden	0.15
6/16/1301	Paddock adj to Farmhouse, Whitefield	0.12
6/16/1302	Adj to Farm House, Morden	0.17
6/16/1303	Sellers Farm Buildings, Morden	0.19
6/23/1330	Fourfields Barn, North Bestwall Road, Wareham	0.11
6/25/0327	Land adj. Hillside House, School Lane, West Lulworth	0.19
6/26/0311	Opp Draytons Dairy, School Lane, Winfrith	0.13
6/26/0531	Garden of Longmead, High Street, Winfrith Newburgh	0.15

6/27/0250	Land adj Captains Stable, Water Meadow Lane, Wool	0.09
6/27/0253	Sunnyhill, Water Meadow Lane, East Burton	0.16
6/27/0259	2 Andover Green Cottages, Bovington	0.13
6/27/0260	1 Andover Green Cottages, Bovington	0.17
6/28/0324	Land adj St James Cottage, Worth Matravers	0.12
6/28/0352	Land to east of Purbeck View Farm, Worth Matravers	0.08
6/28/0353	Farm Buildings to east of Purbeck View Farm, Worth Matravers	0.18
6/28/0354	Land to west of Purbeck View Farm, Worth Matravers	0.18