

Reviewing the Plan for Purbeck's future

Purbeck Local Plan Partial Review
Strategic Housing Land Availability
Assessment (SHLAA), January 2015



Thriving communities in balance
with the natural environment

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Executive summary

The Council is required by national planning policy and guidance to produce a Strategic Housing Land Availability Assessment (SHLAA) in order to show how much land is available for development in the district. The purpose of the SHLAA is to clearly show whether land is suitable, available and achievable (viable) for development. This document is the first stage of the Council's SHLAA, setting out the methodology the Council intends to use for carrying out the full assessment. The Council welcomes feedback on it as part of the Partial Review of the Purbeck Local Plan Part 1 Issues & Options consultation, and will carry out the full assessment further to consultation feedback. This will help the Council in selecting which sites to take forward for potential development as the Partial Review is refined.

In the interim, this document contains a 'high level' assessment of sites. This is an initial assessment to exclude or include submitted sites on the basis of absolute constraints to development.

Introduction

Policy context

1. 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. The identification of key sites that enable the delivery of the Council's housing strategy is critical in this approach. It ensures that land availability is not a constraint on the future delivery of new homes. Specifically, local planning authorities must identify and update on an annual basis a rolling five-year supply of deliverable land for housing. In addition, a supply of 'developable' sites or 'broad locations' must be identified for housing growth over years 6 -10 and, where possible, years 11 – 15.
2. The Council has prepared this Strategic Housing Land Availability Assessment (SHLAA) in accordance with the NPPF and the accompanying Planning Practice Guidance (PPG) on housing and economic land availability assessment. The purpose of this report is to show the Council's approach to the assessment and highlight which sites that landowners have promoted to the Council are included or ruled out.
3. The SHLAA is a key piece of evidence that will inform the preparation of development options in the Partial Review of the Purbeck Local Plan Part 1 (PLP1). It will also form part of the evidence base that will support progression of the Swanage Local Plan to submission and examination.
4. The Council will consult on this document as part of the Partial Review of the Purbeck Local Plan Part 1 Issues and Options consultation between 29th January and 13th March 2015. The Council will then refine this document further to the consultation responses.

Scope of the SHLAA

5. 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.
6. The PPG¹ says that a Council should undertake a Strategic Housing Market Assessment (SHMA) in order to gauge the level of objectively assessed housing need, before producing its SHLAA to show where development could go. The Council has published its SHMA as part of the consultation material for the Issues

¹ Ref ID: 3-045-20141006

and Options stage of the Partial Review of the Purbeck Local Plan Part 1. This shows that there is a housing need for around 1,938 new homes between 2013 and 2031.

7. This SHLAA is the first of two parts. This first part provides the opportunity to establish and agree the methodology, as well as set out the sites submitted to the Council. The Council will publish the second part at a later date and this will provide further detail on the included sites.

Aims of the report

8. This report sets out the Council's intended approach to undertaking the SHLAA in the context of the five recommended methodology stages in the PPG². This should demonstrate that the Council's final SHLAA will have been produced in line with best practice.
9. This report provides the following:
 - i. An update of all SHLAA sites that are confirmed and unconfirmed as available for development;
 - ii. A summary of all excluded sites, which the Council considers have no potential for development because of absolute and insurmountable constraints;
 - iii. A demonstration, from sites that are confirmed as available, suitable and achievable for development, that the Council has a potential land supply to meet objectively assessed housing and employment needs;
 - iv. A list of other potential sites that could form potential future supply in the district. These are identified from sites that are unconfirmed as available, but could be suitable and achievable for development.

Limitations of report

10. The SHLAA is a technical report that will 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.**
11. 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. The decision making process for such a change in policy will be through the preparation of Local Plans and / or Neighbourhood Plans and will be subject to formal public consultation.
12. The final SHLAA will provide a robust indication of land that is suitable, available and achievable within the District. Should the Council allocate land for development, there will be further assessment undertaken. This may result in the identification of other constraints to development or a differing level of housing provision to the estimates used in this assessment.

² <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/>

Calls for sites

13. Purbeck District 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.
14. 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 methodology agreed by the SHLAA panel, which comprised all Dorset councils, the Environment Agency, Natural England, local architects and house builders.
15. 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. Those outside settlement boundaries were divided into a 6 – 10 year supply and +10 year supply.

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.

16. 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 footpaths or leases across the land. The final amount of supply was an approximate amount assessed as suitable for the site.
17. This methodology required each site to have a more detailed assessment if brought forward for development.
18. 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. Officers divided sites as follows:

Sites within a defined settlement boundary as set out in the PLP1

19. 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 study.

'Included' sites

20. These sites were located outside, but related well to, settlement boundaries. They did not have any insurmountable constraints.

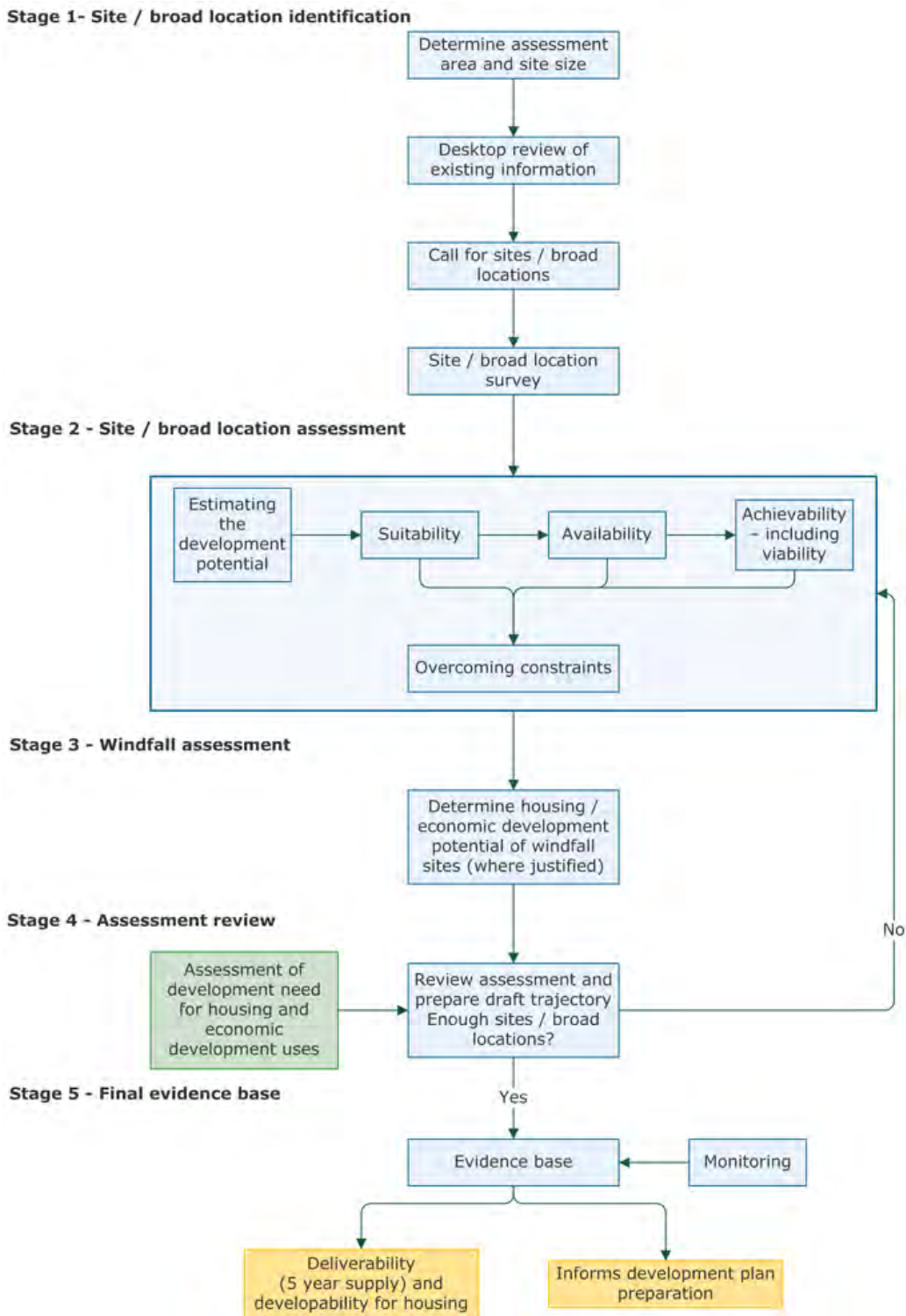
'Excluded' sites

21. Officers excluded these sites from the assessment due to insurmountable constraints.
22. This methodology required each site to have a more detailed assessment if brought forward for development.
23. The most recent call for sites took place from August to September 2014. The Council published a list of all submitted sites (2007 – 2013) alongside a call for new sites. The list included a 'high level' assessment as detailed below. The list identified all sites submitted by landowners / agents (2007 – 2013). Sites previously confirmed as no longer available by the landowner / agent were removed from the assessment.
24. Officers produced parish maps to identify all sites:
 - 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)
25. 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
26. 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.
27. 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.
28. Since the Council's first call for sites, it has received around 250 sites across Purbeck.

Methodology: SHLAA Update October 2014

Planning Practice Guidance methodology

29. The PPG provides a methodology³, which is summarised in the following flowchart. Each of the stages identified is discussed below.



³ Ref ID: 3-006-20140306

Stage 1: site / broad location identification

Determining assessment area and site size

30. Historically, the Council has worked jointly with neighbouring councils to produce SHLAAs. However, Dorset councils are now working towards different timescales for plan production and so are now working separately. Therefore, this SHLAA only covers Purbeck district. Notwithstanding this, the Council will publish the SHLAA and invite comments from neighbouring councils under the duty to cooperate⁴.
31. The Council's most recent call for sites took place over August and September 2014. The Council advertised it extensively to give all landowners a chance to contribute, by placing adverts in newspapers, advertised on its website, and wrote to all contacts on its planning policy contacts' database in order to publicise it widely. The Council was clear 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 6.
32. Every call for sites that the Council has undertaken has not been limited to any particular part of the district. This has allowed the Council to receive as wide a range as possible of potential locations for development. The calls for sites have resulted in the Council receiving a wide range of sites in various sizes and locations. This means that, to date, the Council has not found it necessary to actively identify any additional sites. However, for completeness, the Council will look at all land across the district as part of the Partial Review of the Purbeck Local Plan Part 1 (PLP1). This will see if there are any more appropriate development sites and the Council will contact landowners accordingly. If the Council does identify any sites through this exercise, they will be assessed in the forthcoming second part of the SHLAA.
33. In addition to the calls for sites, the Council has had due consideration of other sources of data on available land, such as surplus public sector land and refused planning applications whose reasons for refusal could be overcome.
34. The PPG⁵ advises councils to use a site capacity threshold of five units, although alternatives can be appropriate. The Council has chosen a capacity threshold of six units and above (0.2ha at 30 dwellings per ha). This is because the PPG⁶ does not require any affordable housing contributions from sites of five dwellings or fewer. As the Council is very aware of the acute shortage of affordable housing in the district, it believes it should focus on sites that could deliver affordable housing. It is worth noting that the Council is also aware that some of its smallest settlements would like to see a small amount of housing growth. Sites of six dwellings would likely be appropriate small-scale development at the district's smaller villages.

Stage 2: site / broad location assessment

Density

⁴ NPPF paragraph 178

⁵ Ref ID: 3-010-20140306

⁶ Ref ID: 23b-012-20141128

35. 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 villages. Instead, the Council has used a standard 30dph as an initial assessment, but with a view to refining numbers through the forthcoming second part of the SHLAA.

Absolute constraints

36. When a landowner promotes a site to the Council, officers undertake a 'high level' assessment to ascertain if it is covered by any absolute (or insurmountable) constraints. This led to officers excluding some sites on the grounds of:

- Flood risk on all or most of the site.
- Most or all of site within 400m of heathland (known as the '400m buffer').
- Unrelated to a settlement boundary and would comprise scattered or isolated development in the countryside.

Other constraints

37. Where a site is not ruled out by an absolute constraint, officers undertake a desktop assessment and record other constraints. These include the presence of any of the following either on site or adjacent:

- Green belt
- Tree preservation orders
- Conservation areas
- Listed buildings
- Historic parks and gardens
- Scheduled ancient monuments
- Groundwater source zone
- Area of Outstanding Natural Beauty
- 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

38. Officers will undertake site visits to inform the following additional analysis, which will feature in the forthcoming second part of the SHLAA:

- Land uses and character of the surrounding area
- Natural features of significance
- Location of infrastructure / utilities
- Assessment of suitability for a particular use
- Potential of the site to exacerbate flooding elsewhere
- Adequacy of escape routes (in the event of flooding).

39. Where any constraints are identified, the second part of the SHLAA will cover how they could be overcome, for example investment in new infrastructure, de-allocation from the green belt, etc. However, cumulative constraints could affect the deliverability of sites and could lead to them being disregarded as the Council chooses its preferred locations for development.

Deliverability

40. The SHLAA is required to assess the suitability, availability and achievability (viability) of sites, in order to make sure they are deliverable. These details will be shown for every included site in the forthcoming second part of the SHLAA. The methodology for how these will be assessed is below.

Suitability

41. To assess suitability, the Council will undertake an assessment of every site to check for any insurmountable constraints, such as the majority falling in the 400m heathland buffer.

Availability

42. To assess availability, the Council asked on its form when the site would be available and if there are any issues, such as covenants, which would prevent the site coming forward.

Achievability

43. The Council is confident that development across the district – whether greenfield or brownfield – is viable and therefore achievable. This is because of numerous previous viability studies⁷ that informed the Council's affordable housing policy and Community Infrastructure Levy.

Timescales

⁷ <https://www.dorsetforyou.com/evidence/purbeck>

44. 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, 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

45. Historically, development from non-allocated sites has accounted for the majority of development in Purbeck. Between 2006 and 2013, there were 1,098 housing completions in the district, of which 181 (from one allocation at Purbeck Gate in Wool) were allocated sites. This means that 917 homes have come forward from windfall development.
46. The NPPF⁸ says that windfall should not include gardens. However, this is a curious statement because there is nothing in national policy to preclude 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 917 homes from windfall have come forward were from gardens. The results are that around 282 properties (30.75% of housing supply) have resulted from developing gardens. The Council will continue to monitor and update this figure.
47. The results show that a meaningful supply of homes does 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. This view is reinforced by the Council's Character Area Development Potential study⁹, which looks at the potential of our major settlements to accommodate additional development within settlement boundaries. This study looked at character areas set out in townscape character appraisals and previous planning permissions in each character area. Where there were local trends and potential sites where trends could be replicated, the Council recorded this as development potential. To be cautious, the Council discounted the results by 50% and the figures are below historic windfall rates. This means that the Council is confident that it can justify a reliance on windfall, and confident that it will continue to come forward, given how viable development is in Purbeck.

Stage 4: assessment review

48. The forthcoming second part of the SHLAA will provide an indicative trajectory of development potential. This will show how much development can be provided and at what point in the future. This will be accompanied by a risk assessment. Should the trajectory indicate that there are insufficient sites to meeting objectively assessed needs, the Council will revisit the SHLAA and investigate how any shortfall should be best planned for. This may involve asking neighbouring authorities to meet any of the district's unmet needs under the duty to cooperate.

⁸ Paragraph 48

⁹ https://www.dorsetforyou.com/media/200719/Character-Area-Development-Potential---2014/pdf/2014_Character_Area_Development_Potential.pdf

49. 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 PPG¹⁰ 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 broad locations on the edge of settlements. The Council's approach is to group both into a 6-15 year supply because their characteristics are similar.

Stage 5: final evidence base

50. The final SHLAA will accord with the PPG's core outputs¹¹:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, 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;
- an indicative trajectory of anticipated development and consideration of associated risks.

51. Further assessment will also take place as potential sites progress through the plan preparation process. This will include Sustainability Appraisal and Habitat Regulations Assessment.

¹⁰ Ref ID: 3-027-20140306

¹¹ Ref ID: 3-028-20140306

Schedule of sites and maps

52. This section displays three different categories of sites:

Included (6+ year supply)

53. These sites have no insurmountable constraints. The Council will refine the assessment of these sites in the forthcoming second part of this assessment, once the Council has consulted on and agreed this methodology. Some sites are currently unconfirmed. The Council believes these sites could offer suitable locations for development, so officers will carry out further investigations, including contacting landowners. Further details will be provided in the forthcoming second part of this assessment, once the Council has consulted on and agreed this methodology.

Excluded – constraints

54. These sites have either insurmountable constraints (most of the site within the flood zone or 400m buffer), or are unrelated to existing settlement boundaries to be considered suitable locations for development.

Excluded – site size too small

55. The Council has used a site size threshold of 0.2ha, so any site smaller than this is automatically excluded on this basis. Some would also be excluded on grounds of absolute constraints, and this is also noted. However, those that are not covered by absolute constraints may still have potential for becoming rural exception sites. Therefore, this schedule of sites could be a useful reference for the Council and parish councils in looking for potential locations for rural exception sites. There is no schedule of maps for these sites, but maps are available on request.

Appendix 1: schedule of included sites (confirmed and unconfirmed)

SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/02/0168	2009	2014	Land at Little Farm, Worgret	Yes	None	Yes	In Green Belt.	1.29	38.7
6/02/0170	2009	2014	Land at Worgret Manor, Worgret, Wareham	Yes	Southern part of site covered by SSSI, Ramsar & Floodzones 2 & 3	Yes	In AONB & statutory minerals consultation zone. SNCI on western boundary.	54.65	1639.5
6/02/0171	2009	2014	Land north of A352, Worgret Manor, Worgret	Yes	None	Yes	In Green Belt & statutory installation consultation zone	2.61	78.3
6/02/0218	2009	2014	Land at Steppingstones Fields, West Lane, Stoborough	Yes	Southern part of site in 400m buffer	Yes	In AONB & statutory minerals consultation zone.	1.91	57.3
6/02/0221	2009	2014	Land to the north of West Lane, Stoborough	Yes	Northern edge of site in floodzones 2 & 3	Yes	In AONB	1.98	59.4
6/02/0223	2009		Land at Nutcrack Lane (West), Stoborough	No	Northern edge of site in floodzones 2 & 3.	Yes	Adj SSSI to north. In AONB & Purbeck Heritage Coast.	1.91	57.3
6/02/0225	2009		Land at Redcliffe Farm, Ridge	No	Eastern side of site in floodzones 2 & 3	Yes	In AONB and statutory minerals consultation zone. Listed Building within site.	4.49	134.7
6/02/1311	2013	2013	Land at Engine House, Ridge	Yes	Half of site in 400m buffer.	Yes	In AONB. Western part of site covered by group TPO. In statutory minerals consultation zone.	2.74	82.2
6/02/1331	2013	2014	Land west of railway line at Worgret	Yes	None	Yes	In Green Belt and statutory minerals consultation zone.	3.41	102.3
6/02/1347	2014	2014	Land north-west of Worgret Junction, Worgret	Yes	Western edge of site within 400m heathland buffer.	Yes	In AONB & Statutory Minerals Consultation Zone	12.56	376.8
6/02/1349	2014	2014	Land south-west of Worgret Junction, Worgret	Yes	Floodzones 2 & 3 cover large parts of site. SSSI adjoins site boundary. Western edge of site within 400m heathland buffer.	Yes	In AONB & SNCI over part of site. Within Statutory Minerals Consultation Zone.	38.13	1143.9
6/03/0194	2009	2014	Land adj to A35, Bere Regis	Yes	None	Yes	In Source Protection Zones 1,2 & 3.	1.32	39.6
6/03/0199	2009	2014	Land west of North Street, Bere Regis	Yes	None	Yes	TPO on boundary with 105 North Street. In Source Protection Zones 1,2 & 3.	2.79	83.7
6/03/0229	2009	2014	Land north of Snow Hill Lane, Bere Regis	Yes	None	Yes	In Source Protection Zones 1, 2 & 3.	1.97	59.1
6/03/0230	2009	2014	Land north of West Street, Bere Regis	Yes	None	Yes	In Source Protection Zones 1, 2 & 3.	2.1	63
6/03/0232	2009	2013	Land adj to Green Close, Bere Regis	Yes	None	Yes	Flood zones 2 & 3 along eastern boundary. In Source Protection Zones 1, 2 & 3.	3.23	96.9

SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/03/0235	2009		Land on south side of Bere Stream, Bere Regis	No	None	Yes	Southern boundary runs along 400m heathland buffer boundary. Flood zones 2 & 3 close to northern boundar. SNCI adjoins to north. In Source Protection Zones 1, 2 & 3.	3.77	113.1
6/03/0452	2009	2014	White Lovington, Rye Hill, Bere Regis	Yes	Half of site in 400m buffer.	Yes	TPOs along boundary of site with properties on White Lovington. In Source Protection Zones 1, 2 & 3.	2.07	62.1
6/03/0541	2009	2014	Land at Tower Hill, Bere Regis	Yes	None	Yes	In Conservation Area & Source Protection Zones 1,2 & 3.	0.51	15.3
6/03/1336	2014	2014	Bere Regis School, Rye Hill, Bere Regis	Yes	None	Yes	In Source Protection Zones 1, 2 & 3	0.73	21.9
6/03/1350	2014	2014	Land south of A35, Bere Regis	Yes	Floodzones 2 & 3 adjoin south-western boundary of site	Yes	In Source Protection Zones 1, 2 & 3	2.4	72
6/05/0315	2009	2014	Land adj 6 East Chaldon	Yes	North eastern corner of site adjoins floodzones 2 & 3	Yes	In AONB, Purbeck Heritage Coast, Conservation Area & Source Protection Zones 2 & 3. Listed building adjoins site.	0.31	9.3
6/05/0318	2009	2014	Adjacent to the Bungalow, Chydyok Road, East Chaldon	Yes	None	Yes	In AONB, Purbeck Heritage Coast and Conservation Area. In Source Protection Zones 2 & 3.	0.28	8.4
6/05/0319	2009	2014	R/o 1 - 8 Chydyok Road, East Chaldon	Yes	None	Yes	In AONB & Purbeck Heritage Coast. In Source Protection Zones 2 & 3.	1.16	34.8
6/05/0320	2009	2014	Adj Vicarage Farm, East Chaldon	Yes	None	Yes	In AONB, Purbeck Heritage Coast and Conservation Area. In Source Protection Zones 2 & 3.	0.25	7.5
6/05/0321	2009	2014	R/o Springfield Cottage, East Chaldon	Yes	None	Yes	In AONB, Purbeck Heritage Coast & Conservation Area. In Source Protection Zones 2 & 3.	0.32	9.6
6/10/0239	2009	2014	Land r/o Garage, East Lulworth	Yes	None	Yes	Close to SAM. In AONB & Conservation Area	0.24	7.2
6/10/0331	2009		Opposite Elm Tree Cottage, East Lulworth	No	None	Yes	In AONB & Conservation Area	0.24	7.2
6/12/0344	2009	2013	Land north of 7 & 8 Kimmeridge	Yes	None	Yes	In AONB, Purbeck Heritage Coast & Conservation Area	0.24	7.2
6/13/0335	2009	2014	Valley Road, Langton Matravers	Yes	None	Yes	In AONB. SNCI covers western part of site.	9.29	278.7
6/13/0351	2009	2013	Coombe Farm Triangle, Langton Matravers	Yes	None	Yes	In AONB & Conservation Area.	0.59	17.7
6/13/0356	2009	2013	Land adj Durnford Drove, Langton Matravers	Yes	None	Yes	Group TPO covers whole site. In AONB & Purbeck Heritage Coast.	1.58	47.4
6/13/0559	2009	2014	South of the Hyde, Langton Matravers	Yes	None	Yes	In AONB & Purbeck Heritage Coast	0.77	23.1

SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/14/0268	2009	2014	Field off Burbidge Close, Lytchett Matravers	Yes	None	Yes	In Green Belt	0.51	15.3
6/14/0269	2009	2014	Land at Blaneys Corner, Lytchett Matravers	Yes	None	Yes	Potential TPOs along southern boundary with Huntick Road site. In Green Belt & Source Protection Zone 3.	3.8	114
6/14/0270	2009	2014	Land at Flowers Drove, Lytchett Matravers	Yes	None	Yes	In Green Belt and Source Protection Zone 3	1.91	57.3
6/14/0271	2009		Land to east of Wareham Road, Lytchett Matravers	No	None	Yes	In Green Belt.	4.13	123.9
6/14/0272	2009	2013	Land at Foxhills Cottage, Lytchett Matravers	Yes	None	Yes	In Green Belt	2.12	63.6
6/14/0273	2009		Land adj 47 Wareham Road, Lytchett Matravers	No	None	Yes	In Green Belt	0.23	6.9
6/14/0274	2009	2014	Adjacent to Peach Cottage, Foxhills Lane, Lytchett Matravers	Yes	None	Yes	In Green Belt	1.59	47.7
6/14/0276	2009	2014	Land adj. The Rectory, Jenny's Lane, Lytchett Matravers	Yes	None	Yes	TPO on opposite side of Jenny's Lane. In Green Belt and Source Protection Zone 3.	0.31	9.3
6/14/0277	2009		Land to the east of Flowers Drove, Lytchett Matravers	No	None	Yes	In Green Belt and Source Protection Zone 3.	3.87	116.1
6/14/0279	2009		Land to east of Castle Farm Road, Lytchett Matravers	No	None	Yes	Group TPO along southern and eastern boundaries. In Green Belt and Source Protection Zone 3.	3.97	119.1
6/14/0280	2009		Land at Windy Ridge, Huntick Road, Lytchett Matravers	No	None	Yes	In Green Belt and Source Protection Zone 3.	2.07	62.1
6/14/0282	2009		Land off High Street, Lytchett Matravers	No	None	Yes	Group TPO adjoining northern site boundary. SNCI adjoins northern boundary. In Green Belt and Source Protection Zone 3.	3.8	114
6/14/0345	2009	2014	Adj Summyside Farm, Wimborne Road, Lytchett Matravers	Yes	None	Yes	In Green Belt.	0.61	18.3
6/14/0368	2009	2014	Land adj Glebe Road, Lytchett Matravers	Yes	None	Yes	In Green Belt.	3.6	108
6/14/0370	2009	2014	R/o Eldons Drove, Lytchett Matravers	Yes	None	Yes	TPOs on south eastern boundary. In Green Belt.	0.42	12.6
6/14/0375	2009	2014	Adj. Middle Road, Lytchett Matravers	Yes	None	Yes	In Green Belt.	4.93	147.9
6/14/0397	2009		Land South of Rockley View, Lytchett Matravers	No	None	Yes	TPOs on opposite side of Foxhills Road. In Green Belt.	3.83	114.9

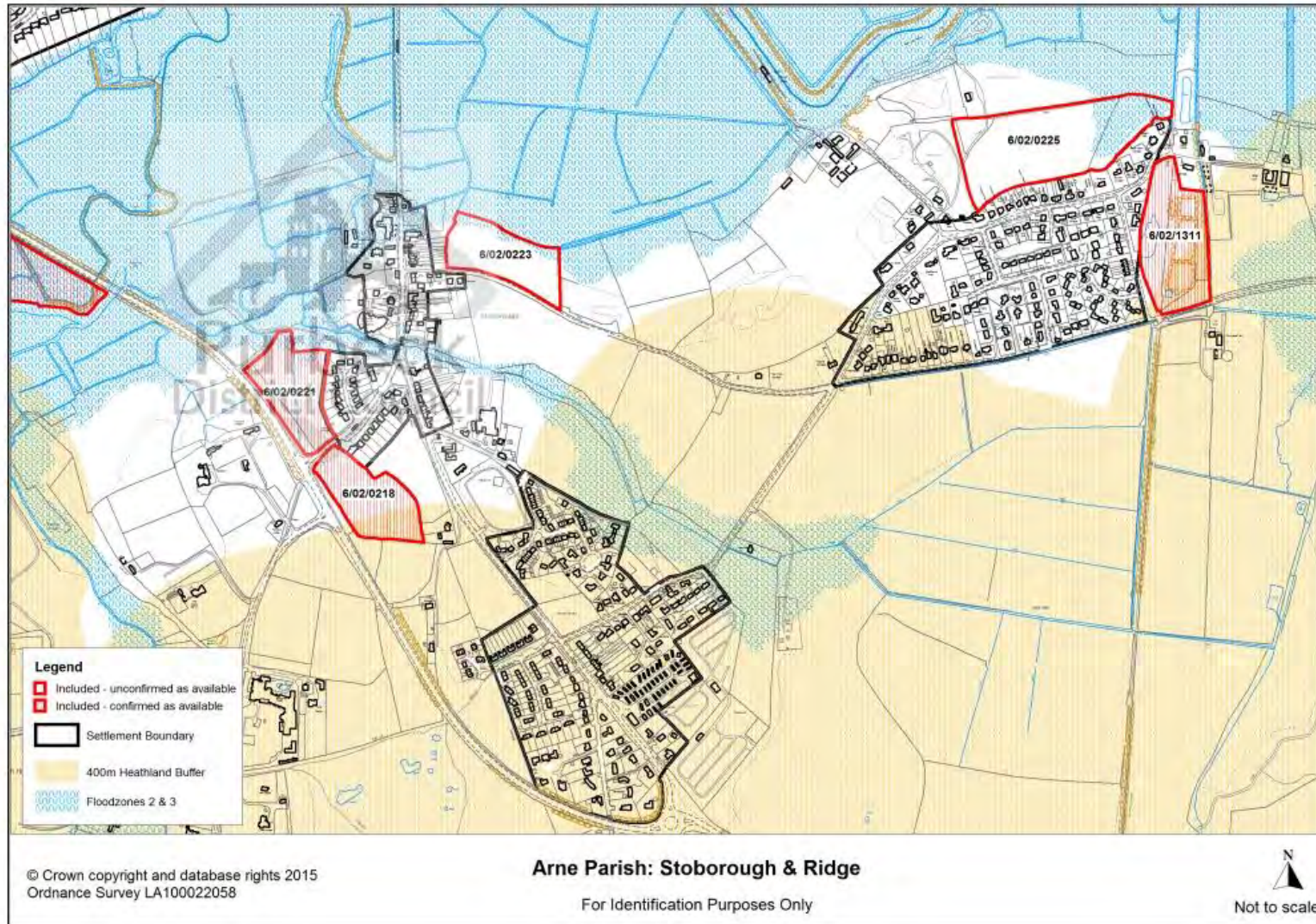
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/14/0534	2009		Sunnyside Barn, Wimborne Road, Lytchett Matravers	No	None	Yes	In Green Belt & Source Protection Zone 3.	0.23	6.9
6/14/0540	2009	2014	Land behind 36 & 38 Wareham Road, Lytchett Matravers	Yes	None	Yes	In Green Belt.	0.52	15.6
6/14/0542	2009		Rockley View, Foxhills Road, Lytchett Matravers	No	None	Yes	In Green Belt & Source Protection Zone 3.	1.26	37.8
6/14/0552	2009		Land adjacent to 204 Wareham Road, Lytchett Matravers	No	None	Yes	TPOs along southern boundary. In Green Belt & Source Protection Zone 3.	0.61	18.3
6/14/1007	2010		Land at Kit Robbins, Jenny Lane, Lytchett Matravers	No	None	Yes	In Green Belt.	0.52	15.6
6/15/1316	2009	2013	Land to west of Lytchett Minster	Yes	400m heathland buffer and floodzones 2 & 3 on southern part of site	Yes	SNClS close to site. In Green Belt.	65.39	1961.7
6/15/1317	2009	2013	Land to east of Lytchett Minster	Yes	None	Yes	In Conservation Area & Green Belt.	10.02	300.6
6/15/1318	2009	2013	Land to South East of Lytchett Minster School	Yes	Floodzones 2 & 3 along eastern boundary of site	Yes	In Green Belt	3.84	115.2
6/15/1319	2009	2013	Land to North West of Lytchett Minster School	Yes	None	Yes	Adjoins SNCl to west and south. In Green Belt.	2.43	72.9
6/15/1320	2013	2014	Land at Policemans Lane (adj Local Plan site), Upton	Yes	None	Yes	TPOs on site to north. Southern boundary adjoins floodzones 2 & 3. Close to 400m heathland buffer. In Green Belt.	3.68	110.4
6/17/1306	2013	2014	Caravan Park, Station Road, Moreton	Yes	None	Yes	Close to SNCl. In statutory minerals consultation zone.	8.54	256.2
6/17/1307	2013	2014	Moreton Pit, Redbridge Road, Moreton	Yes	None	Yes	SNCl covers most of site. In statutory minerals consultation zone.	35.6	1068
6/17/1308	2013	2014	Land to north of Moreton Station	Yes	None	Yes	TPO on site boundary	8.49	254.7
6/20/0188	2009	2013	Swanage Grammar School	Yes	None	Yes	In AONB	0.93	27.9
6/20/0189	2009	2014	Land to West of Cauldron Barn, Swanage	Yes	None	Yes	In AONB	2.16	64.8
6/20/0192	2009	2014	Prospect Farm, Swanage	Yes	None	Yes	In AONB	0.61	18.3
6/20/0195	2009	2014	Land at Washpond Lane, Swanage	Yes	Flood Zones 2 & 3 over central part of site	Yes	In AONB	1.61	48.3
6/20/0557	2009	2014	Land off Northbrook Road, Swanage	Yes	None	Yes	In AONB	0.87	26.1
6/20/0558	2009	2014	Land opposite Grammar School, Swanage	Yes	None	Yes	In AONB	0.87	26.1
6/20/0588	2009	2014	Land off Ulwell Road, Swanage	Yes	2/3 of site in floodzones 2 & 3 (eastern part)	Yes	In AONB. TPOs on opposite side of Lane.	1.82	54.6
6/20/1103	2011	2013	South of Manwell Road, Swanage	Yes	None	Yes	SAC & SSSI adjoin boundary to south and west. In AONB & Purbeck	1.04	31.2

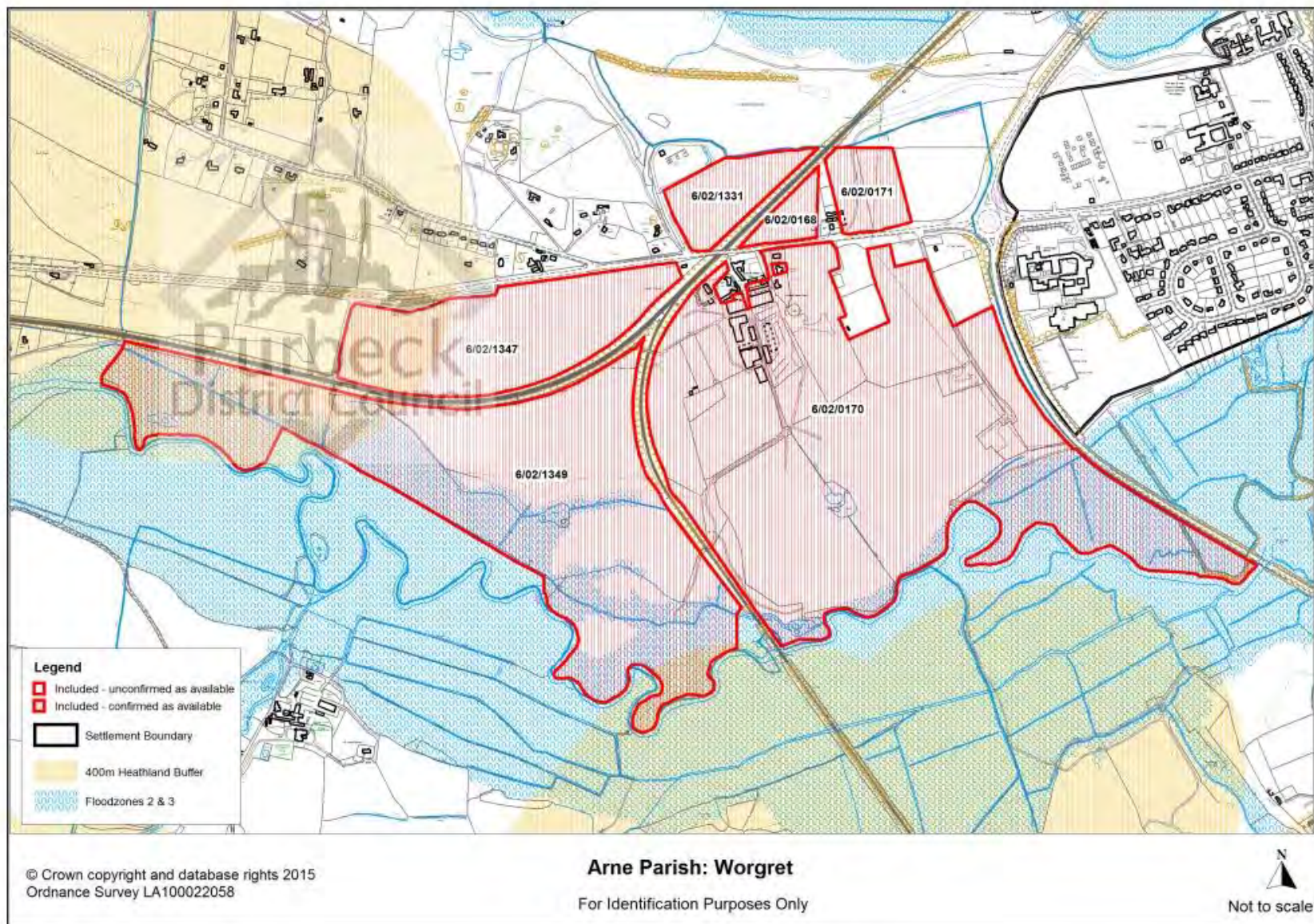
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
							Heritage Coast.		
6/20/1109	2011	2014	Hatchets Mead, Swanage	Yes	None	Yes	In AONB.	3.88	116.4
6/20/1208	2012	2014	Junction of Ulwell Road & Whitecliffe Road, Swanage	Yes	None	Yes	SAC & SSSI adjoin northern boundary. In AONB & Purbeck Heritage Coast.	8.56	256.8
6/20/1322	2009	2014	Grayseeds 1, Swanage	Yes	None	Yes	In AONB & Purbeck Heritage Coast	4.54	136.2
6/20/1323	2009	2014	Grayseeds 2, Swanage	Yes	None	Yes	In AONB & partly in Purbeck Heritage Coast	0.64	19.2
6/20/1324	2009	2014	Washponds 1, Swanage	Yes	Southern parts of site in floodzones 2 & 3	Yes	In AONB	2.07	62.1
6/20/1325	2009	2014	Washponds 2, Swanage	Yes	Small amount of site in south east corner in flood zone 2	Yes	In AONB	6.88	206.4
6/20/1326	2013	2014	Prospect Farm 2, Swanage	Yes	None	Yes	In AONB	0.76	22.8
6/20/1327	2013	2013	Townsend Residential Centre, Swanage	Yes	None	Yes	SAC and SSSI adjoin southern boundary. In AONB & Purbeck Heritage Coast. TPO on northern part of site.	2.06	61.8
6/20/1332	2013	2014	Land to south of Cauldron Barn, Swanage	Yes	None	Yes	In AONB	0.47	14.1
6/20/1340	2014	2014	Belle Vue farm, Swanage	Yes	SSSI adjoins western boundary of site	Yes	In Dorset AONB & Purbeck Heritage Coast	4.4	132
6/20/1353	2014	2014	North of Swanage School, Swanage	Yes	None	Yes	In AONB	4.27	128.1
6/23/0164	2009		Factory Field, Wareham	No	Floodzones 2 & 3 on southern half of site	Yes	Close to SSSI & SNCI. In statutory minerals consultation zone.	1.98	59.4
6/23/0166	2009	2013	Land adj Tantinoby Farm, North Wareham	Yes	400m heathland buffer covers small area in northern part of site	Yes	TPOs along south eastern boundary. In Green Belt and statutory minerals consultation zone.	5.44	163.2
6/23/0167	2009	2013	Land adj Ferncroft Farm, North Wareham	Yes	None	Yes	TPOs on norther eastern boundary and just outside site. Floodzones 2 & 3 on southern boundary. In statutory minerals consultation zone.	7.76	232.8
6/23/1312	2013	2013	Land south of Sandford Lane, Northport	Yes	Western part of site in floodzones 2 & 3.	Yes	TPO on site frontage. In Green Belt.	0.28	8.4
6/23/1314	2013	2013	Land west of Westminster Industrial Estate, Bere Regis Rd	Yes	None	Yes	Group and individual TPOs on parts of site. In statutory minerals consultation zone.	4.58	137.4
6/23/1343	2014	2014	Land adj 50 Bestwall Road, Wareham	Yes	Floodzones 2 & 3 over southern and eastern parts of site. Southern boundary adjoins Ramsar & SSSI	Yes	In AONB, Purbeck Heritage Coast & Green Belt	1.14	34.2

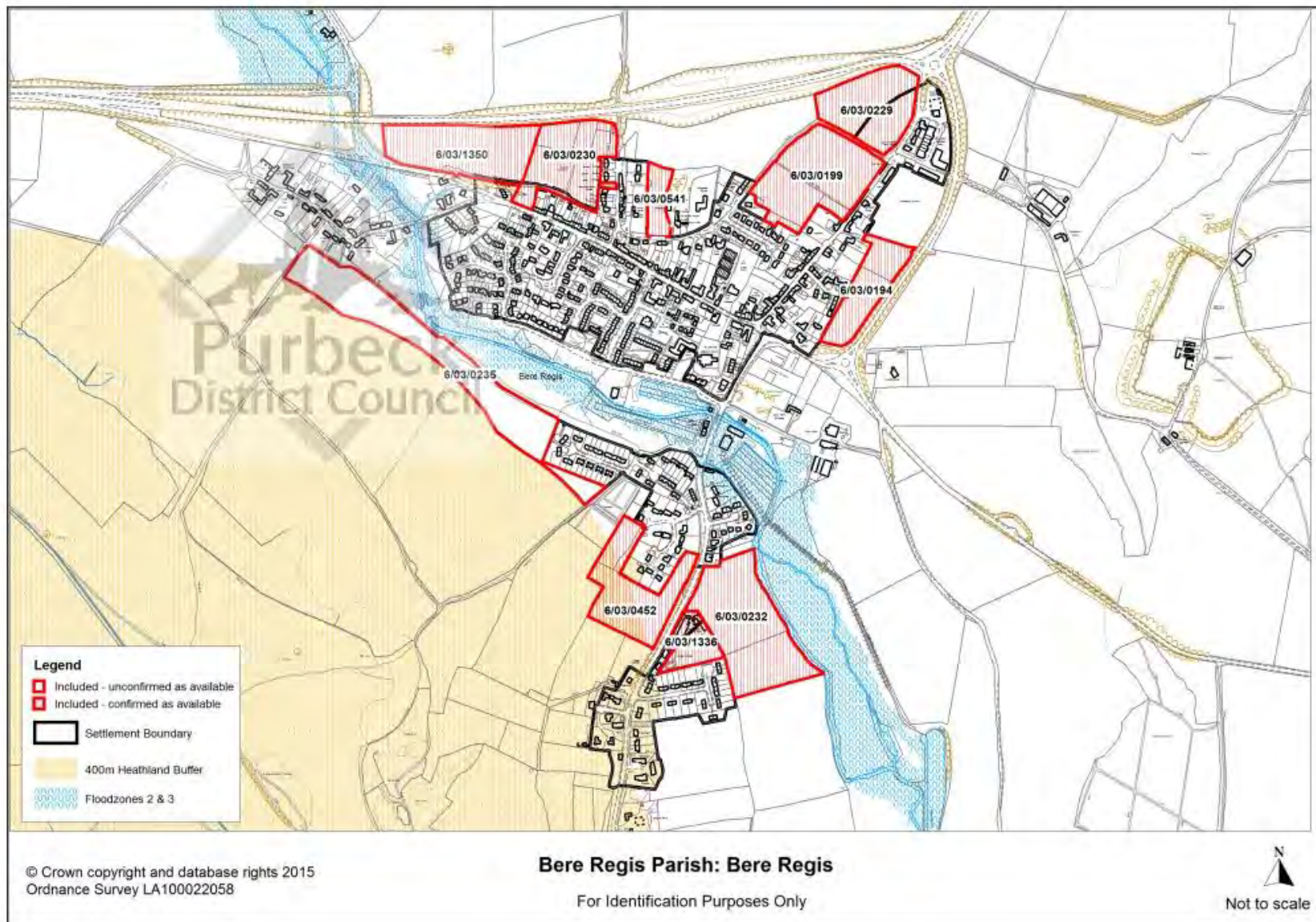
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/24/0165	2009	2013	Land off Keysworth Drive, Wareham	Yes	400m buffer on north eastern edge.	Yes	TPOs on southern part and to south of site. SNCI adjoins site to south. In Green Belt.	6.87	206.1
6/25/0323	2009	2014	Land east of Church Road, West Lulworth	Yes	None	Yes	TPOs on western boundary. In AONB, Purbeck Heritage Coast & Conservation Area. Source Protection Zones 2 & 3.	0.68	20.4
6/25/0325	2009	2014	Adj. Limberlost, Sunnyside, West Lulworth	Yes	None	Yes	TPOs on northern boundary. In AONB, Purbeck Heritage Coast & Conservation Area. Source Protection Zones 2 & 3.	0.59	17.7
6/25/0328	2009	2014	Adj. The Lilacs, West Road, West Lulworth	Yes	None	Yes	In AONB, Purbeck Heritage Coast and Conservation Area. In Source Protection Zones 1, 2 & 3.	0.57	17.1
6/25/0329	2009	2014	Allotment Gardens, Bindon Road, West Lulworth	Yes	None	Yes	In AONB, Purbeck Heritage Coast & Conservation Area. Source Protection Zones 2 & 3.	0.55	16.5
6/25/0336	2009	2014	Opposite Mulberry Walk, West Lulworth	Yes	None	Yes	In AONB & Purbeck Heritage Coast. In Source Protection Zones 2 & 3.	5.77	173.1
6/25/0337	2009	2014	Land opposite Wilton Cottage, West Lulworth	Yes	None	Yes	TPOs on south west boundary. In AONB, Purbeck Heritage Coast & Conservation Area. In Source Protection Zones 2 & 3.	0.67	20.1
6/25/0340	2009	2014	Adj. Hall, Church road, West Lulworth	Yes	None	Yes	In AONB & Purbeck Heritage Coast. In Source Protection Zones 2 & 3.	0.35	10.5
6/25/0341	2009	2014	Land adj. 1 Church Road, West Lulworth	Yes	None	Yes	In AONB, Purbeck Heritage Coast & Conservation Area. In Source Protection Zones 2 & 3.	0.33	9.9
6/25/0342	2009	2014	Adj Cove House, Bindon Road, West Lulworth	Yes	None	Yes	In AONB, Purbeck Heritage Coast & Conservation Area. Source Protection Zones 2 & 3.	0.29	8.7
6/26/0298	2009	2014	Adj Thornicks, Winfrith	Yes	Eastern half of site in floodzones 2 & 3	Yes	In AONB, Conservation Area & statutory installation consultation zone. Southern part in Source Protection Zones 2 & 3.	0.88	26.4
6/26/0300	2009		Draytons Dairy, School Lane, Winfrith	No	None	Yes	In AONB, Conservation Area & statutory installation consultation zone.	0.49	14.7
6/26/0307	2009	2013	Adj Longmead, Winfrith	Yes	None	Yes	In AONB, Conservation Area, statutory installation consultation zone & Source Protection Zones 2 & 3.	0.21	6.3

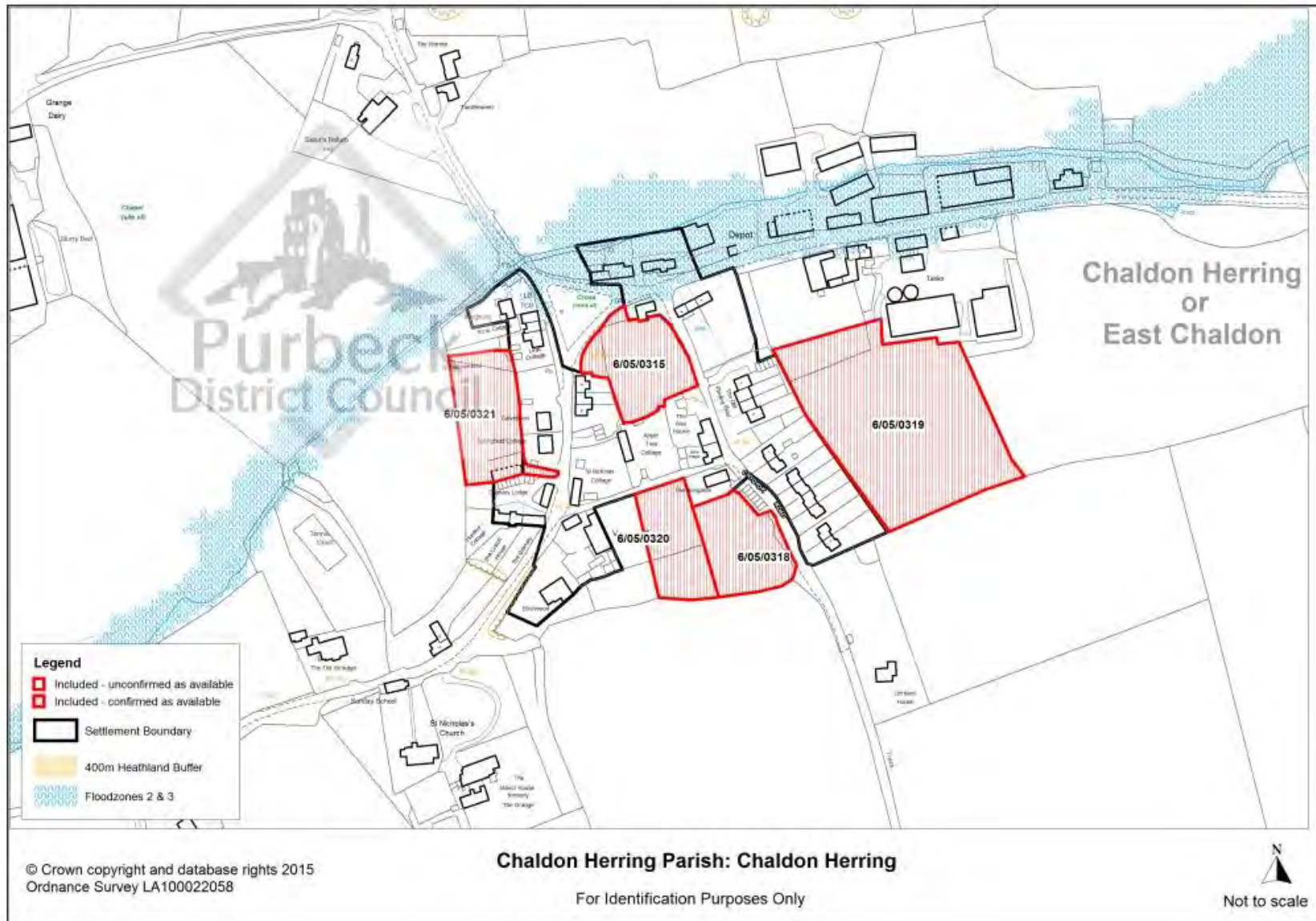
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)	Potential units at 30dph
6/26/0310	2009	2014	Rear 1 and 2 High Street, Winfrith	Yes	None	Yes	In AONB, Conservation Area, statutory installation consultation zone & Source Protection Zones 2 & 3.	0.43	12.9
6/26/0312	2009	2014	Opp Brook House, Water Lane, Winfrith	Yes	Western boundary of site in floodzones 2 & 3	Yes	In AONB, Conservation Area & statutory installation consultation zone.	0.3	9
6/26/0435	2009	2013	Dorset Green Technology Park	Yes	Some of site in 400m buffer. SAC, Ramsar & SSSI on part of site. Floodzones 2 & 3 on southern part of site.	Yes	In statutory installation consultation zone.	66.27	1988.1
6/27/0240	2009	2014	Land at Pug Pit, Lower Hillside Road, Wool	Yes	None	Yes		0.76	22.8
6/27/0241	2009	2014	South of Dorchester Road, Wool	Yes	SAM on southern half of site.	Yes	AONB along southern boundary. In statutory installation consultation zone.	32.54	976.2
6/27/0242	2009	2014	Land to west of Purbeck Gate, Wareham	Yes	None	Yes	In statutory installation consultation zone.	0.97	29.1
6/27/0243	2009		Manor Farm, Spring Street, Wool	No	North western part of site within floodzones 2 & 3	Yes	In Conservation Area. Listed Buildings within site boundary.	0.76	22.8
6/27/0246	2009	2013	Land off Sandhills Cresecnt, East Burton, Wool	Yes	Half of site area covered in floodzone 2	Yes	In statutory installation consultation zone.	1.81	54.3
6/27/0247	2009		Land north of Burngate Mead, Wool	No	None	Yes		1.86	55.8
6/27/0248	2009	2013	Land at Giddy Green, East Burton	Yes	None	Yes	Small area of site in north west corner within floodzone 2. In statutory installation consultation zone.	7.53	225.9
6/27/0249	2009	2013	Land adjoining Winfrith Technology Centre	Yes	Northern part of site within floodzones 2 & 3	Yes	In statutory installation consultation zone.	18.61	558.3
6/27/0254	2009	2014	Site South of Wool	Yes	None	Yes	North eastern part of site in floodzones 2 & 3.	11.37	341.1
6/27/0258	2009	2014	Lower Hillside, Wool	Yes	None	Yes		2.77	83.1
6/27/0359	2009		Land adj Barn End, Duck Street, Wool	No	None	Yes		0.21	6.3
6/27/0546	2009	2013	Land off the A352, Wool	Yes	None	Yes	AONB adjoins site to south. In statutory installation consultation zone.	21.32	639.6
6/27/1309	2013	2014	Portland House, East Burton, Wool	Yes	None	Yes	In statutory installation consultation zone.	3.24	97.2
6/27/1335	2009	2014	West of Lulworth Road, Wool	Yes	Flood zones 2 and 3 cover central part of site	Yes		3.38	101.4
6/28/0207	2009		Land adj Abbascombe Cottages, Worth Matravers	No	None	Yes	Close to SSSI, SAC and SAM.	0.26	7.8

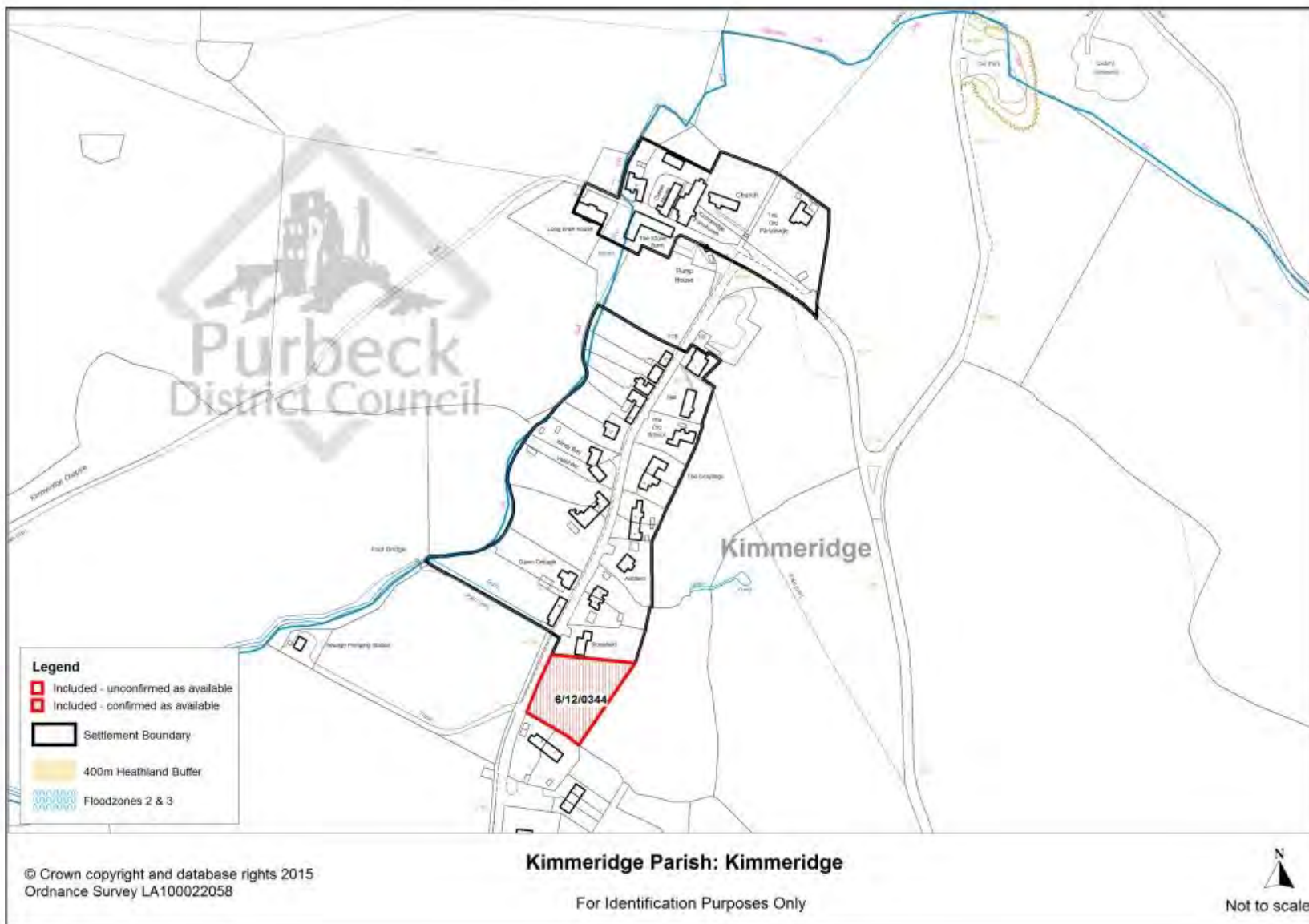
Appendix 2: maps of included sites (confirmed and unconfirmed)

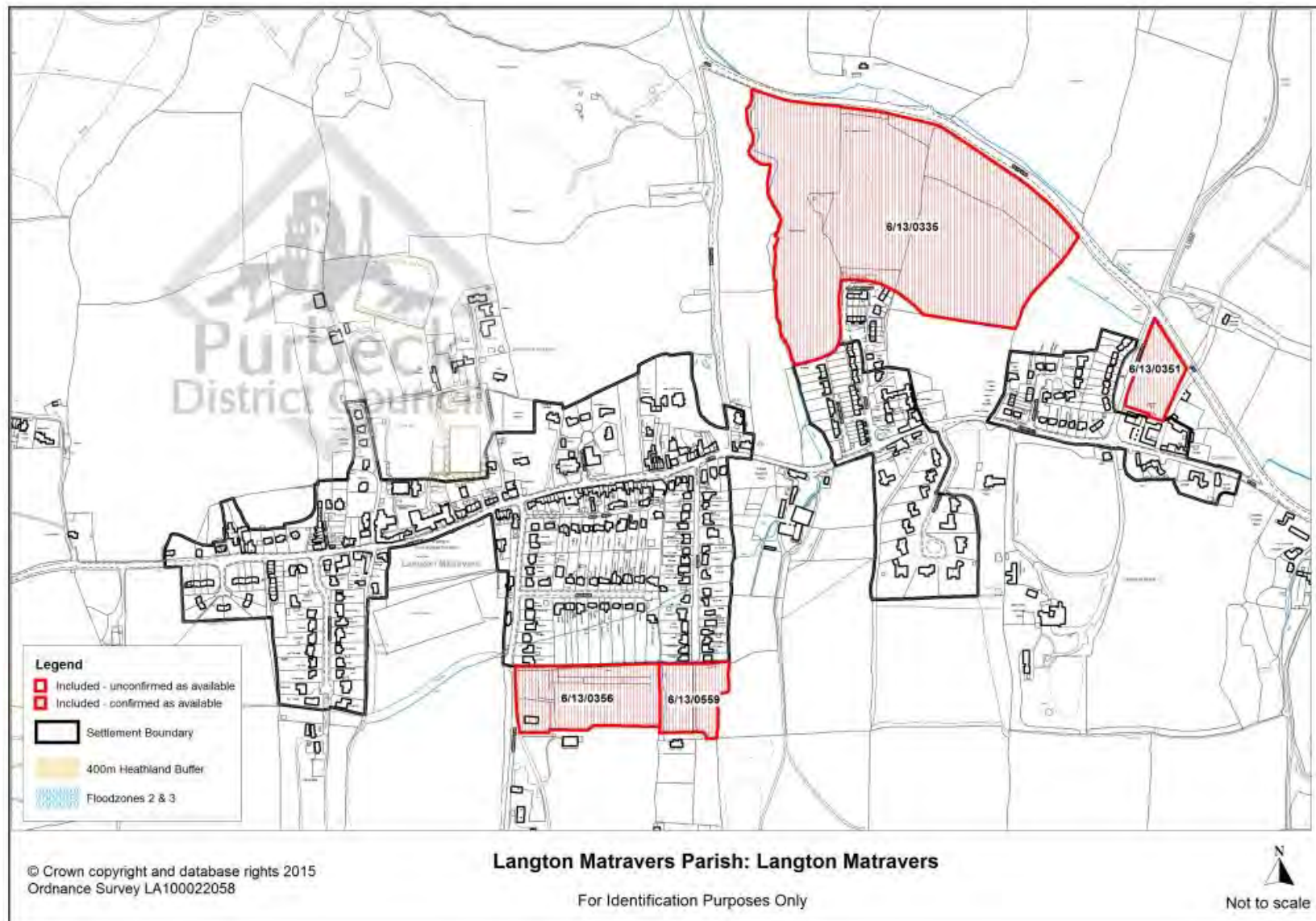


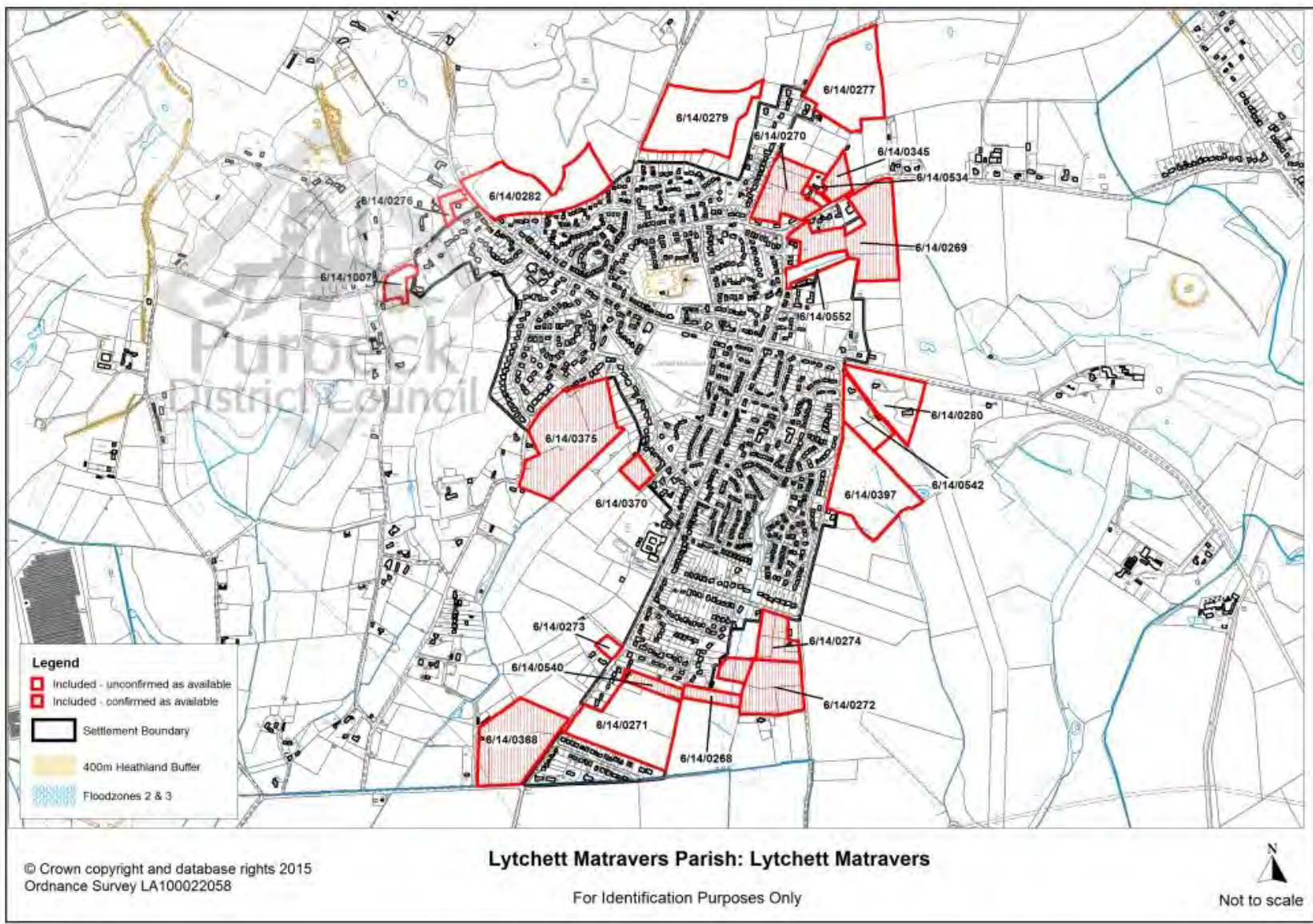


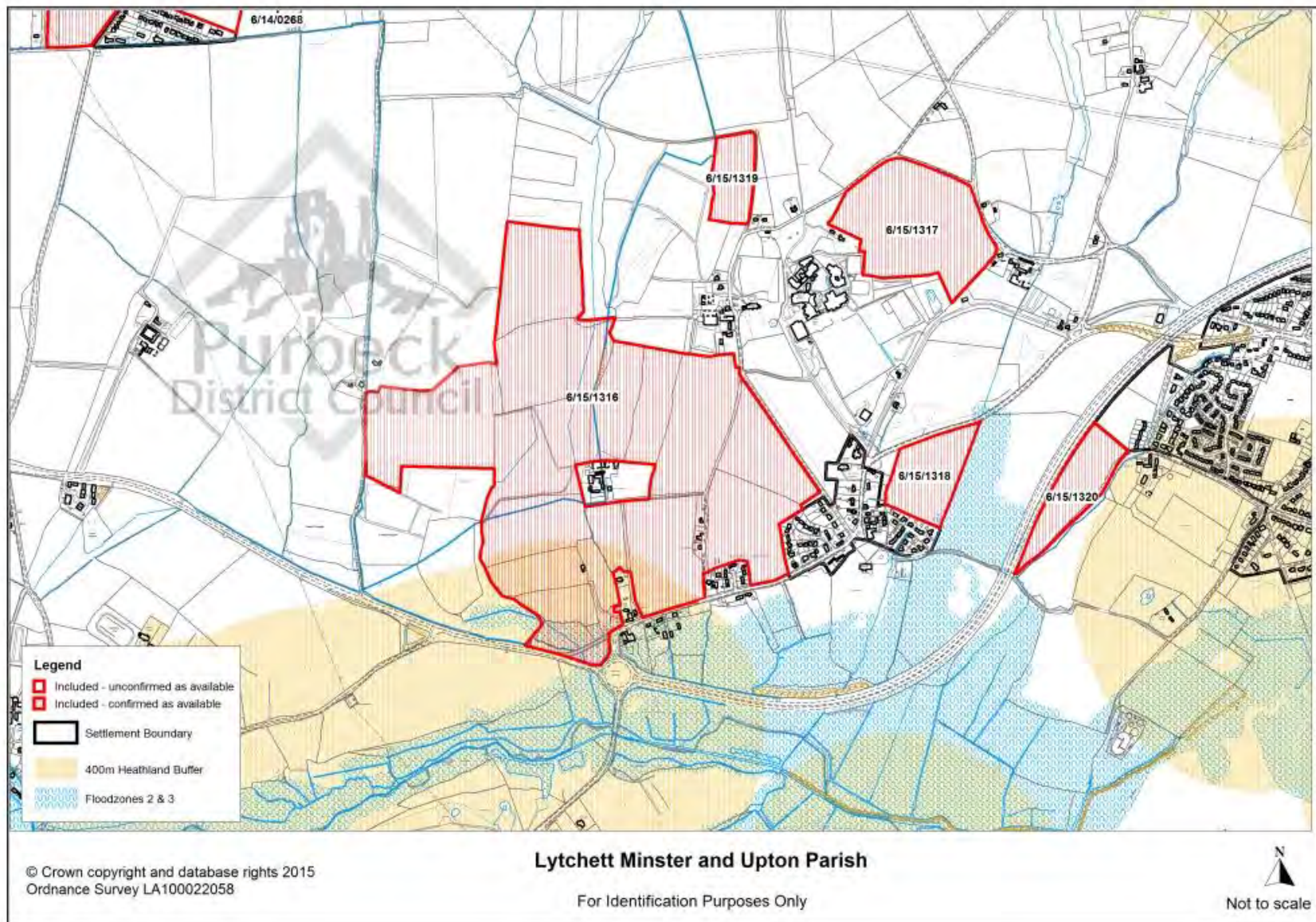


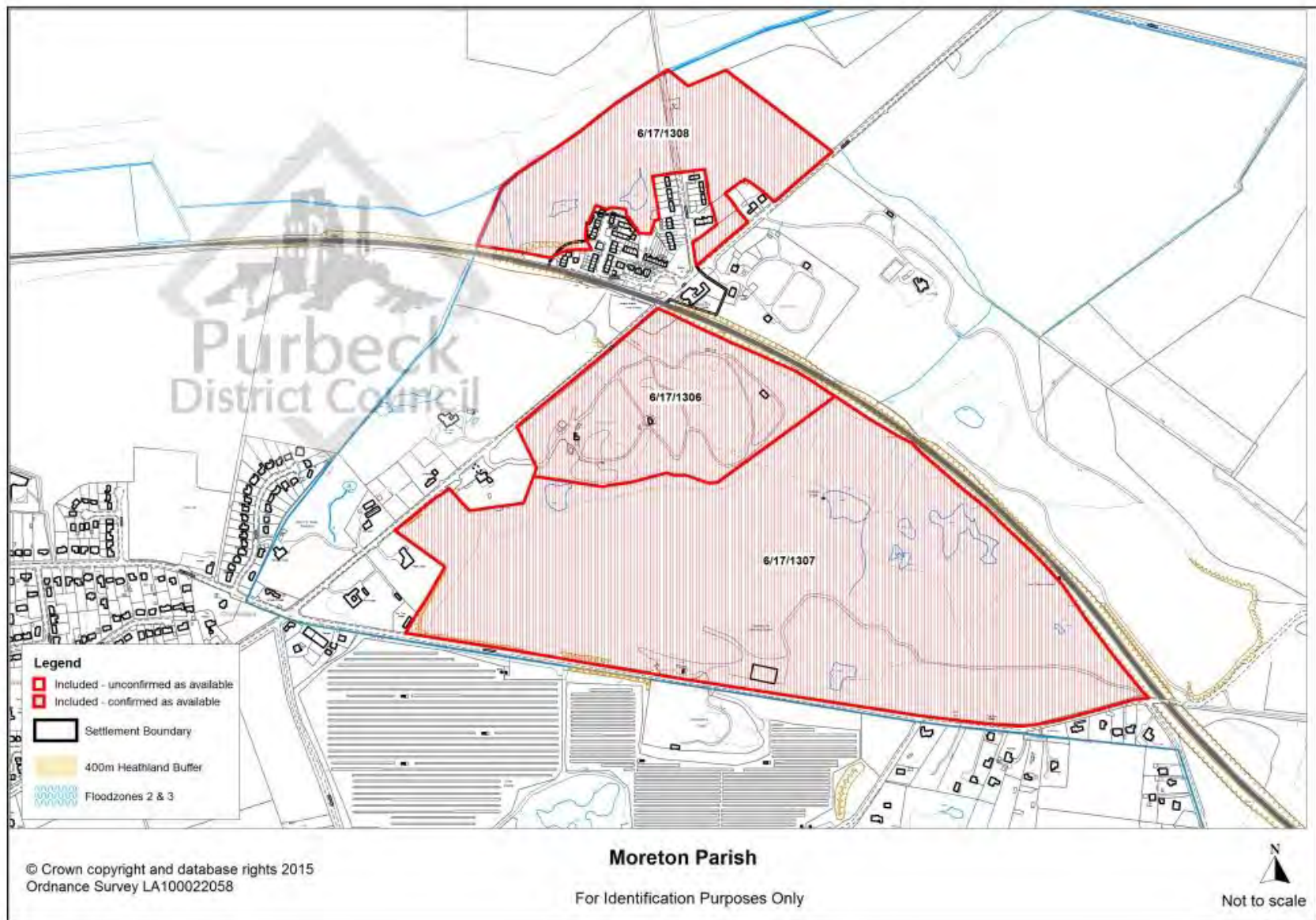


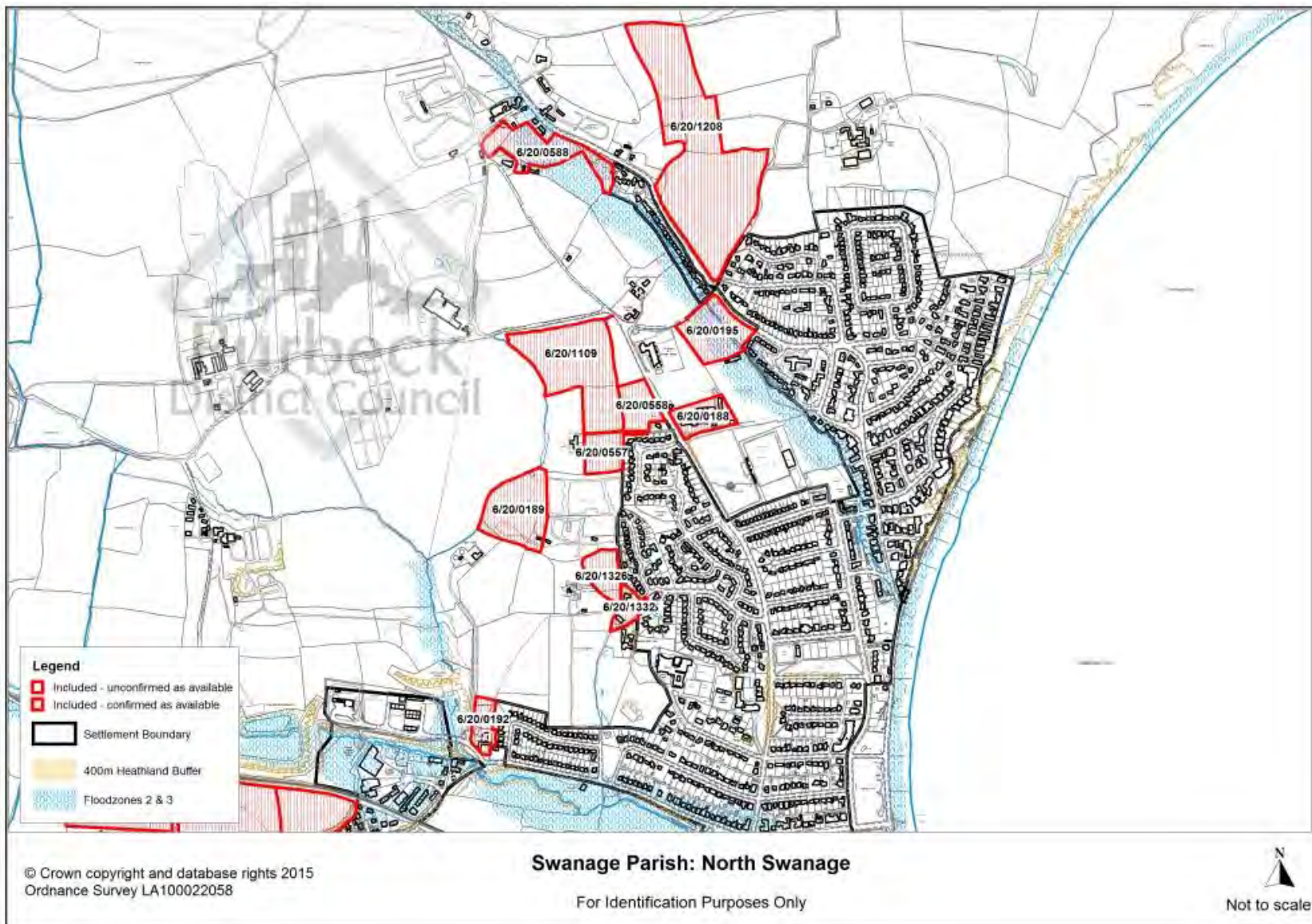


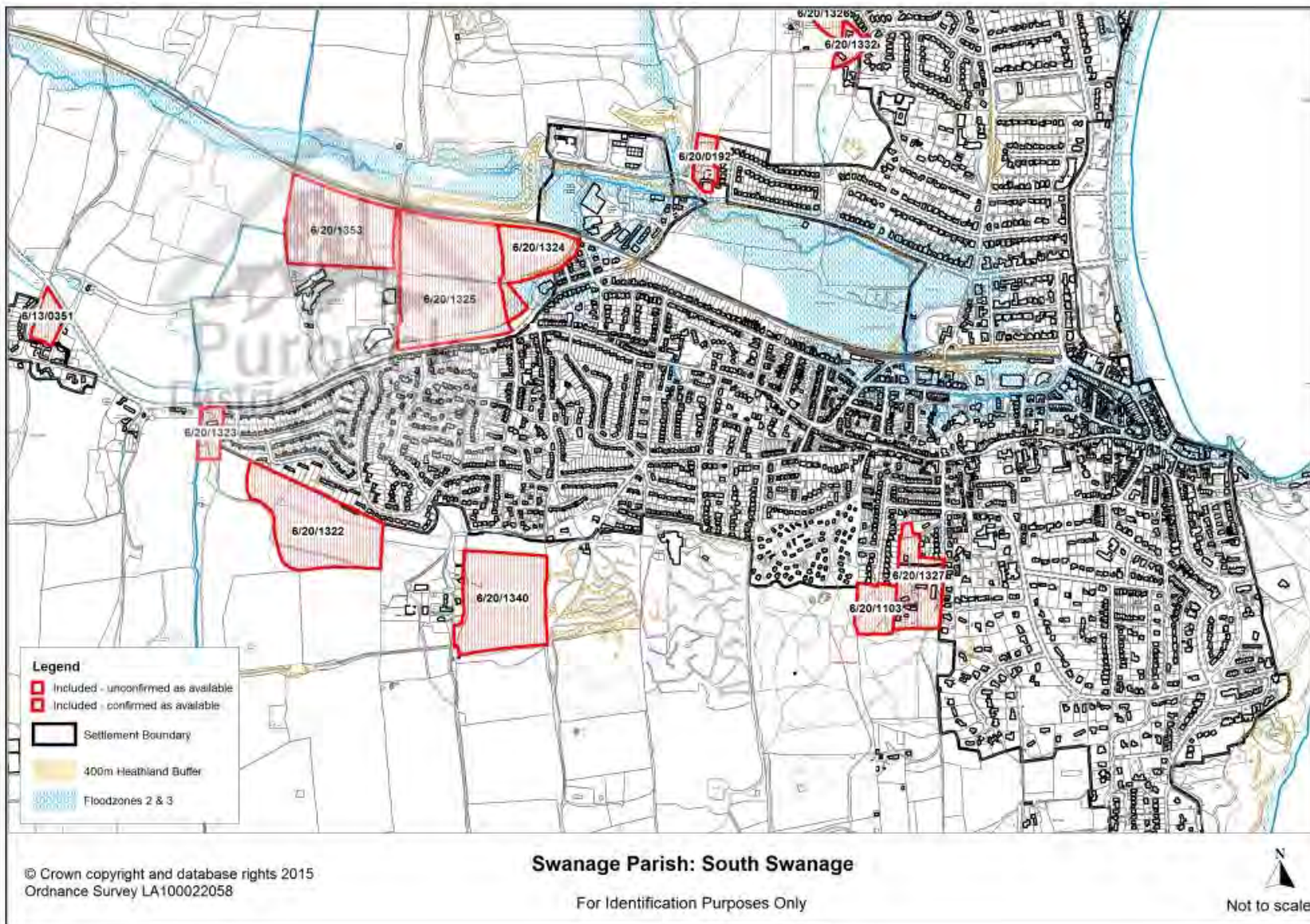


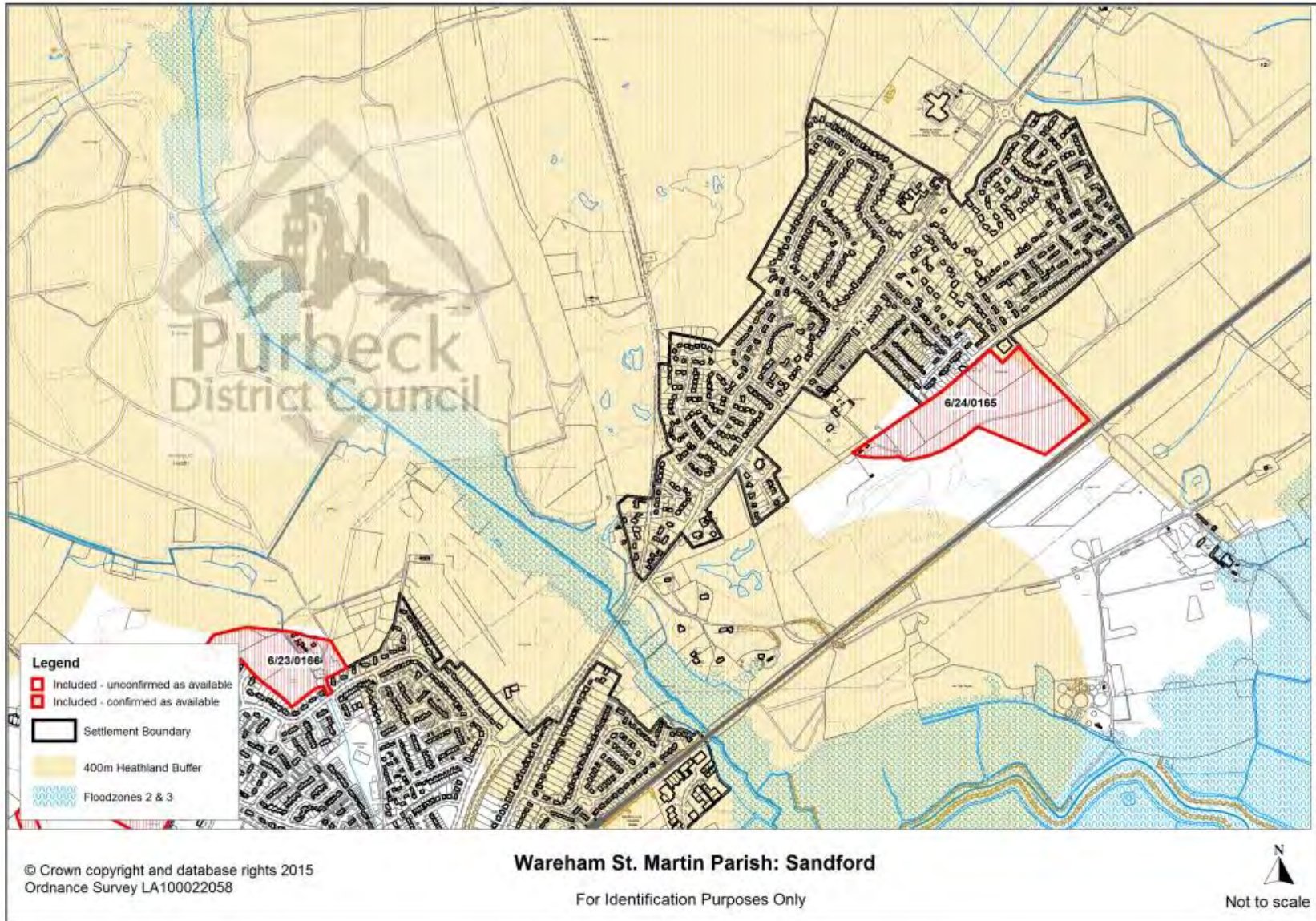


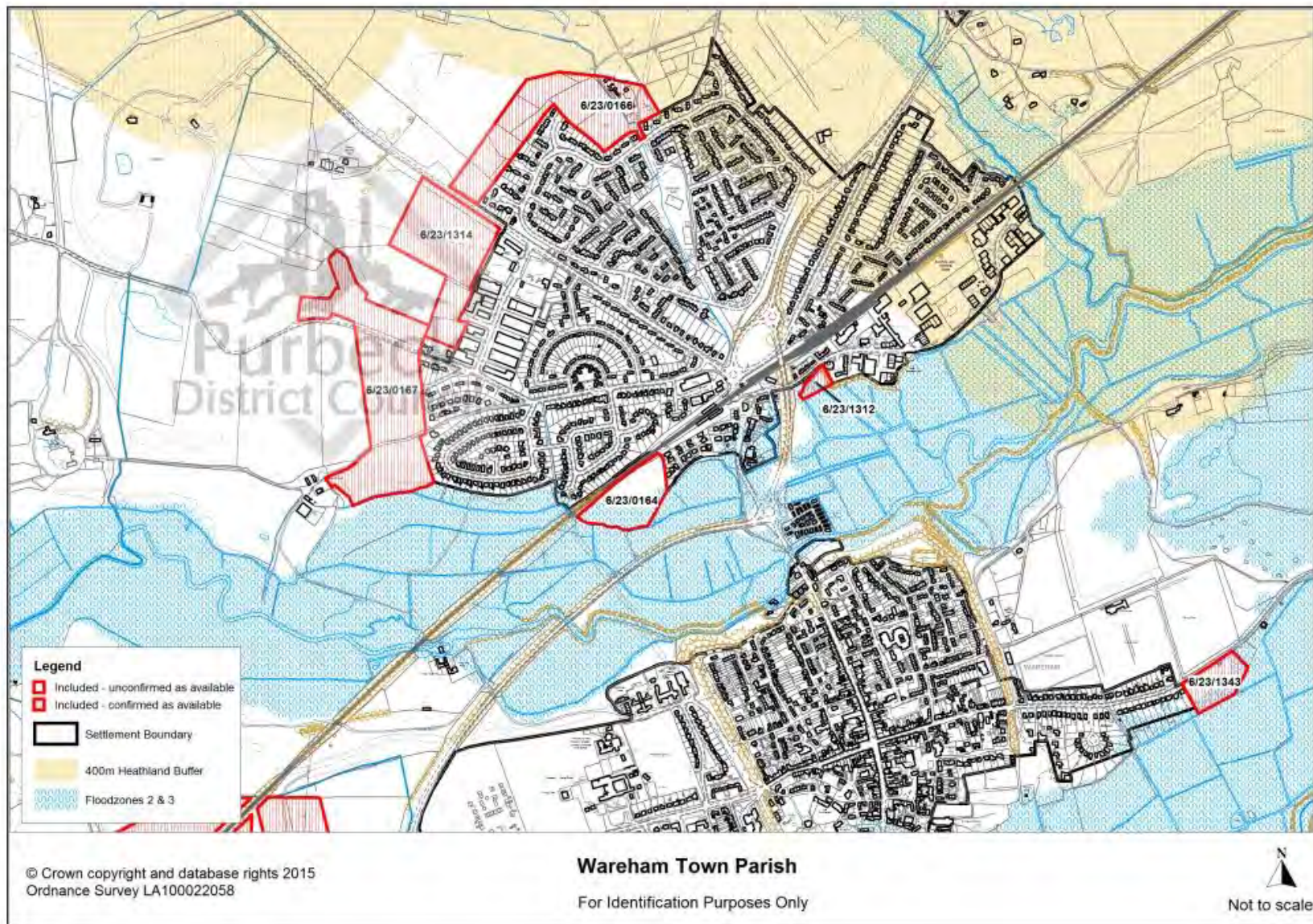


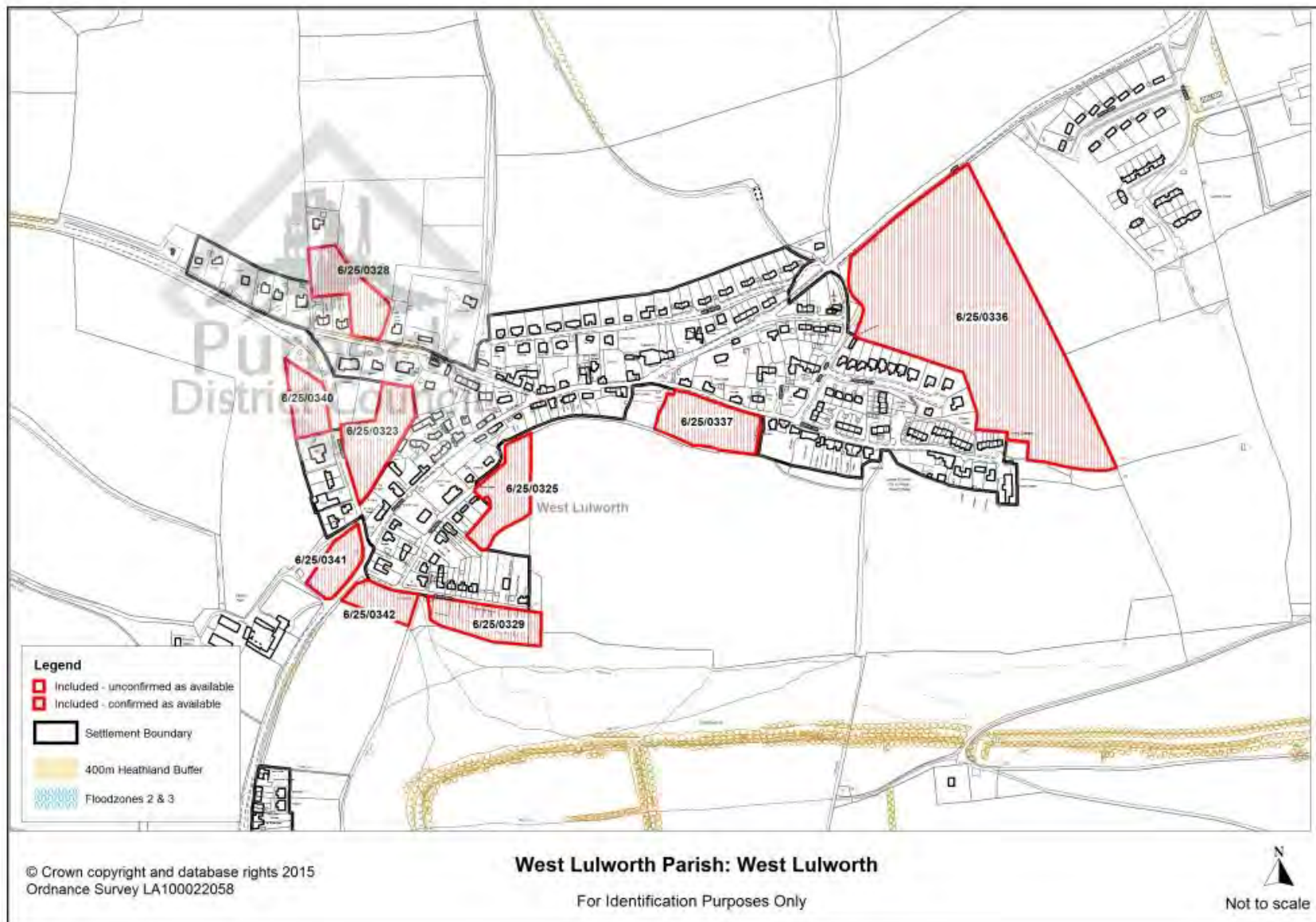


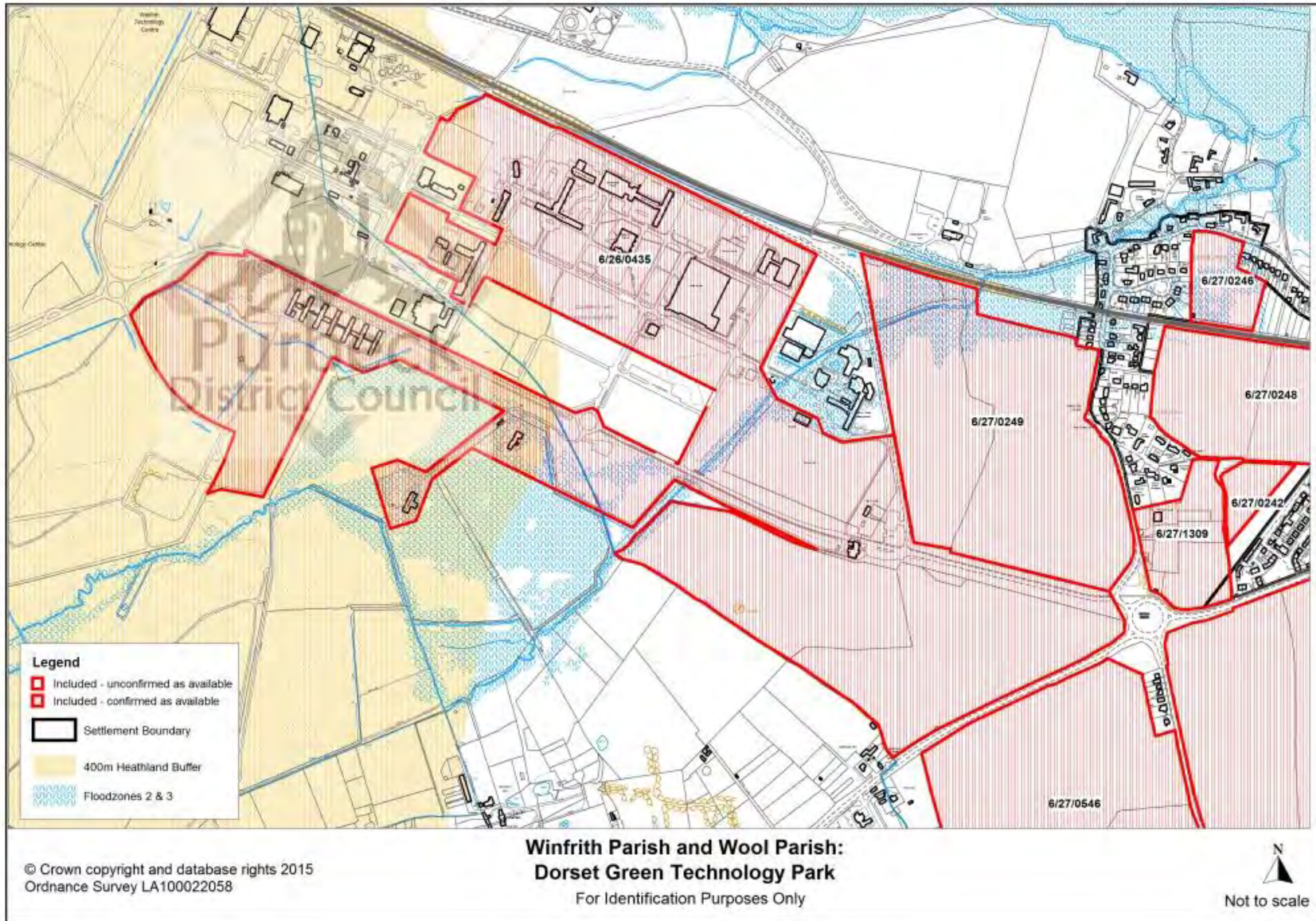


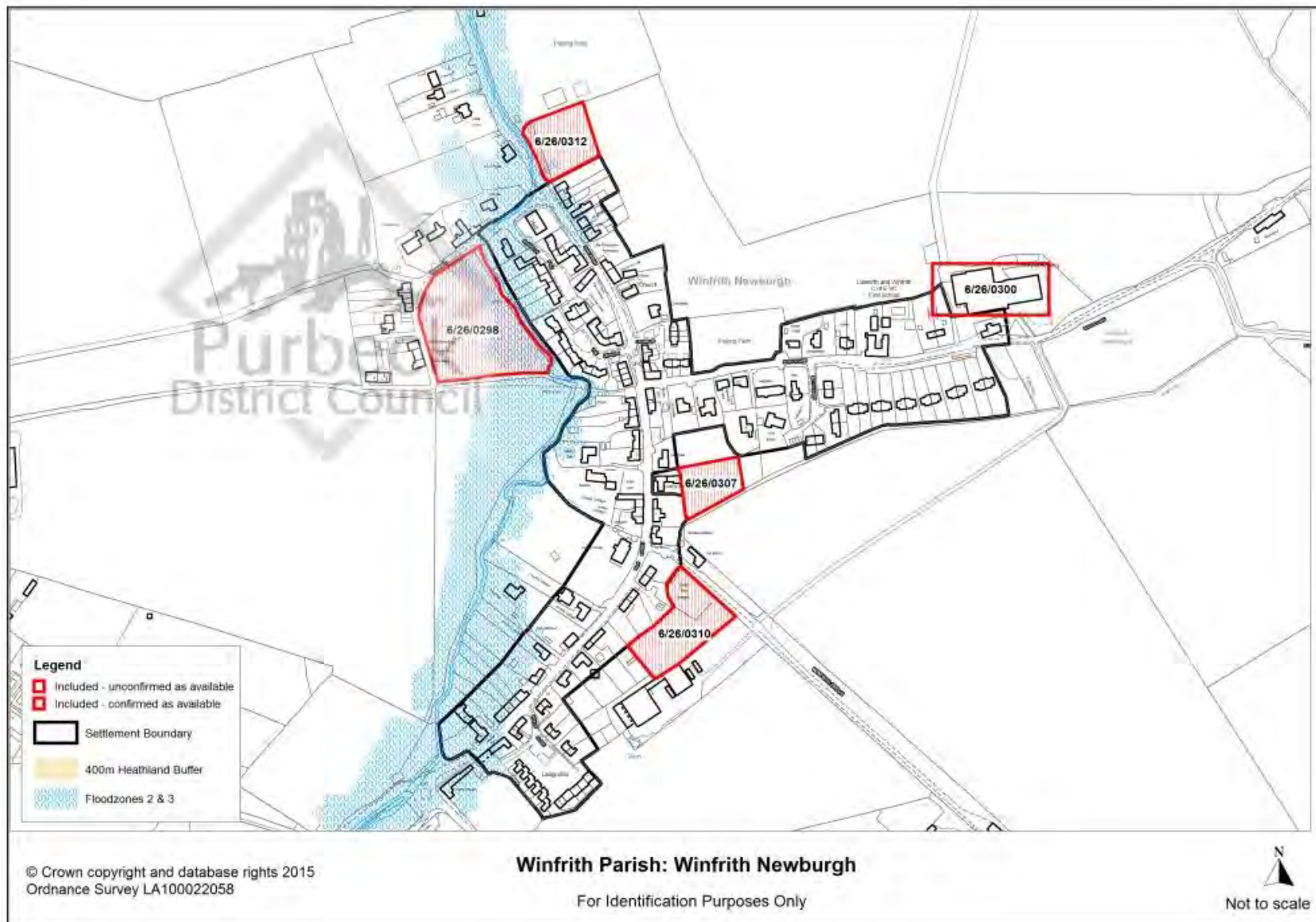


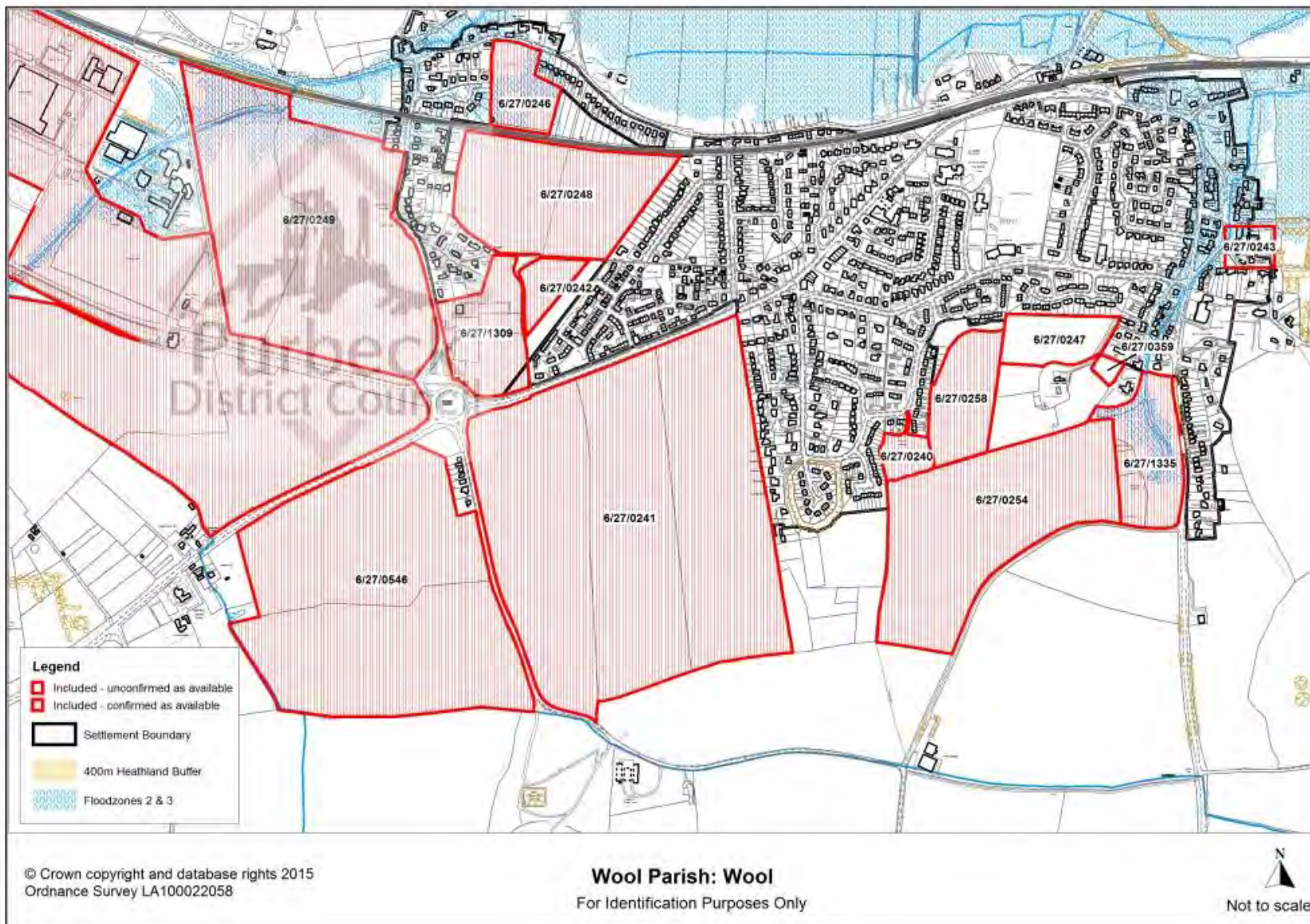


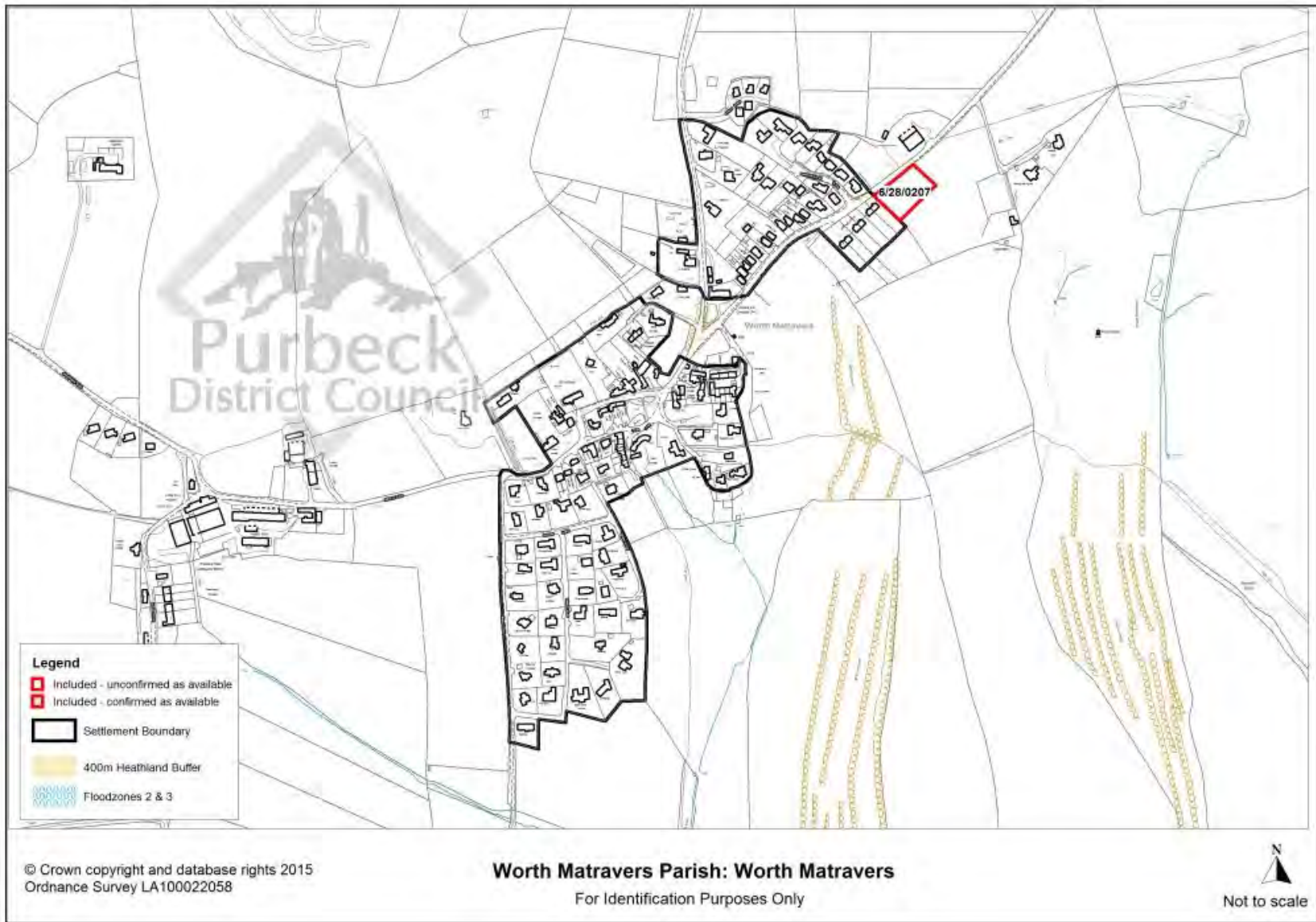












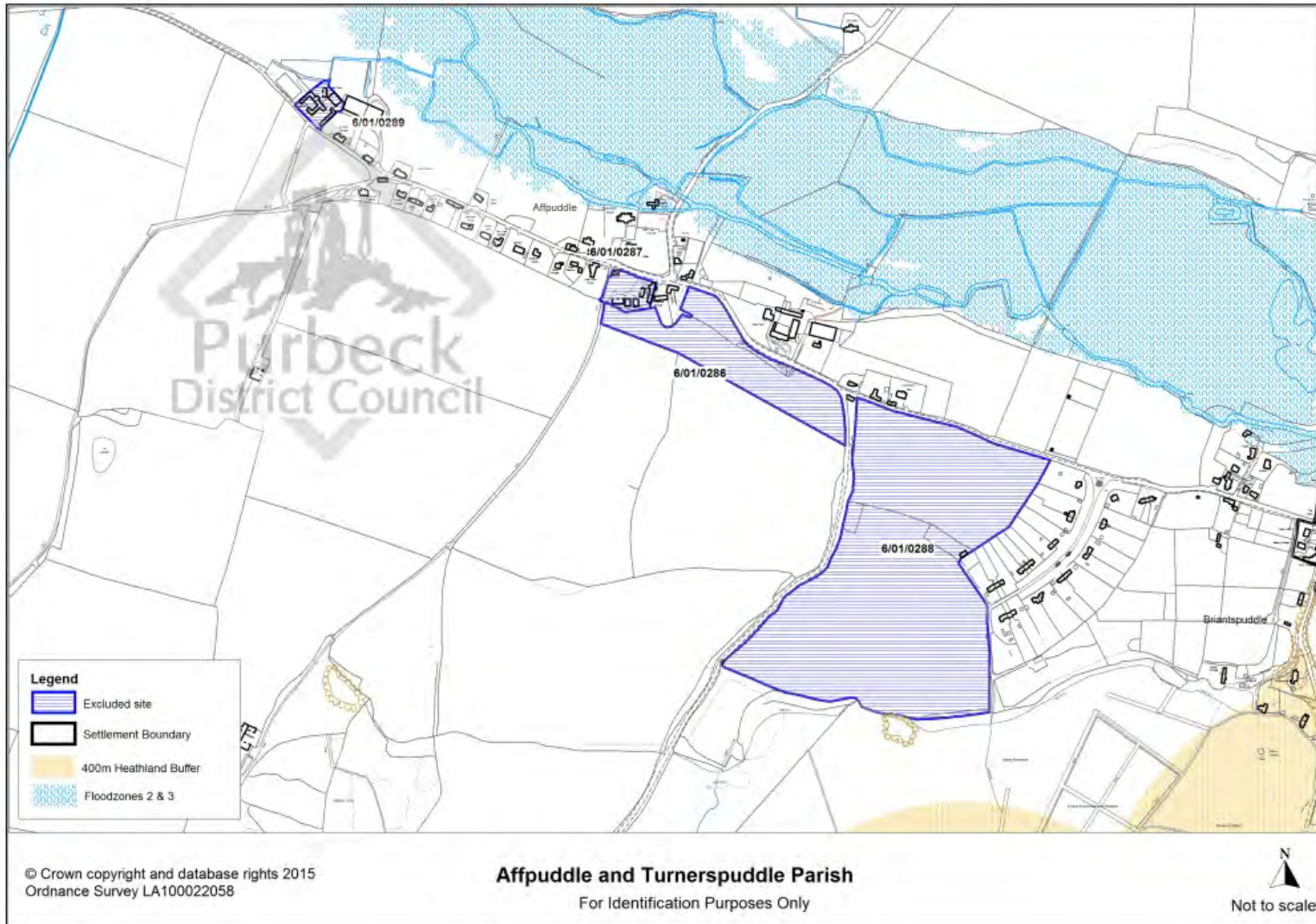
Appendix 3: schedule of excluded sites (constraints)

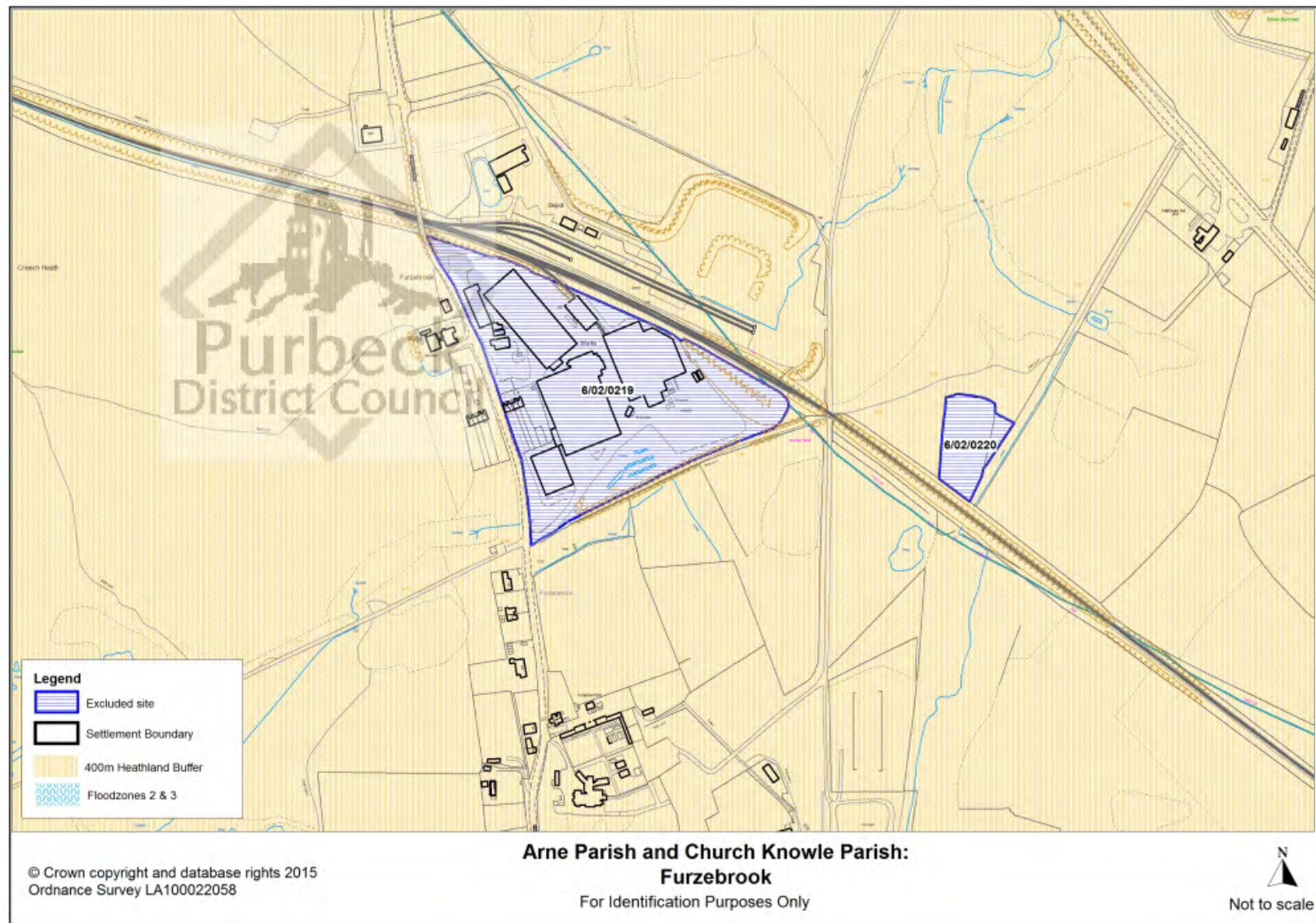
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Unrelated to settlement boundary?	Area (ha)
6/01/0286	2009		Land adj Horse Shoe Cottage, Affpuddle	No	None	Yes	2.79
6/01/0287	2009		Land opp The Old Vicarage, Affpuddle	No	None	Yes	0.41
6/01/0288	2009		Land adj Bladen Valley, Briantspuddle	No	None	Yes	13.66
6/01/0289	2009		West Farm, Affpuddle	No	None	Yes	0.32
6/02/0219	2009		Land at Furzebrook Ball Clay Works, Furzebrook	No	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI.	Yes	5.16
6/02/0220	2009		Railway Cottages, Furzebrook	No	Whole site in 400m buffer. SPA, SAC, Ramsar & SSSI.	Yes	0.53
6/02/0224	2009		Land at Nutcrack Lane (East), Stoborough	No	Southern part in 400m buffer. Northern part in floodzones 2 & 3.	Yes	3.28
6/02/0226	2009		Ridge Farm, Barnhill Road, Ridge	No	Southern area adjoins 400m buffer. Northern half in floodzones 2 & 3.	Yes	1.17
6/02/0227	2009		Land off Scott Close, Stoborough	No	Whole site in 400m buffer.	No	0.54
6/03/0231	2009		Land south east of Bere Regis	No	SAM over majority of site. Southern boundary and area of eastern part of site within floodzones 2 & 3	No	2.82
6/03/0233	2009		Land adj. Chalk Pit Close, Bere Regis	No	Whole site in 400m buffer	No	0.8
6/03/0236	2009		Land adjacent to Chalkpit Farm, Bere Regis	No	Whole site in 400m buffer.	No	2.41
6/03/0238	2009		Yearlings Farm, Bere Regis	No	None	Yes	0.74
6/03/0367	2009		Land off Elder Road, Bere Regis	No	Majority of this small site within floodzones 2 & 3.	No	0.25
6/03/0492	2009		The Sawmills, Hyde	No	Majority of site in 400m heathland buffer	Yes	0.82
6/04/0360	2009	2013	Adj Glebe House, Bloxworth	Yes	None	Yes	0.99
6/04/0363	2009	2013	Land adj The Wilderness, Bloxworth	Yes	None	Yes	3.05
6/04/0364	2009	2013	Land adj the Cottage, Bloxworth	Yes	None	Yes	0.24
6/04/0365	2009	2013	Land r/o Dyets Cottages, Bloxworth	Yes	None	Yes	2.74
6/04/0561	2009		Land adjacent to Milestone Cottage, Bloxworth	No	None	Yes	0.88
6/05/0313	2009		West Chaldon Farm Buildings, West Chaldon	No	Floodzones 2 & 3 on eastern boundary.	Yes	1.95
6/05/0314	2009	2013	Vicarage Farm Buidings, East Chaldon	Yes	Majority of site in floodzones 2 & 3	No	1.1
6/05/0316	2009		Grange Farm Buildings, East Chaldon	No	None	Yes	2.45
6/05/0322	2009	2014	Land adj Hunters Cottage, East Chaldon	Yes	Floodzones 2 & 3 along northern boundary	Yes	1.11
6/07/0343	2009	2014	Site at Coombe Keynes	Yes	None	Yes	1.12
6/08/0551	2009		Cannons Keep, Sandy Hill Lane, Woolgarston	No	SSSI adjoins site to north	Yes	2.96
6/08/1339	2014	2014	Land south east of Louern, Norden	Yes	Within 400m heathland buffer	Yes	0.21
6/10/0237	2009		Park Lodge Buildings, East Lulworth	No	None	Yes	0.37
6/10/0330	2009	2014	Opposite the Old School House, East Lulworth	No	None	Yes	0.26
6/10/0333	2009		Home Farm, East Lulworth	No	None	Yes	2.37
6/10/0334	2009	2014	Adj Shaggs Cottages, East Lulworth	Yes	None	Yes	0.39
6/11/0290	2009		Land at East Stoke	No	400m heathland buffer covers some southern and eastern parts of site. Floodzones 2 & 3 cover north western parts of site.	Yes	38.14
6/11/1310	2013	2013	Luckford Wood Caravan & Camping Park, Holme Lane, East Stoke	Yes	Adjoins 400m heathland buffer along southern boundary	Yes	2.25
6/11/1337	2014	2014	Binnegar Hall, Wool Road, East Stoke	Yes	Site close to 400m buffer and SAM's	Yes	7.15

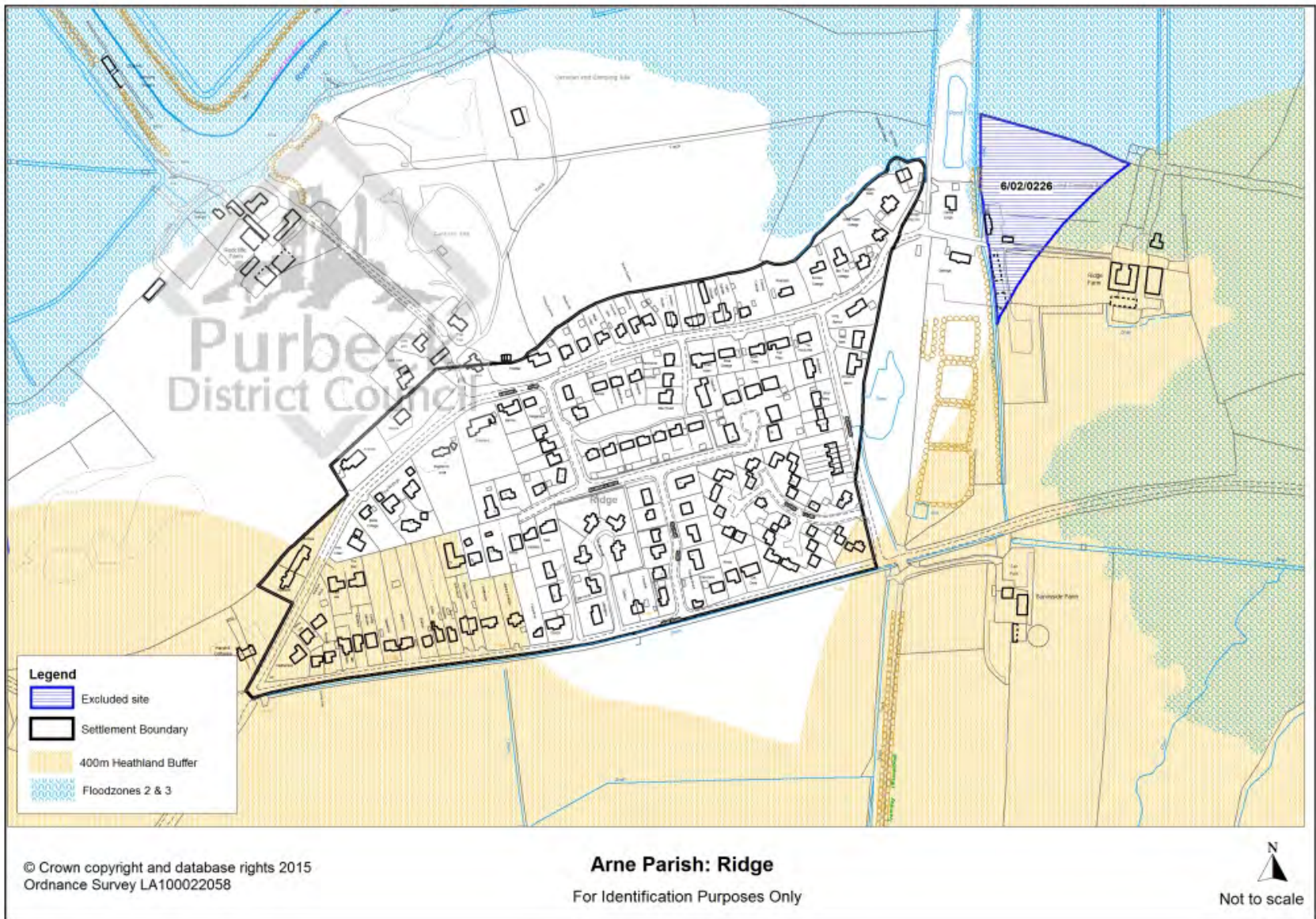
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Unrelated to settlement boundary?	Area (ha)
6/14/0278	2009		Land at Sunnyside Farm, Wimborne Road, Lytchett Matravers	No	None	Yes	3.02
6/14/0281	2009		Land adj. Lytchett Manor Farm, Lytchett Matravers	No	None	Yes	2.29
6/14/0283	2009		Land fronting Middle Road, Lytchett Matravers	No	None	Yes	0.29
6/14/0284	2009		Land adj. Forsbrook Road, Lytchett Matravers	No	None	Yes	1.22
6/14/0285	2009		Land adj. Green Gables, Middle Road, Lytchett Matravers	No	None	Yes	0.86
6/15/0001	2009		Land adjacent to Phone Exchange, Lytchet Minster	No	None	Yes	0.54
6/15/0366	2009		Laundry Cottage, Dorchester Road, Lytchett Minster	No	2/3 of long and narrow site in floodzones 2 & 3.	Yes	0.4
6/15/0545	2009		Forset Hill farm, Rushall Lane, Lytchett Matravers	No	400m buffer covers north eastern boundary	Yes	5.89
6/15/0547	2009		Land at Old Wareham Road, Near Upton	No	Southern half of site in 400m buffer.	Yes	11.93
6/15/0553	2009		Land to east of 24 Blandford Road North, Upton	No	In 400m buffer.	Yes	0.77
6/15/0554	2009		Land to west of 24 Blandford Road North, Upton	No	In 400m buffer.	Yes	2.07
6/15/0555	2009	2014	Land at Lytchett Minster	Yes	None	Yes	0.78
6/15/1338	2014	2014	Newton Farm, Dorchester Road, Lytchett Minster	Yes	None	Yes	0.47
6/15/1341	2014	2014	Land adjoining northern boundary of Slepe Mobile Home Park, Slepe	Yes	None	Yes	0.6
6/16/0358	2009	2013	West Morden Dairy	Yes	None	Yes	0.29
6/16/0376	2009	2013	Kings Corner Barns, West Morden	Yes	None	Yes	0.22
6/16/0377	2009	2013	Ernle Farm, Morden	Yes	None	Yes	0.22
6/16/0379	2009	2013	Shrubbeds, East Morden	Yes	None	Yes	0.38
6/16/0382	2009	2013	Sticklands Farm, East Morden	Yes	None	Yes	1.54
6/16/0384	2009	2013	Land r/o Home Farm, Morden	Yes	None	Yes	0.7
6/16/0385	2009	2013	Land adj St Mary's Church, East Morden	Yes	None	Yes	0.75
6/16/0386	2009	2013	Land adj Coppins, Morden	Yes	None	Yes	0.79
6/16/1304	2013	2013	Hill Farm Buildings, Morden	Yes	None	Yes	0.25
6/16/1342	2014	2014	Land north of Higher Street, Morden	Yes	None	Yes	0.69
6/17/0346	2009		Wild Acre, Moreton	No	None	Yes	0.85
6/17/0371	2009		Five Cross Filling Station, Moreton	No	None	Yes	1.06
6/20/0374	2009		South of Townsend Road, Swanage	No	None	Yes	0.31
6/20/1328	2013	2013	Townsend Road, Swanage	Yes	Site covered by SAC & SSSI	No	0.47
6/23/0169	2009		Land on corner of Causeway Close and North Causeway	No	Floodzones 2 & 3 over majority of site	No	0.22
6/23/0169	2009		Land on corner of Causeway Close and North Causeway	No	Floodzones 2 & 3 over majority of site	No	0.22
6/23/1305	2013	2013	Land south of Causeway and West of North Causeway	Yes	Whole site in floodzones 2 & 3	No	1.27
6/23/1313	2013	2013	Land south east of Tyneham Close, Sandford	Yes	Whole site in 400m buffer	No	8.7

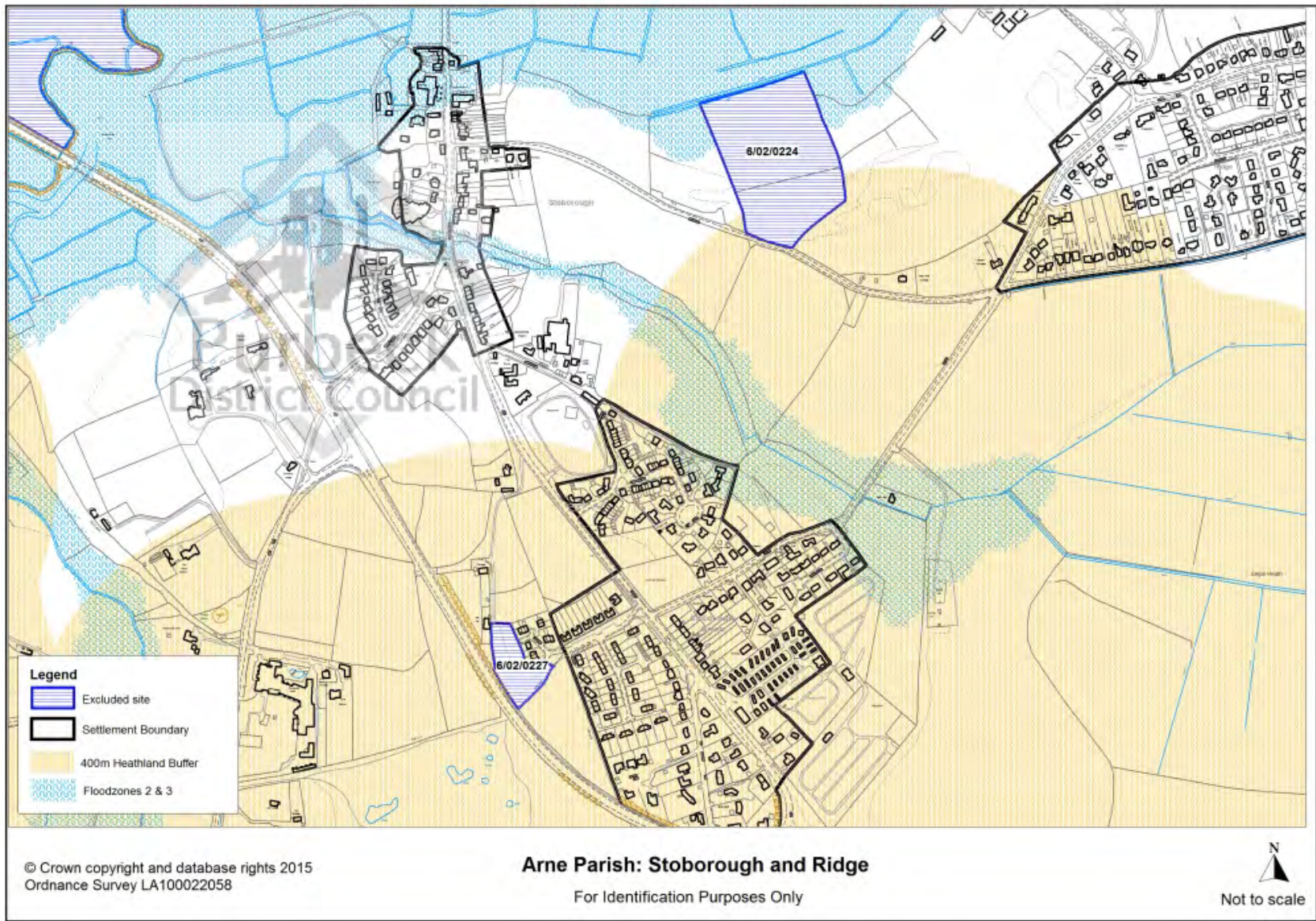
SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Unrelated to settlement boundary?	Area (ha)
6/23/1315	2013	2013	Land north east of Northport Road and south of Sandford Road	Yes	Whole site in 400m buffer. Parts of site covered by floodzone 2	No	0.84
6/23/1348	2014	2014	Land south of Purbeck School, Wareham	Yes	Floodzones 2 & 3 cover site. Site adjoins SSSI.	No	10.87
6/24/0293	2009		Land adjacent to the Willows, Organford	No	Majority of site within 400m buffer.	Yes	3.42
6/24/0347	2009	2014	Camp Farm, Sandford	Yes	Majority of site in 400m buffer.	No	4.23
6/24/0544	2009		Land lying to the south of Pikes Farm	No	None	Yes	2.37
6/24/0550	2009	2014	Land adjacent to Four Winds, Organford	Yes	None	Yes	1.32
6/26/0297	2009	2014	Portway Farm, Winfrith	Yes	Majority of site in floodzones 2 & 3	Yes	0.34
6/26/0299	2009	2014	r/o Winfrith House, High Street, Winfrith	Yes	Majority of site in floodzones 2 & 3	No	1.5
6/26/0301	2009	2014	Adj. Marley Cottage, High Street, Winfrith	Yes	Western site boundary in floodzones 2 & 3	Yes	0.68
6/26/0302	2009		Opposite Marley Cottage, High Street, Winfrith	No	2/3 of site in floodzones 2 & 3.	Yes	1.03
6/26/0303	2009	2013	Dorset Green Technology Park	Yes	Majority of site in 400m buffer. SAC, Ramsar & SSSI within site boundary	Yes	94.12
6/26/0308	2009	2013	Land at Thornicks, Winfrith	Yes	Eastern edge of site within floodzones 2 & 3	Yes	0.59
6/26/0309	2009		Land at Gatemoor Farm	No	2/3 of site in 400m buffer (northern part). Northern half of site in floodzones 2 & 3.	Yes	10.99
6/26/1344	2014	2014	Land adj The Red Lion, Winfrith Newburgh	Yes	Floodzones 2 & 3 adjoin western and northern boundaries	Yes	1.21
6/26/1345	2014	2014	Home farm, Winfrith Newburgh	Yes	None	Yes	1.42
6/26/1346	2014	2014	Field north of A352, Winfrith Newburgh	Yes	Site adjoins SAM to east	Yes	2.82
6/27/0244	2009	2014	Rear of Abbeygate Cottages, Wool	No	Majority of site in floodzones 2 & 3	No	1.27
6/27/0251	2009	2014	Land adj East Burton Farmhouse, Water Meadow Lane, Wool	Yes	North and south boundaries affected by floodzones 2 & 3	Yes	0.2
6/27/0252	2009		Land opposite Station Garage, Wool	No	Majority of site in floodzones 2 & 3	No	1.51
6/27/0256	2009	2014	Adj Longmead, Bindon Lane, Wool	Yes	Whole site in floodzones 2 & 3	No	0.21
6/27/0257	2009		Whitemead Caravan Park, east Burton Road, Wool	No	Northern half of site in floodzones 2 & 3	Yes	2.21
6/27/0560	2009		Land to rear of 18 - 36 Cologne Road, Bovington	No	Within 400m buffer. Eastern part of site in floodzones 2 & 3	No	1.06
6/28/0208	2009		Adj French Grass House, Kingston Road, Worth Matravers	No	None	Yes	0.71
6/28/0209	2009	2013	Land East of Haycrafts Lane, Worth Matravers	Yes	None	Yes	0.89
6/28/0262	2009		Land adj Wagtail Cottage, Haycrafts Lane, Worth Matravers	No	None	Yes	1.14
6/28/0263	2009		Land at Valley Road, Harman's Cross	No	None	Yes	0.4
6/28/0326	2009		The Yard, Worth Matravers	No	None	Yes	0.27
6/28/0355	2009		Land at Haycrafts Lane, Worth Matravers	No	None	Yes	1.15
6/28/1329	2013	2013	Land at Valley Road, Harman's Cross	Yes	None	Yes	0.29

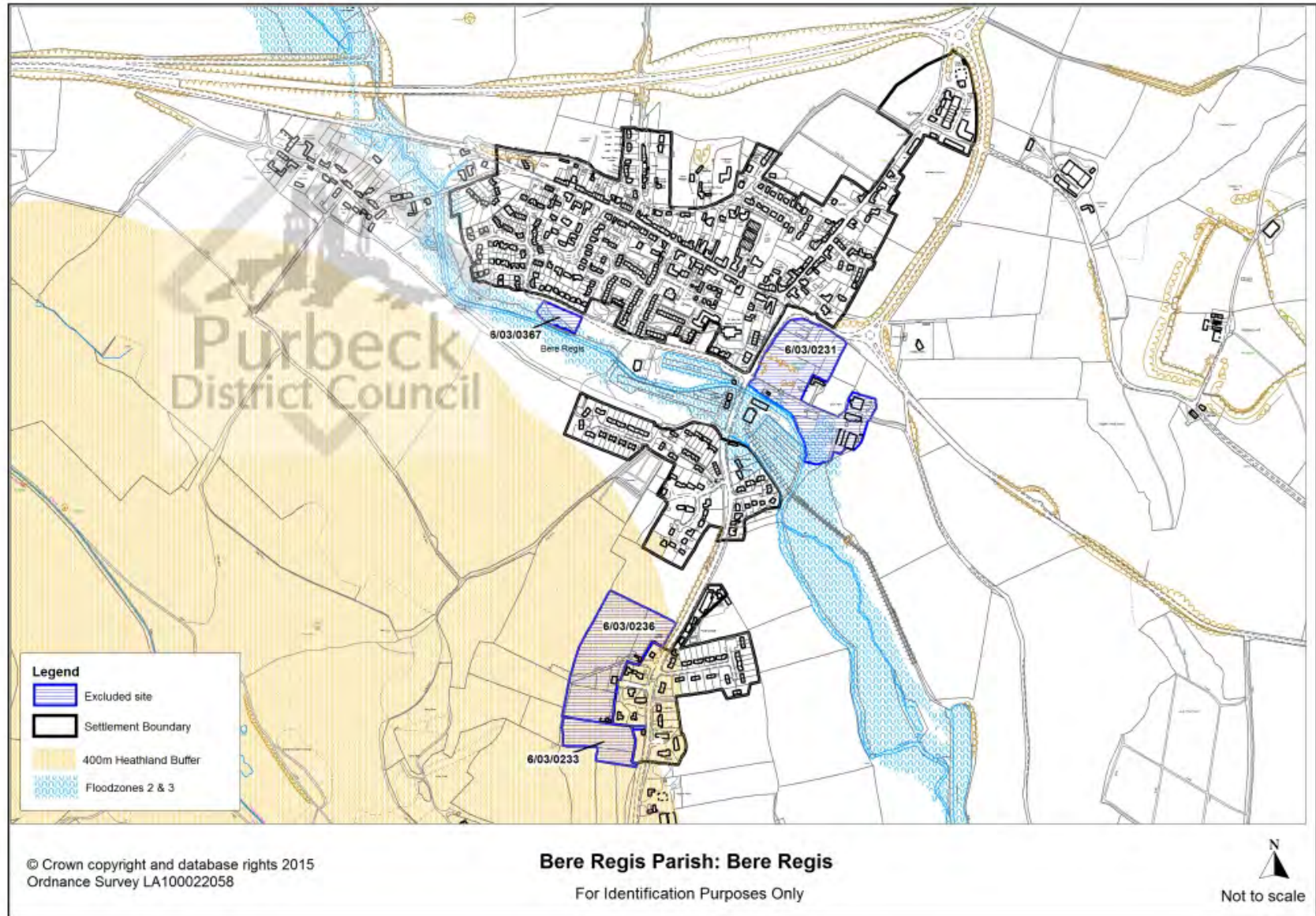
Appendix 4: maps of excluded sites (constraints)

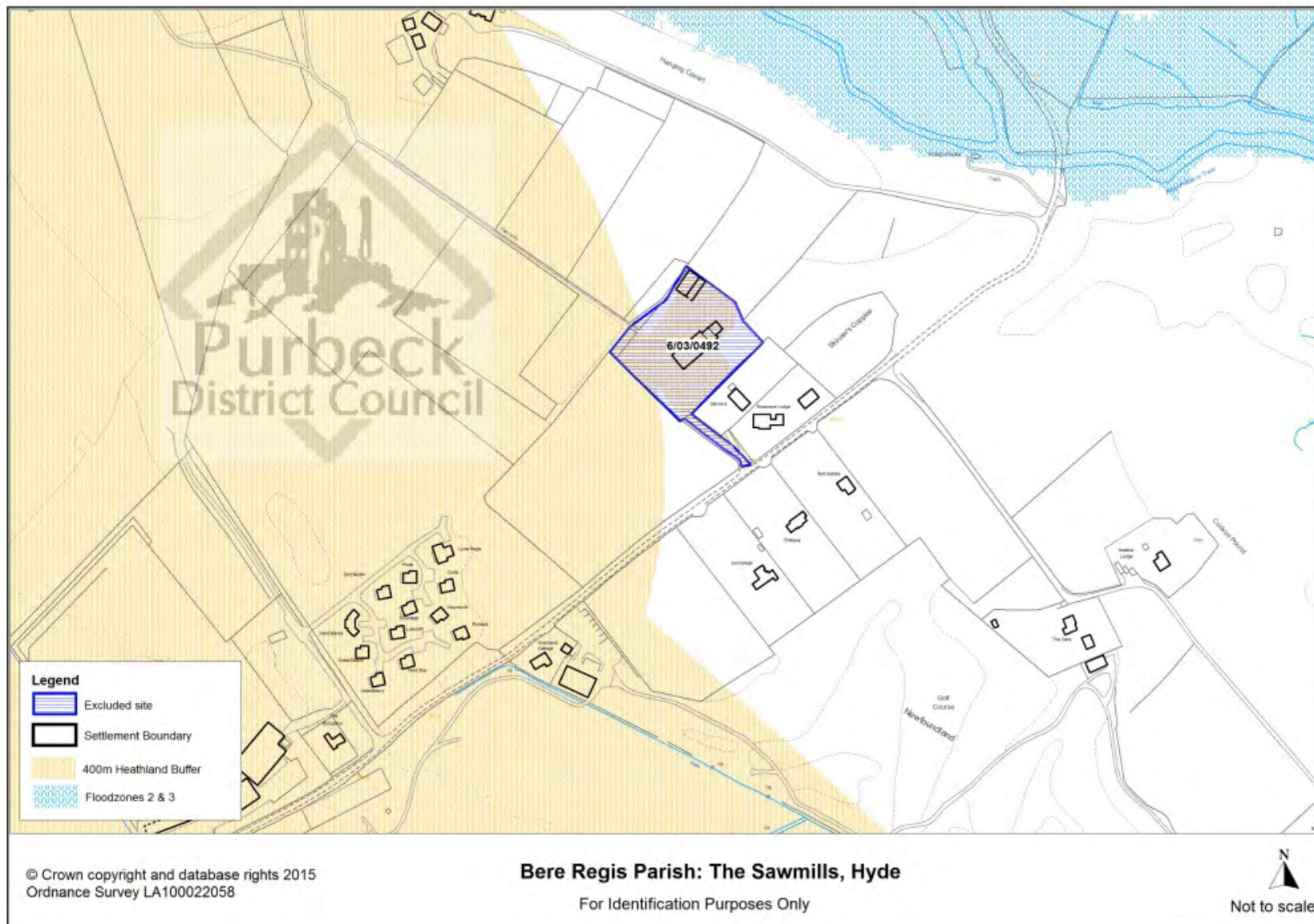


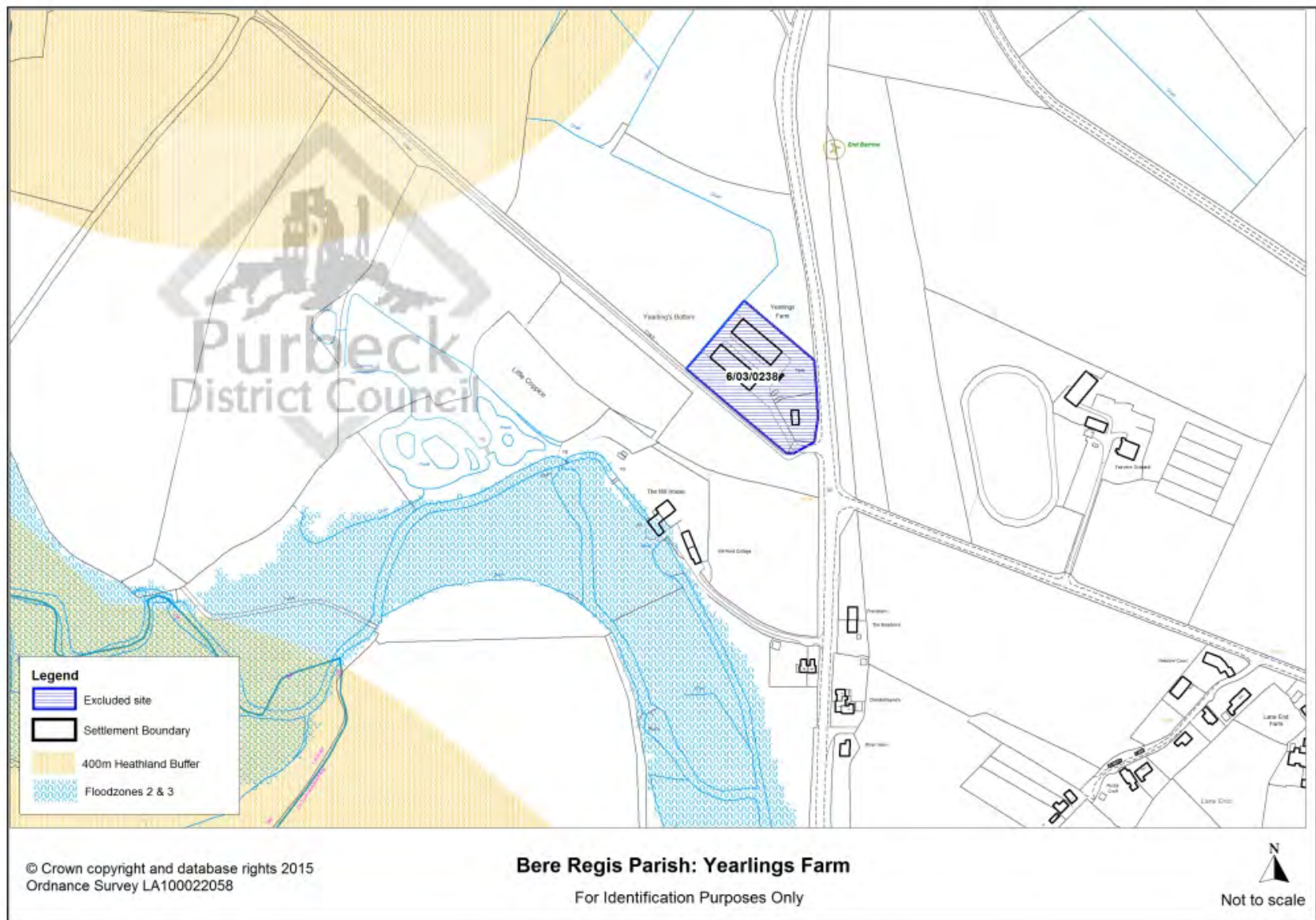


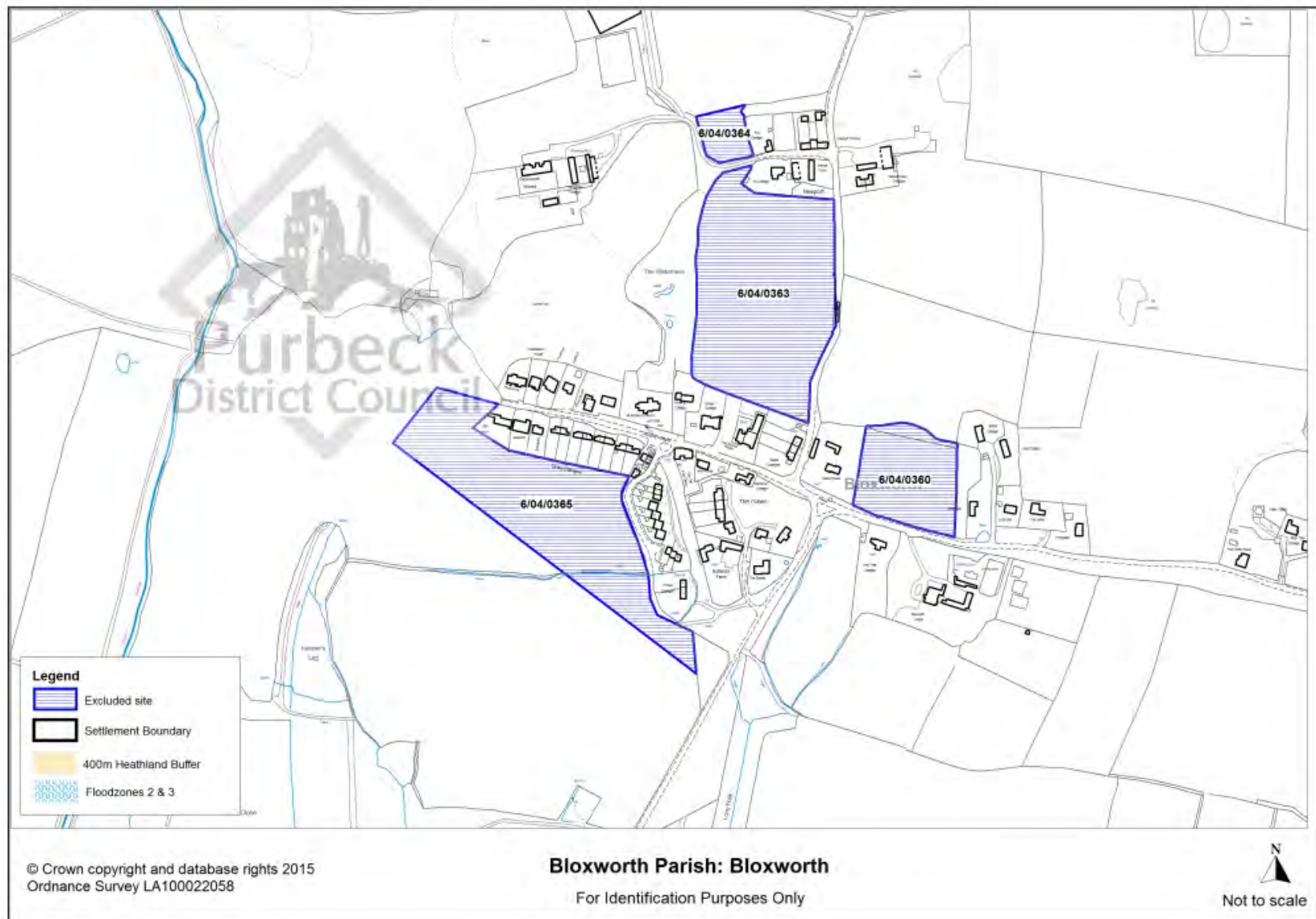


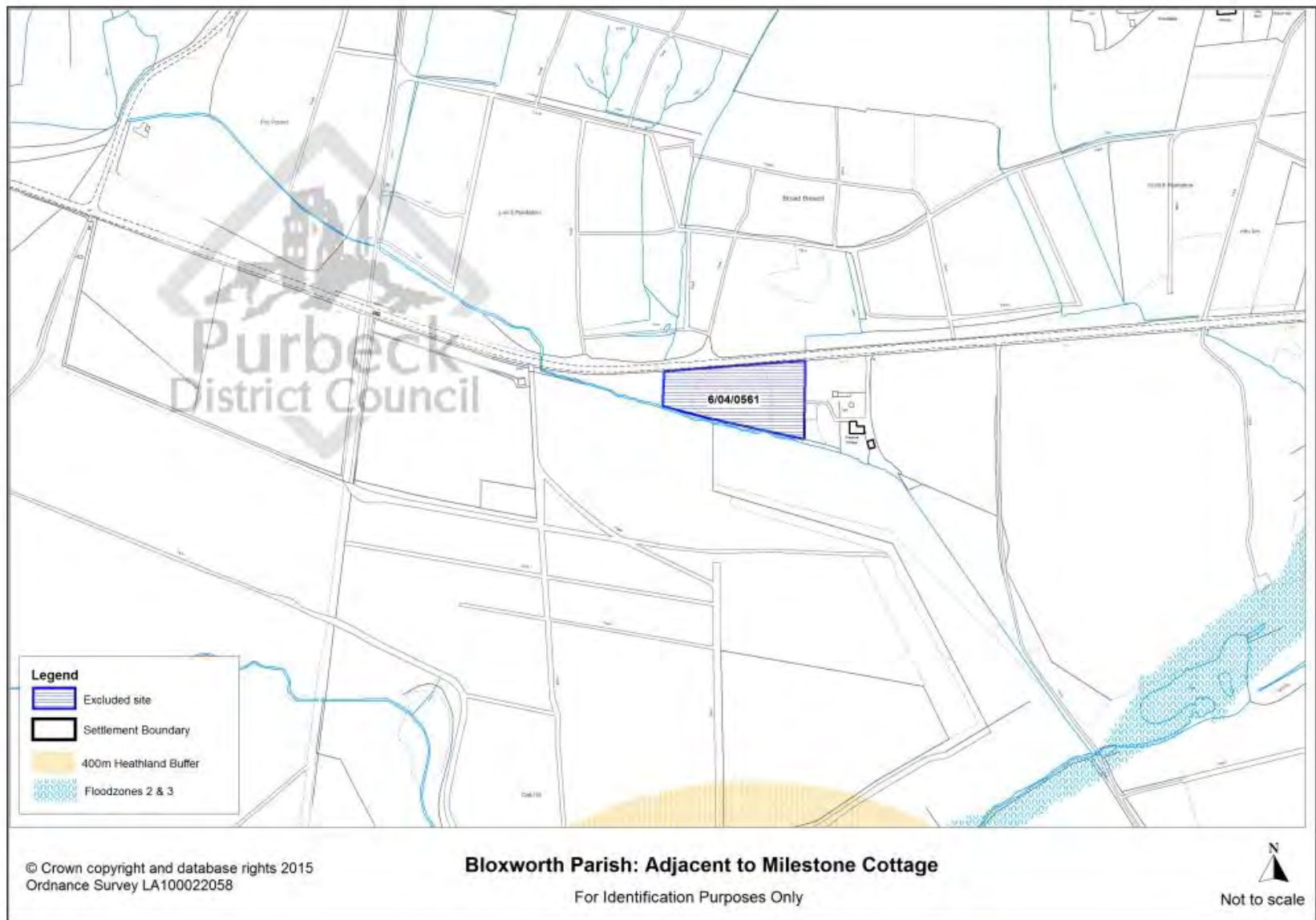


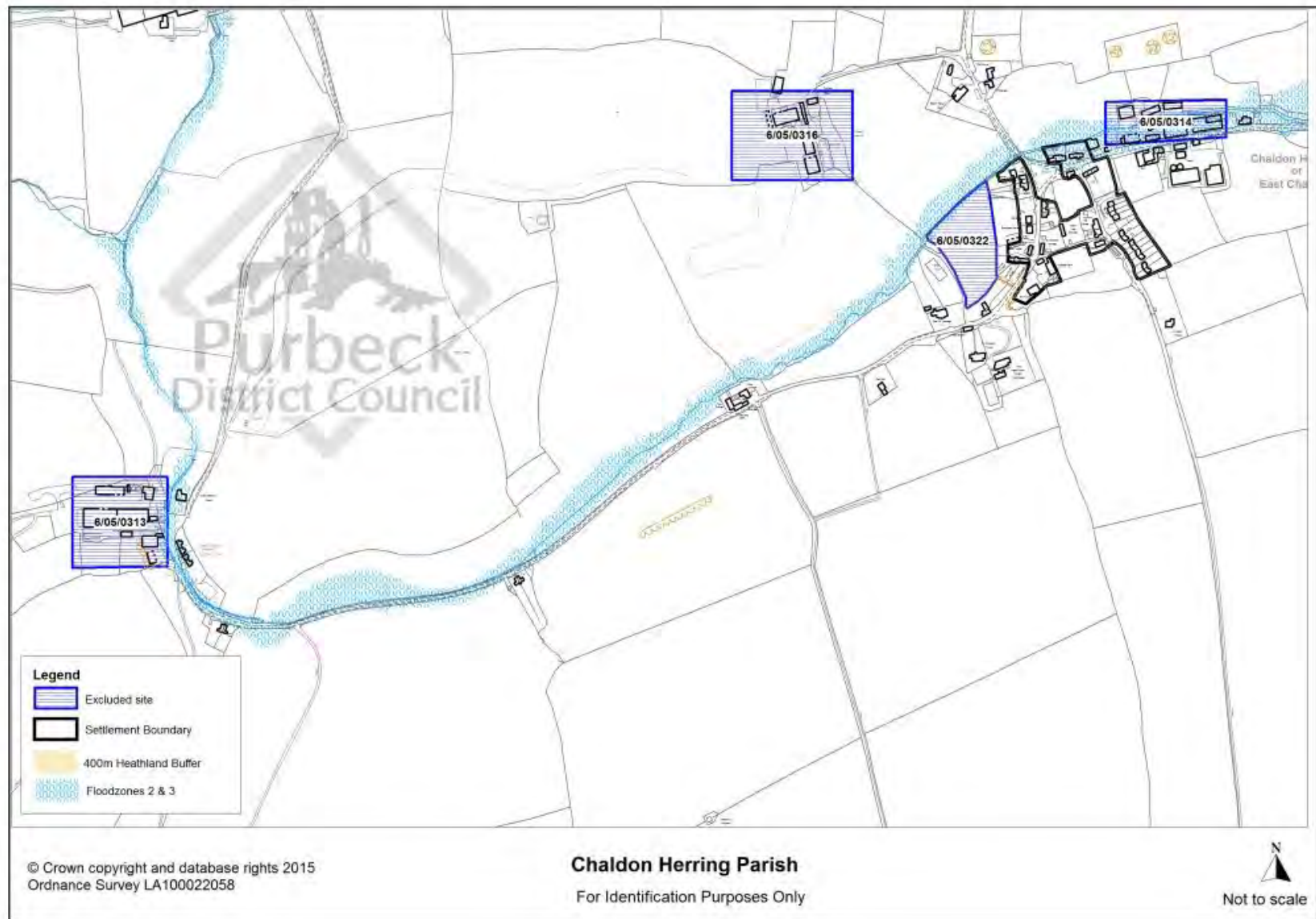


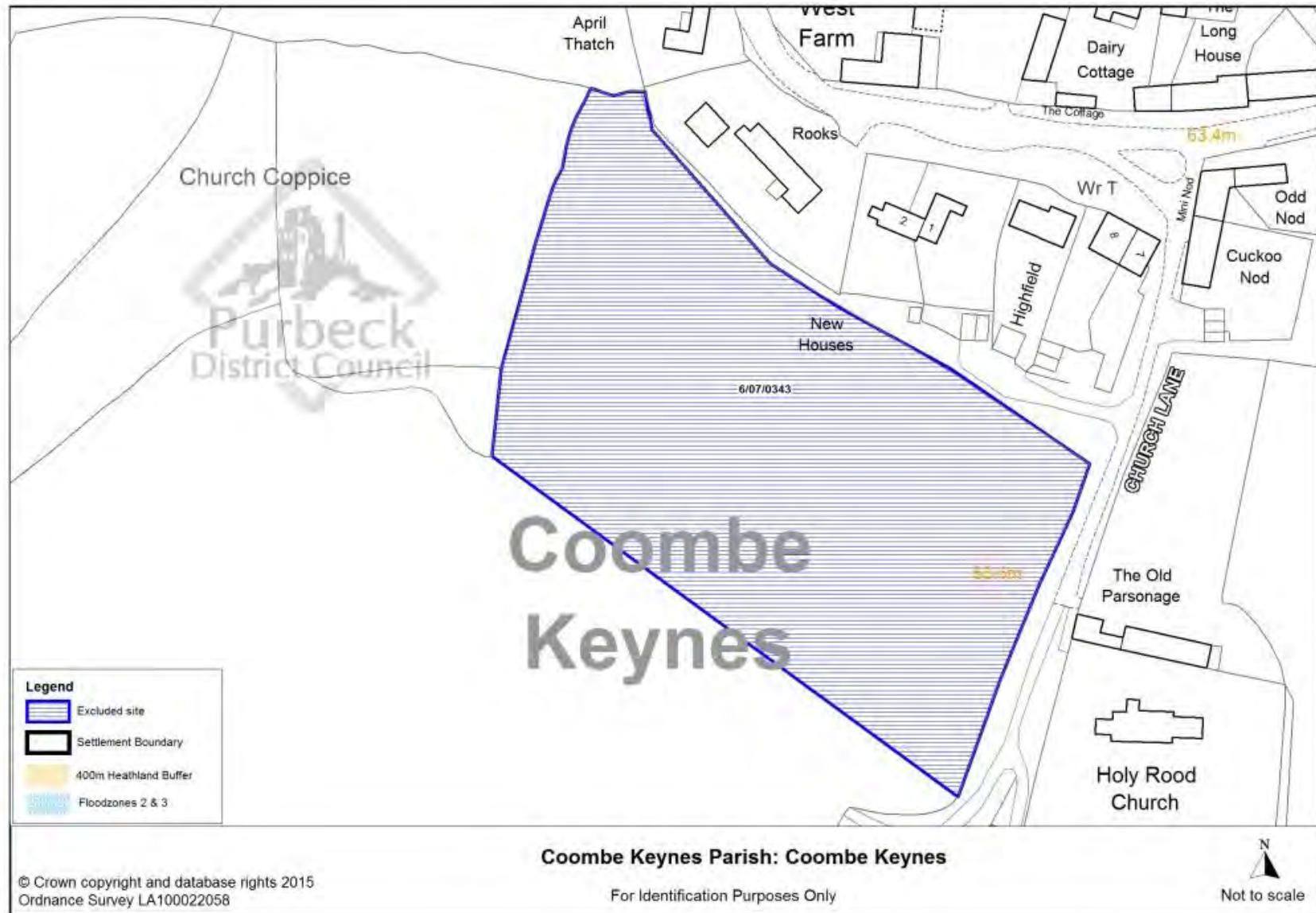


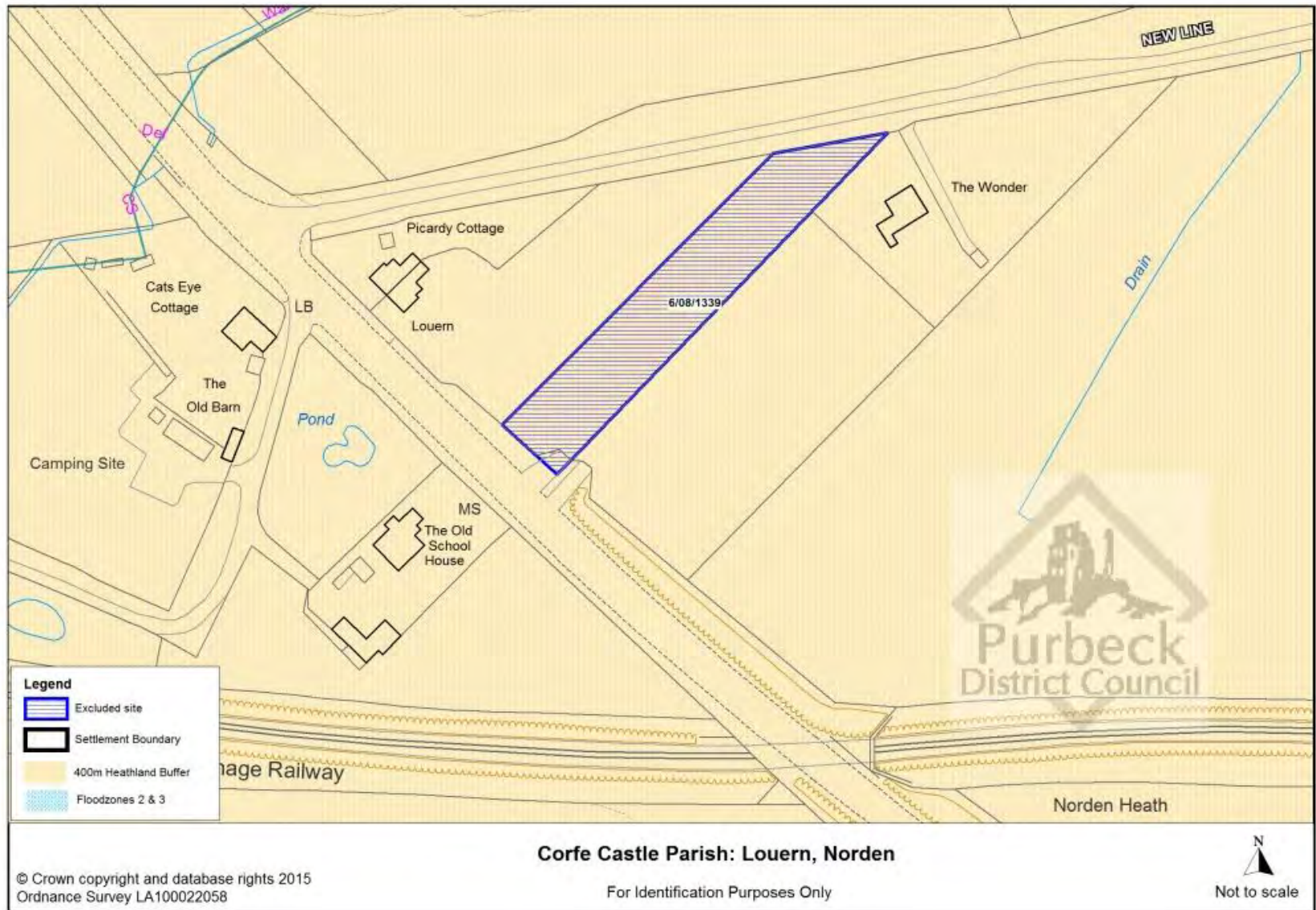


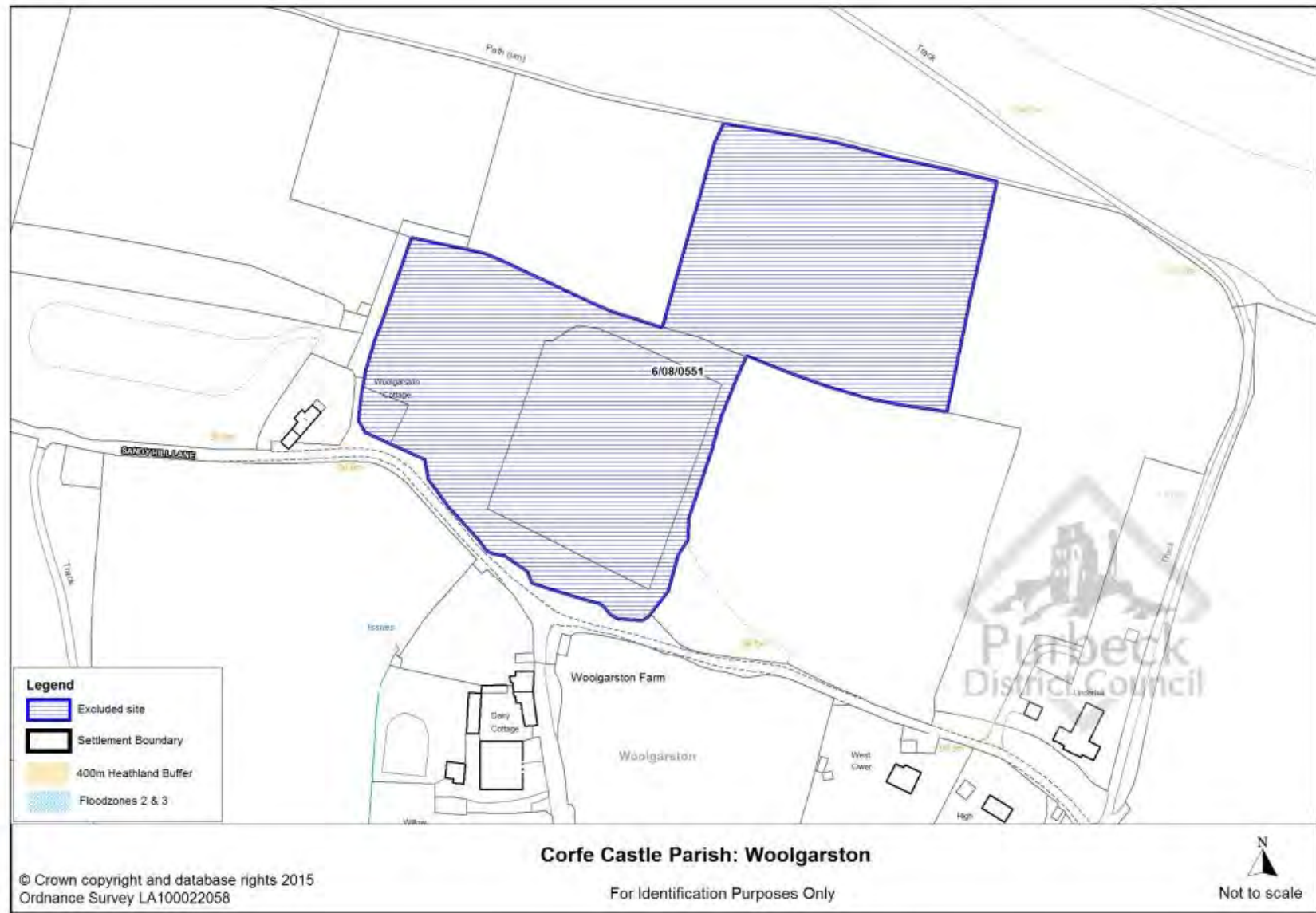


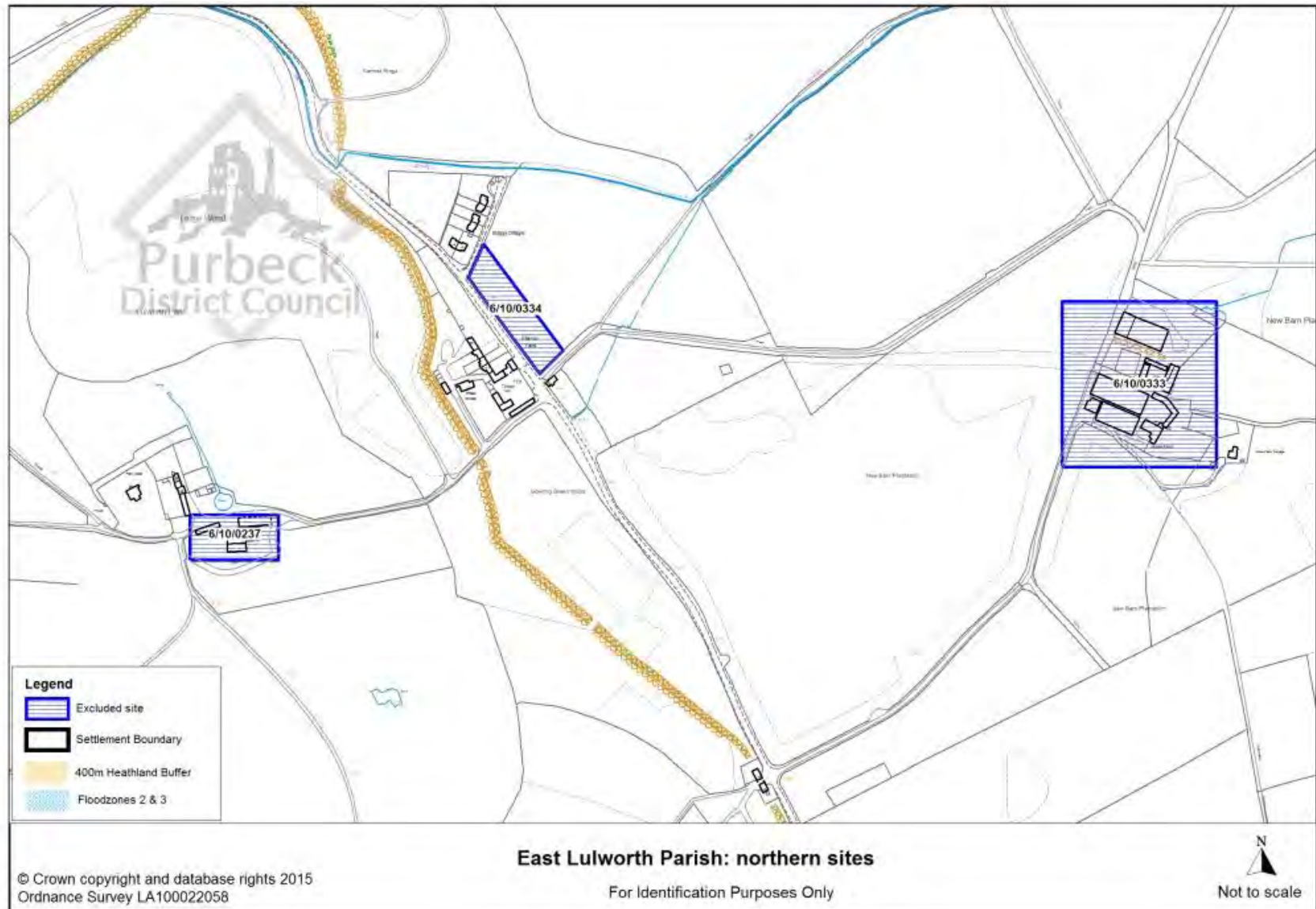


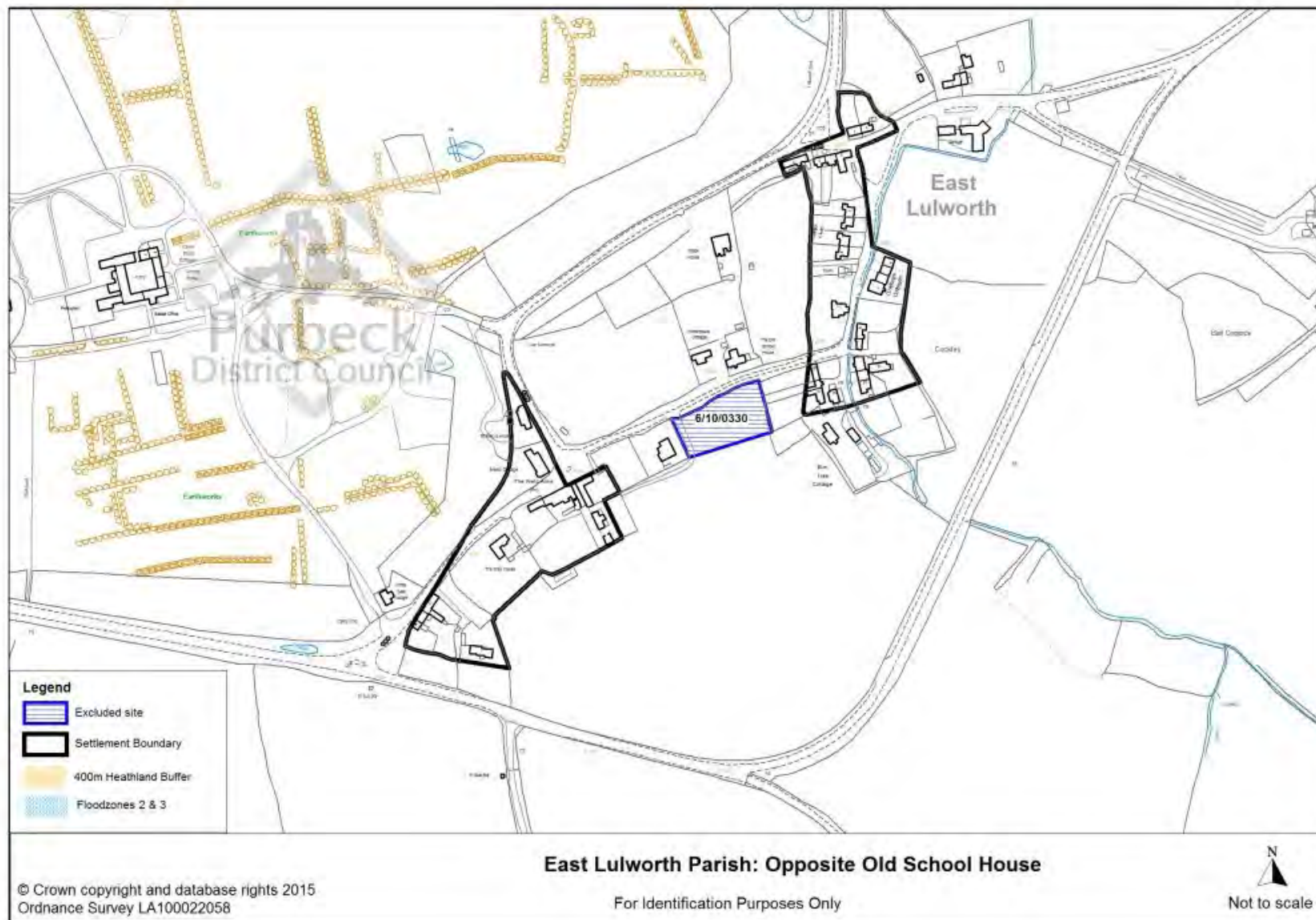


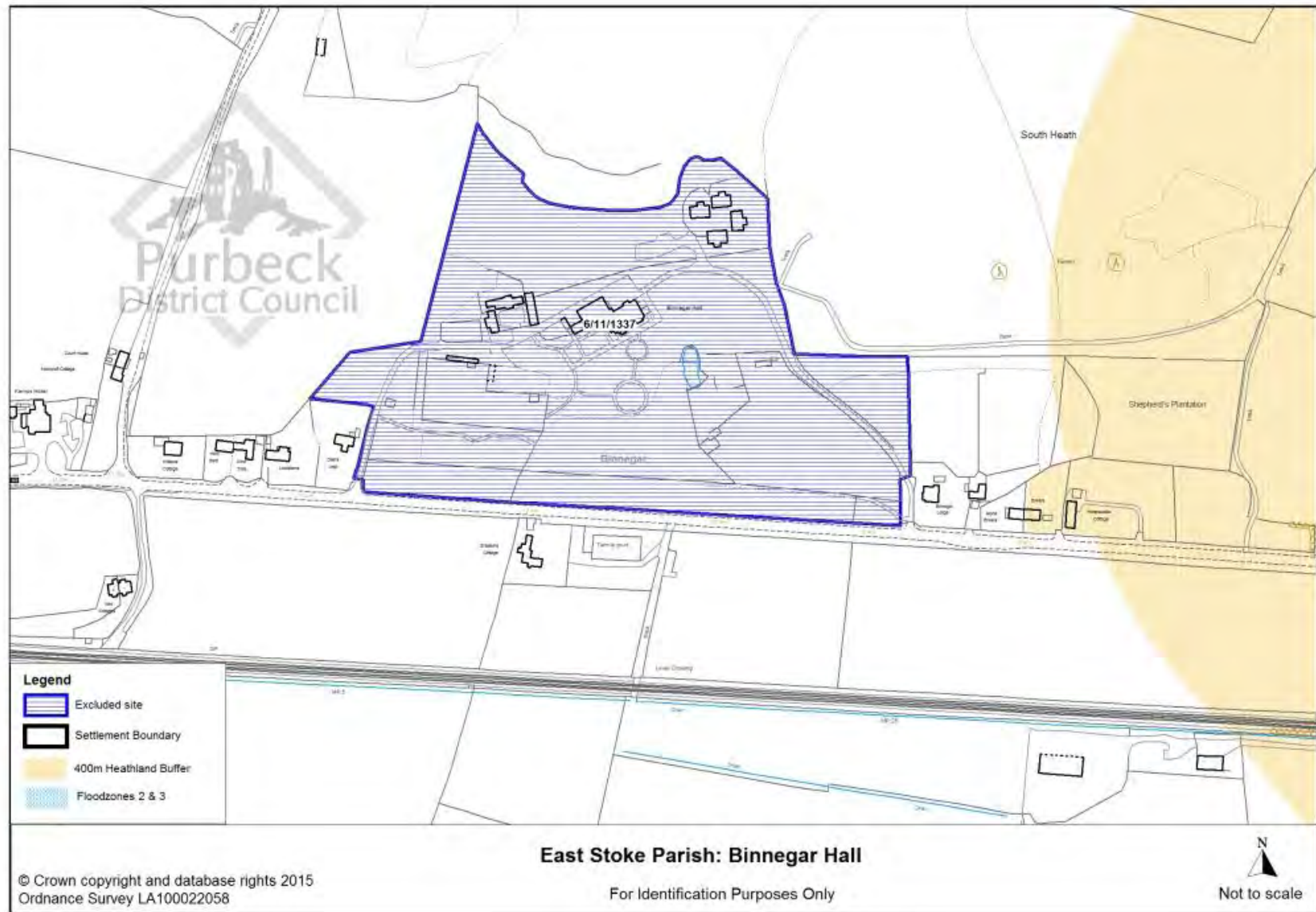


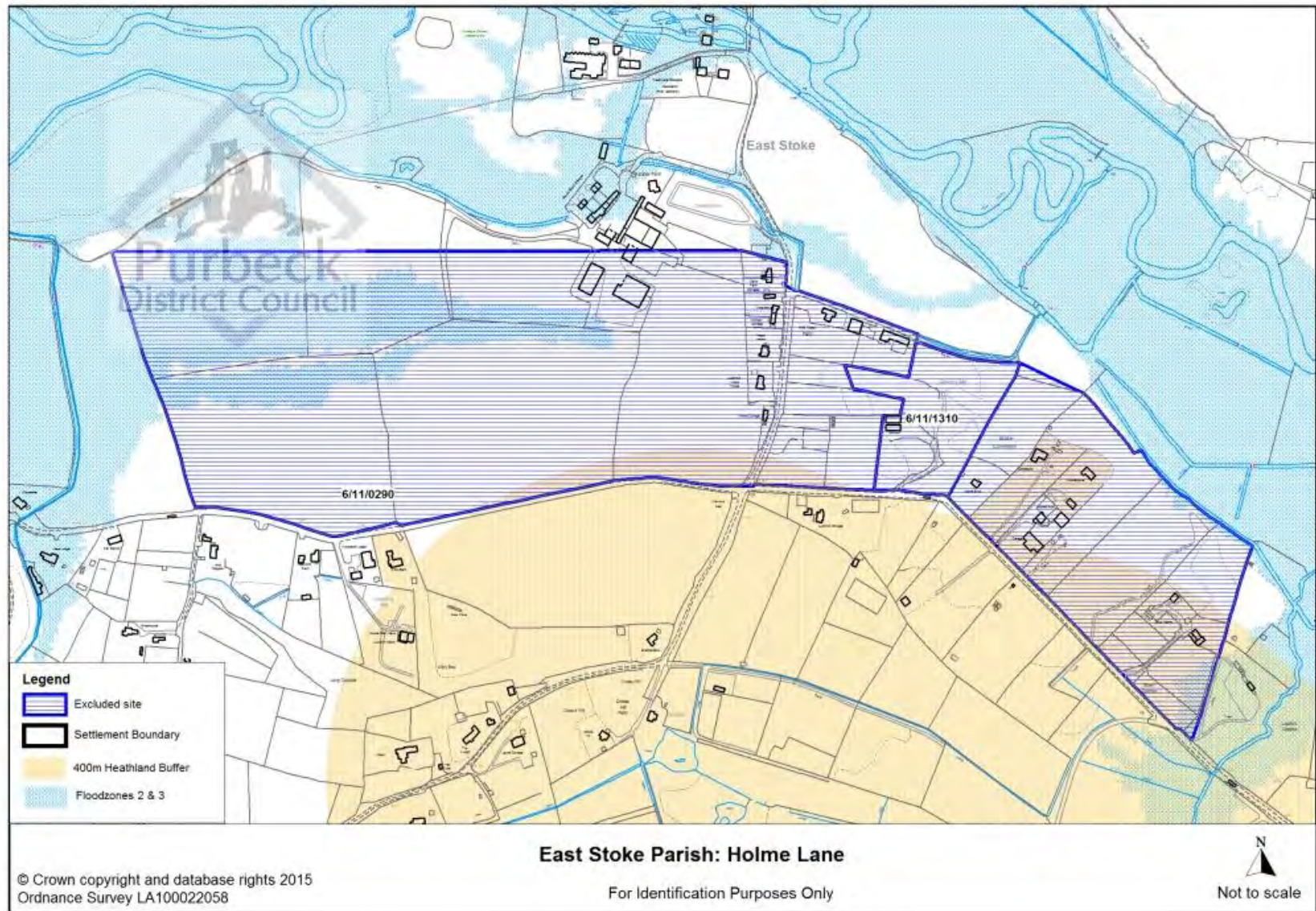


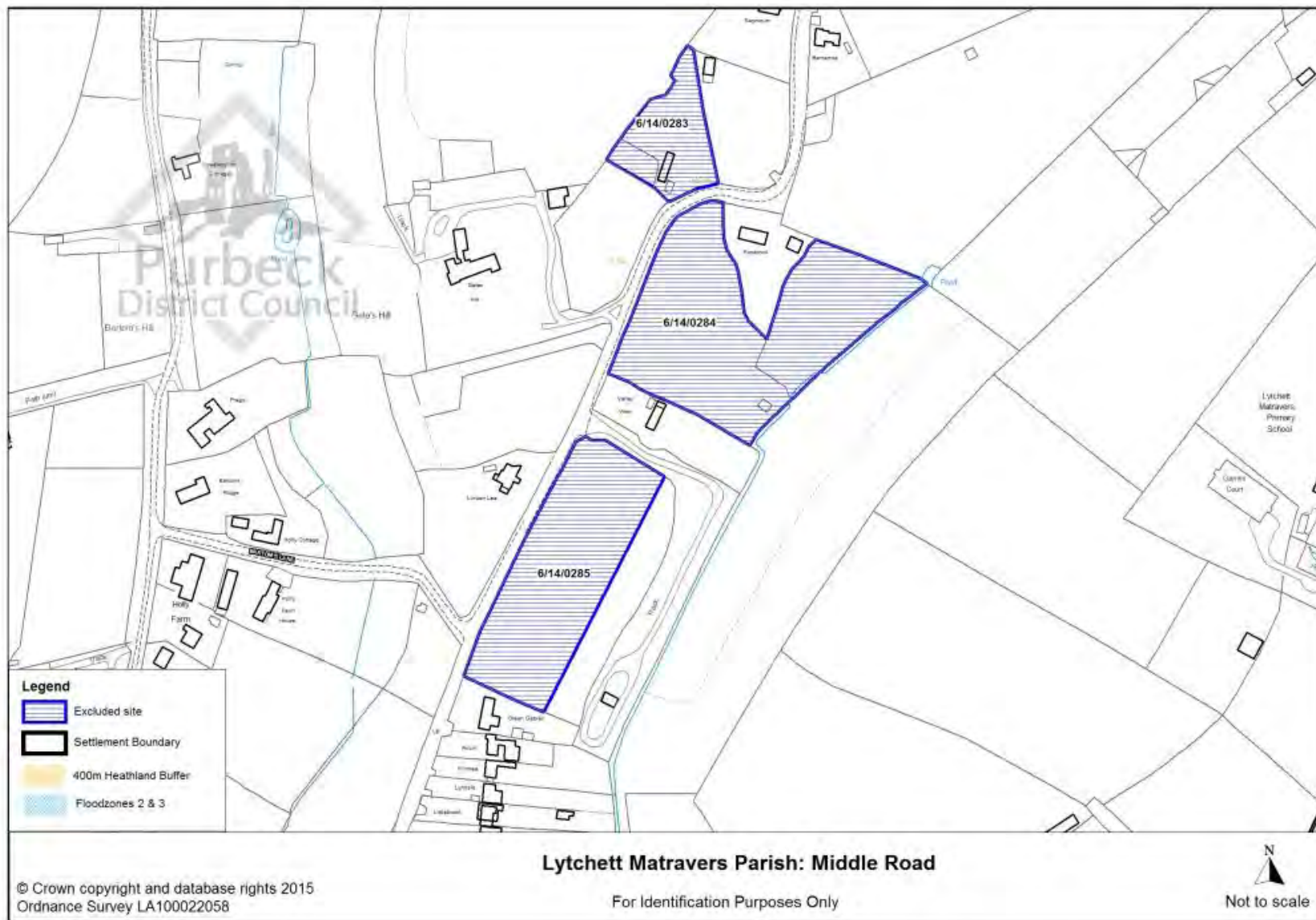


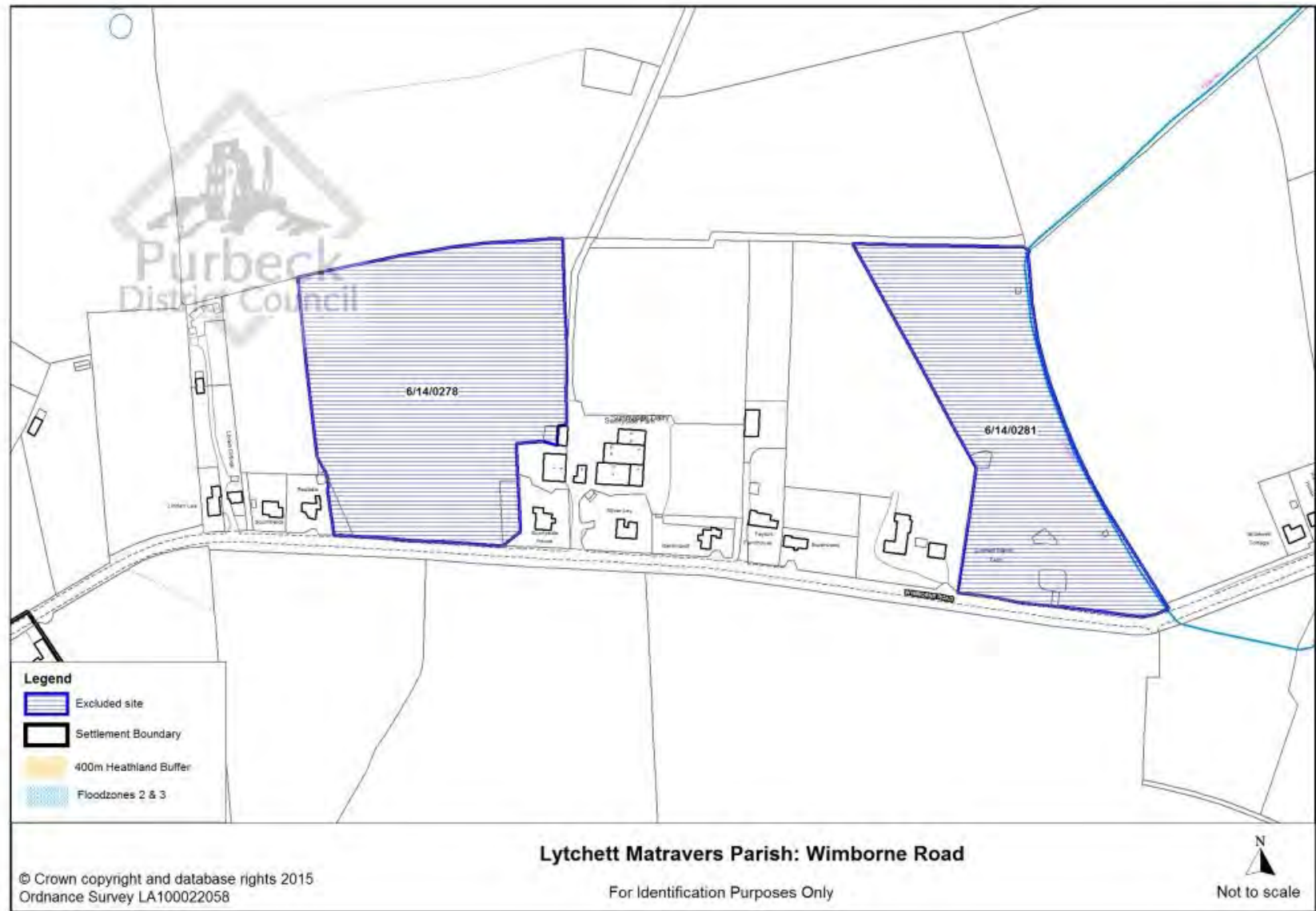


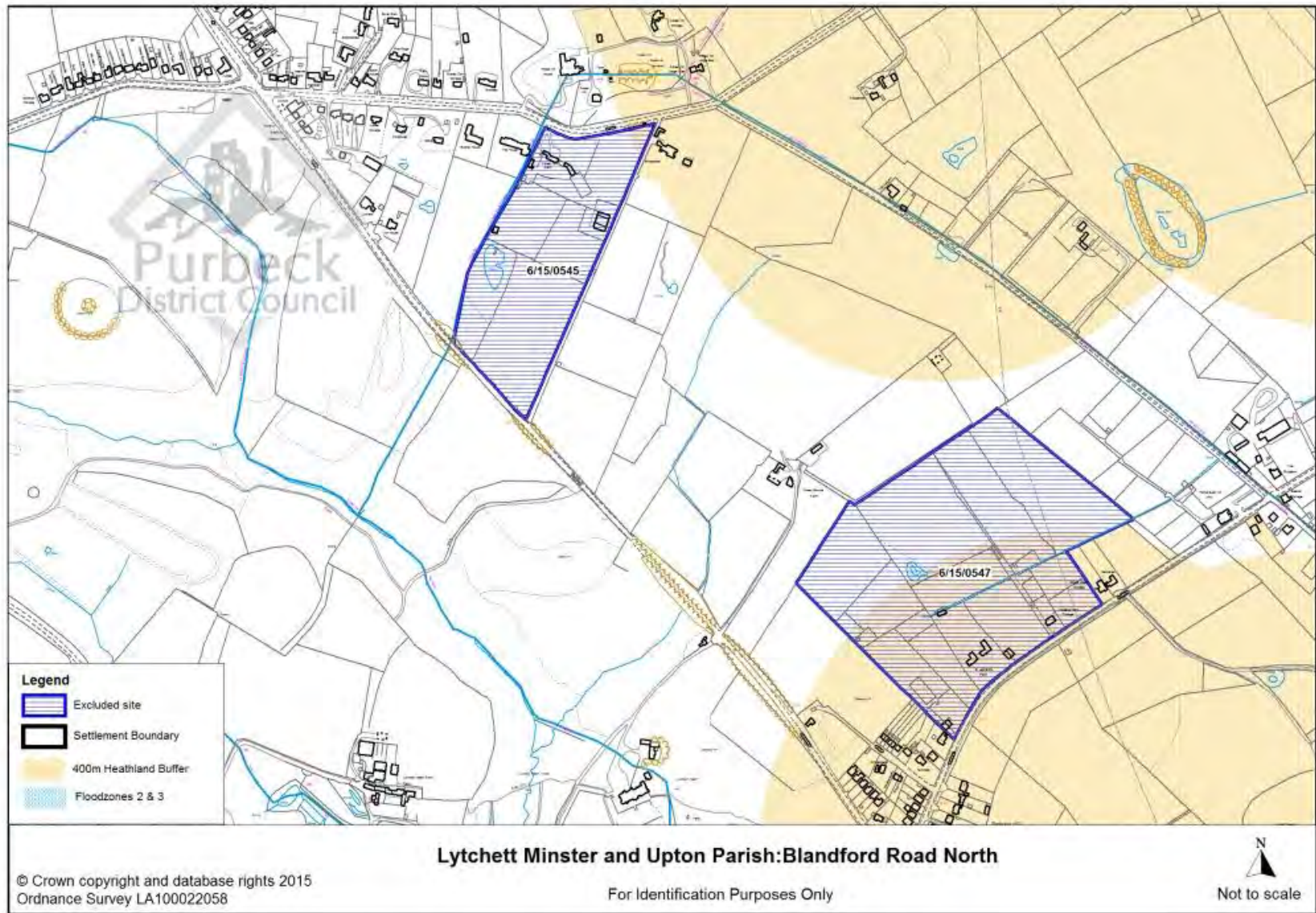


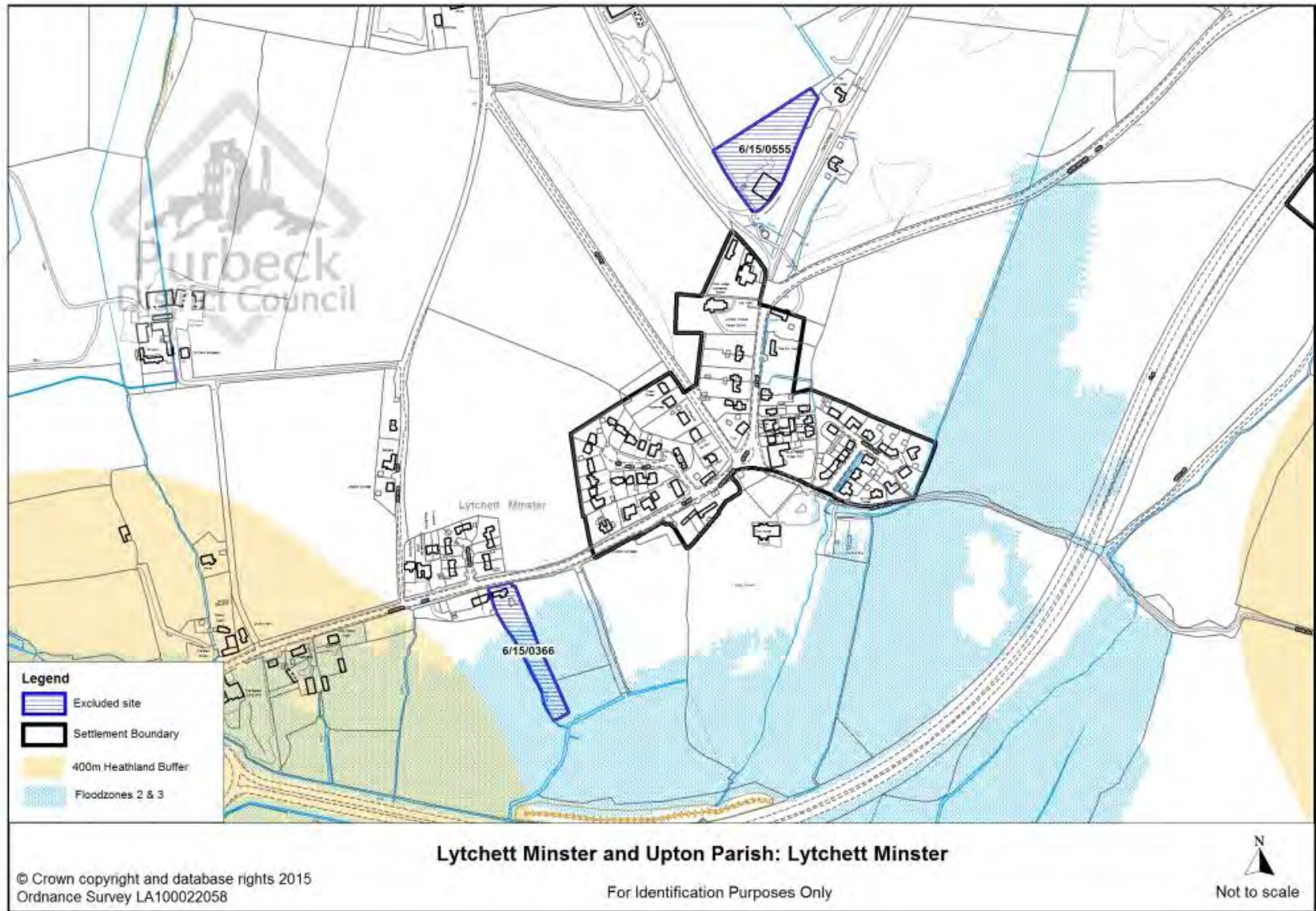


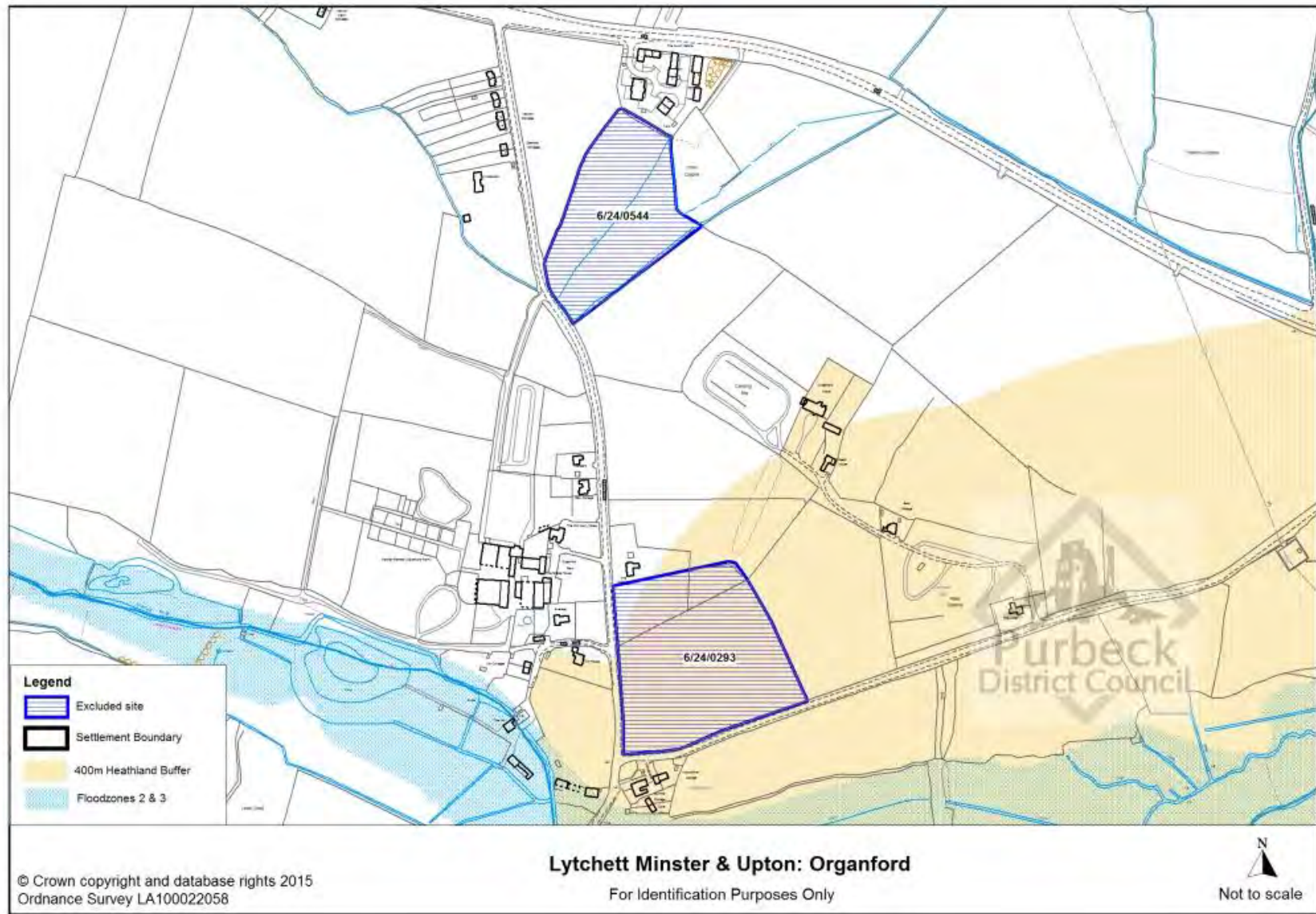


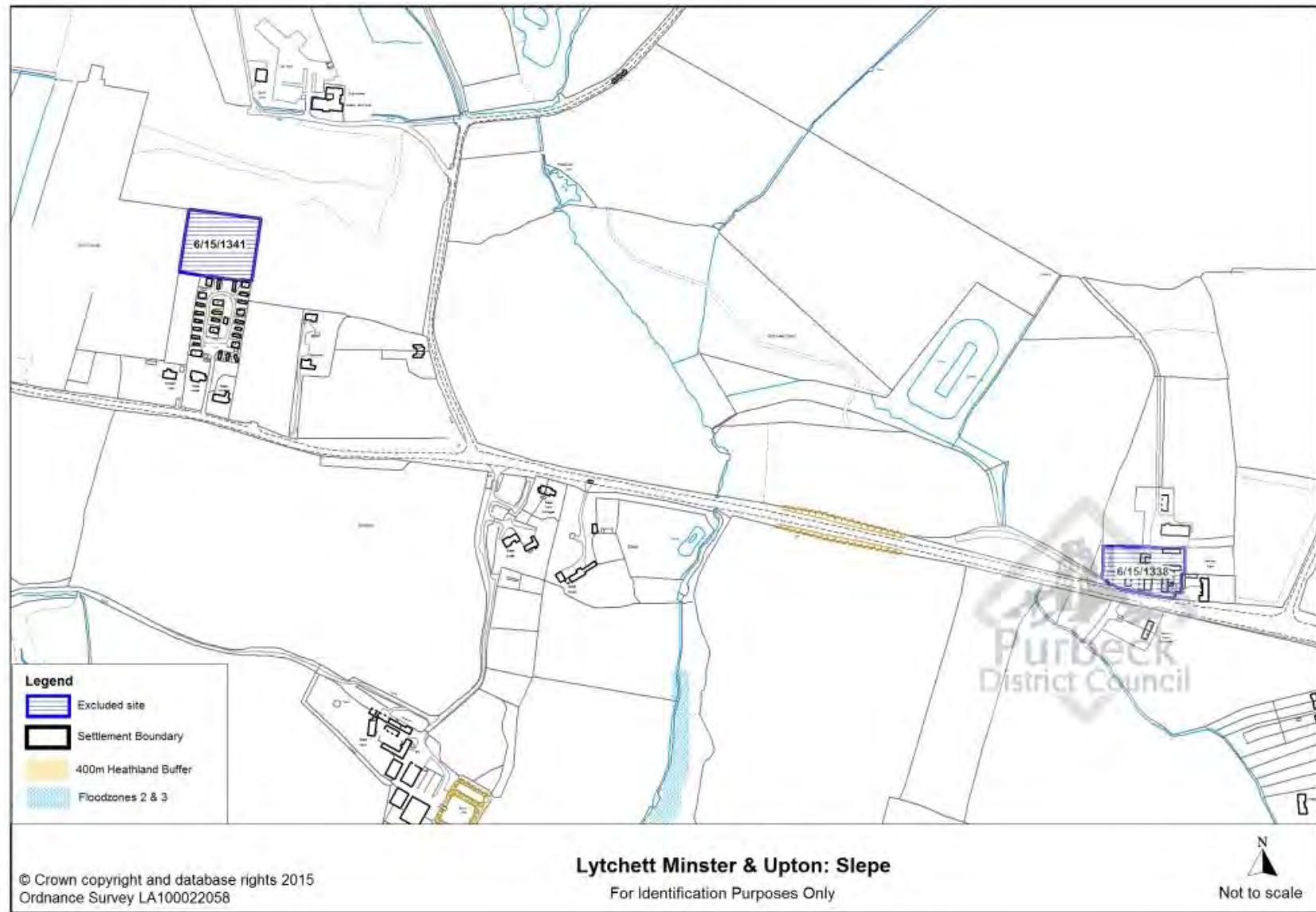


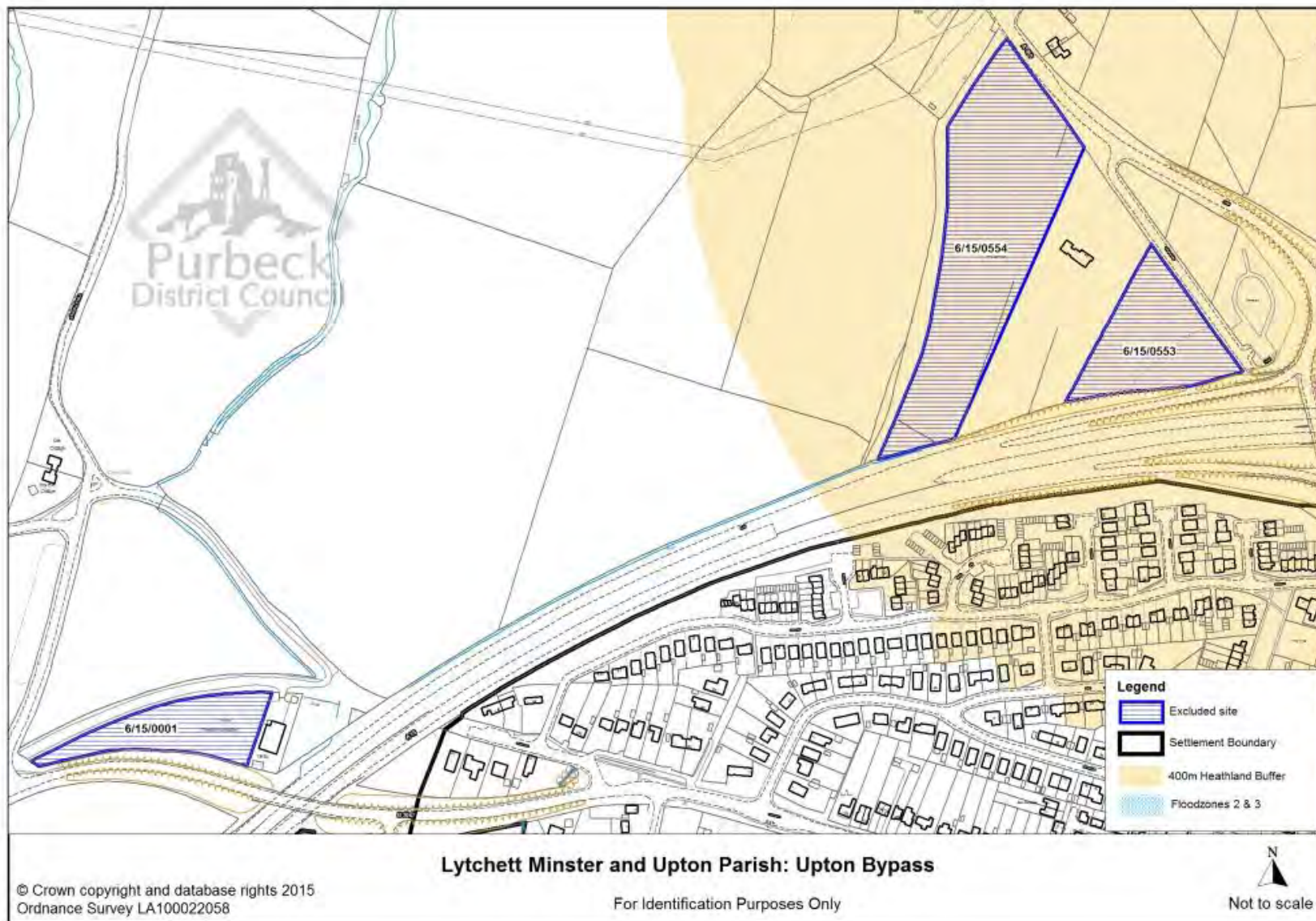


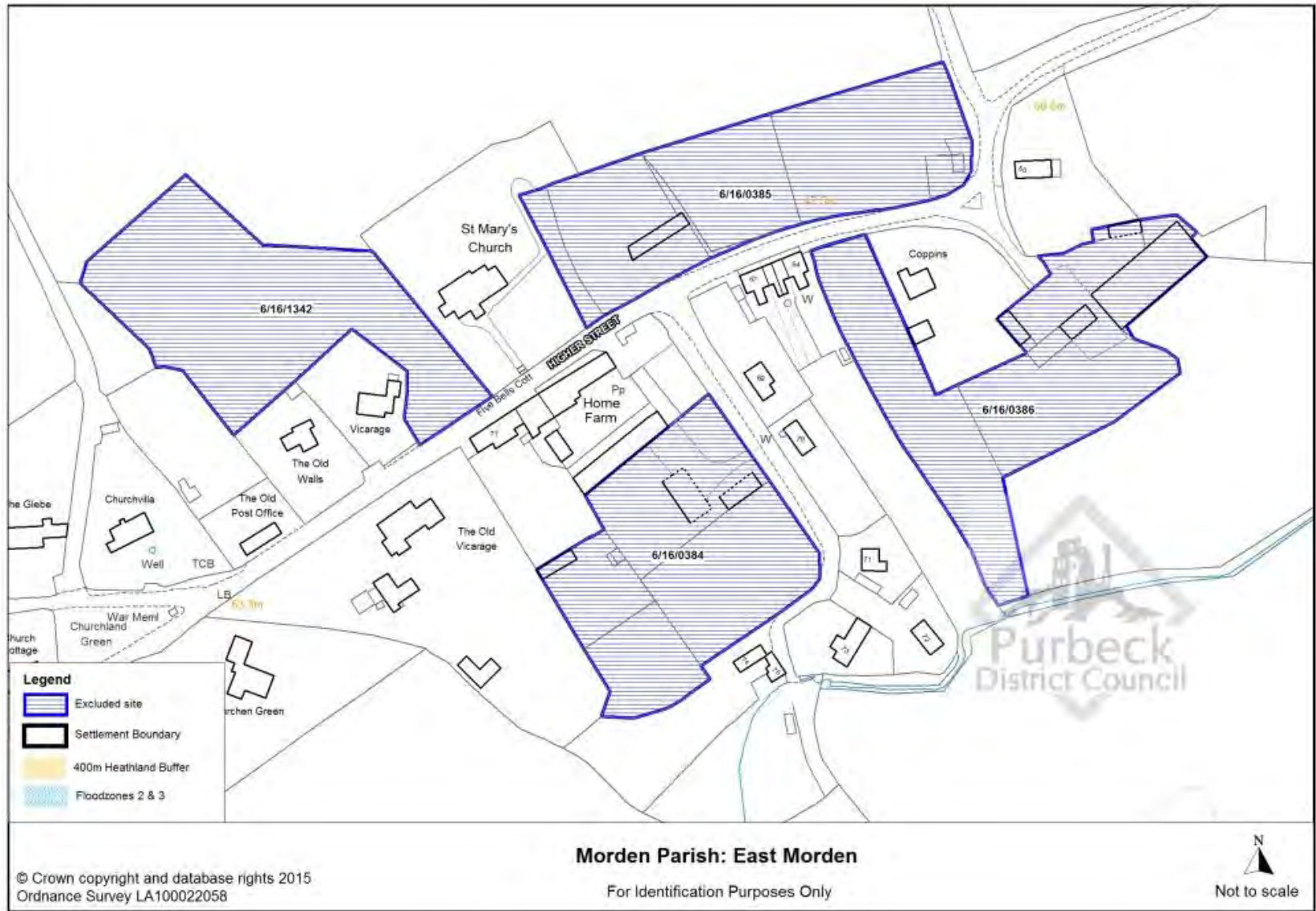


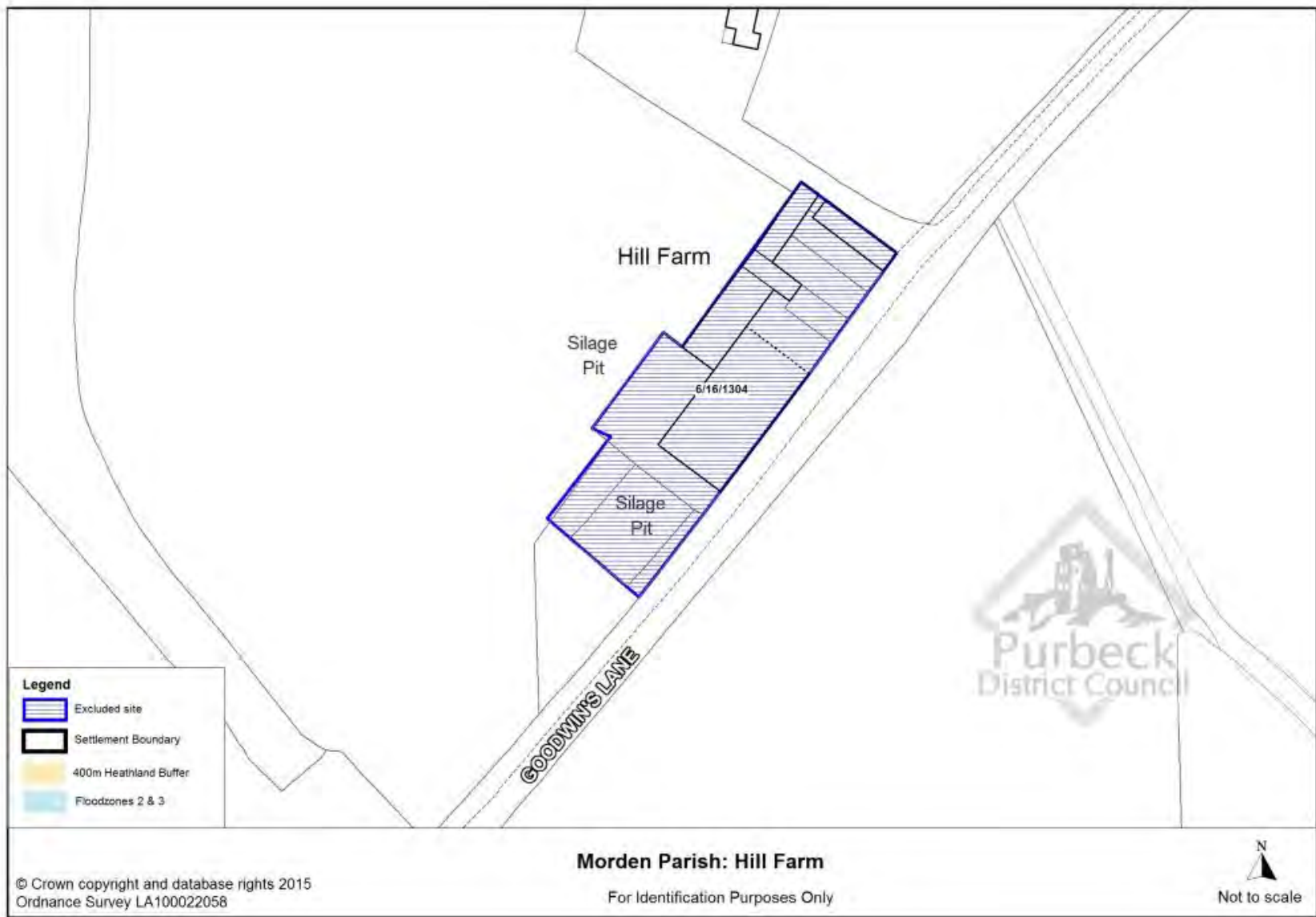


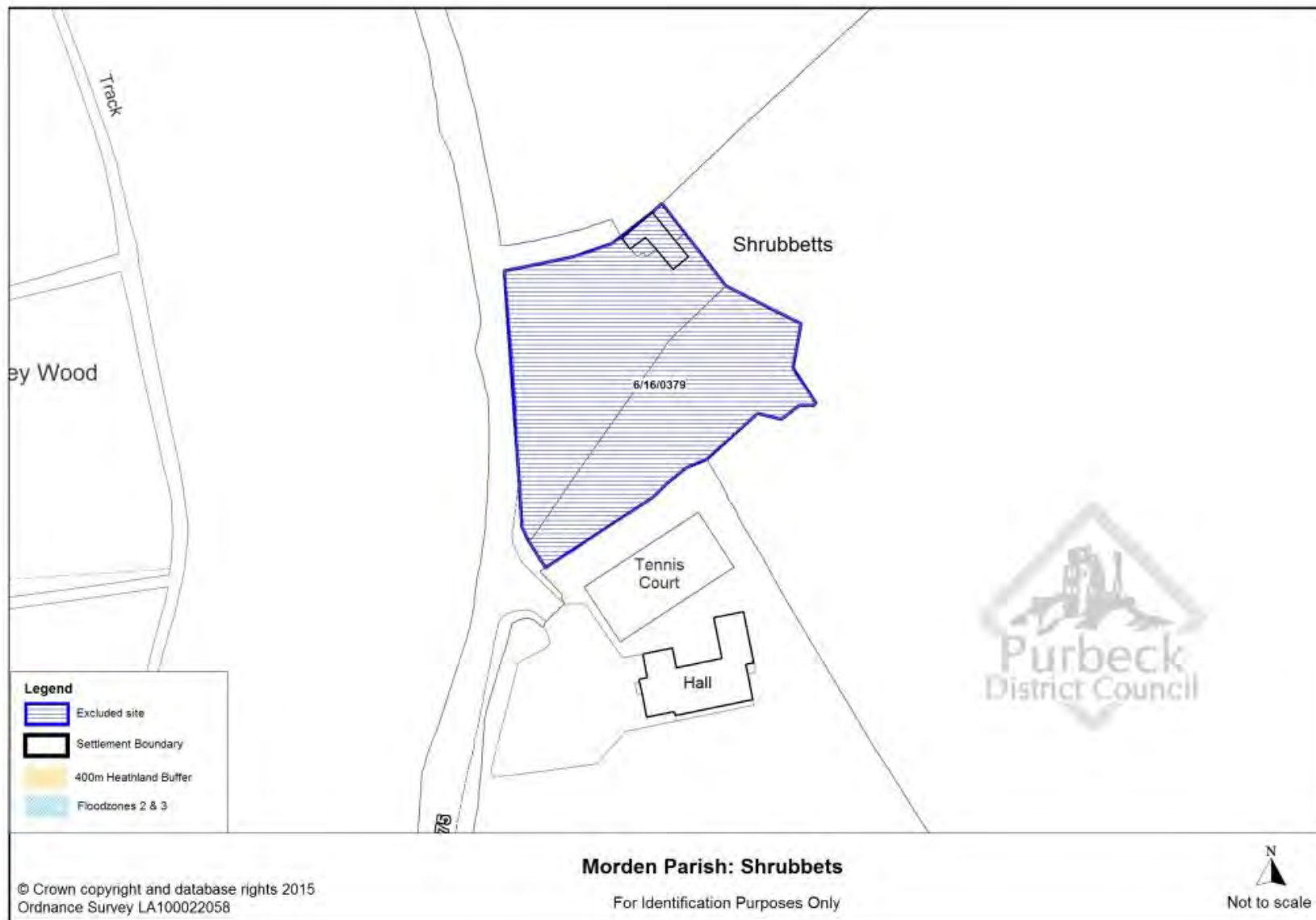


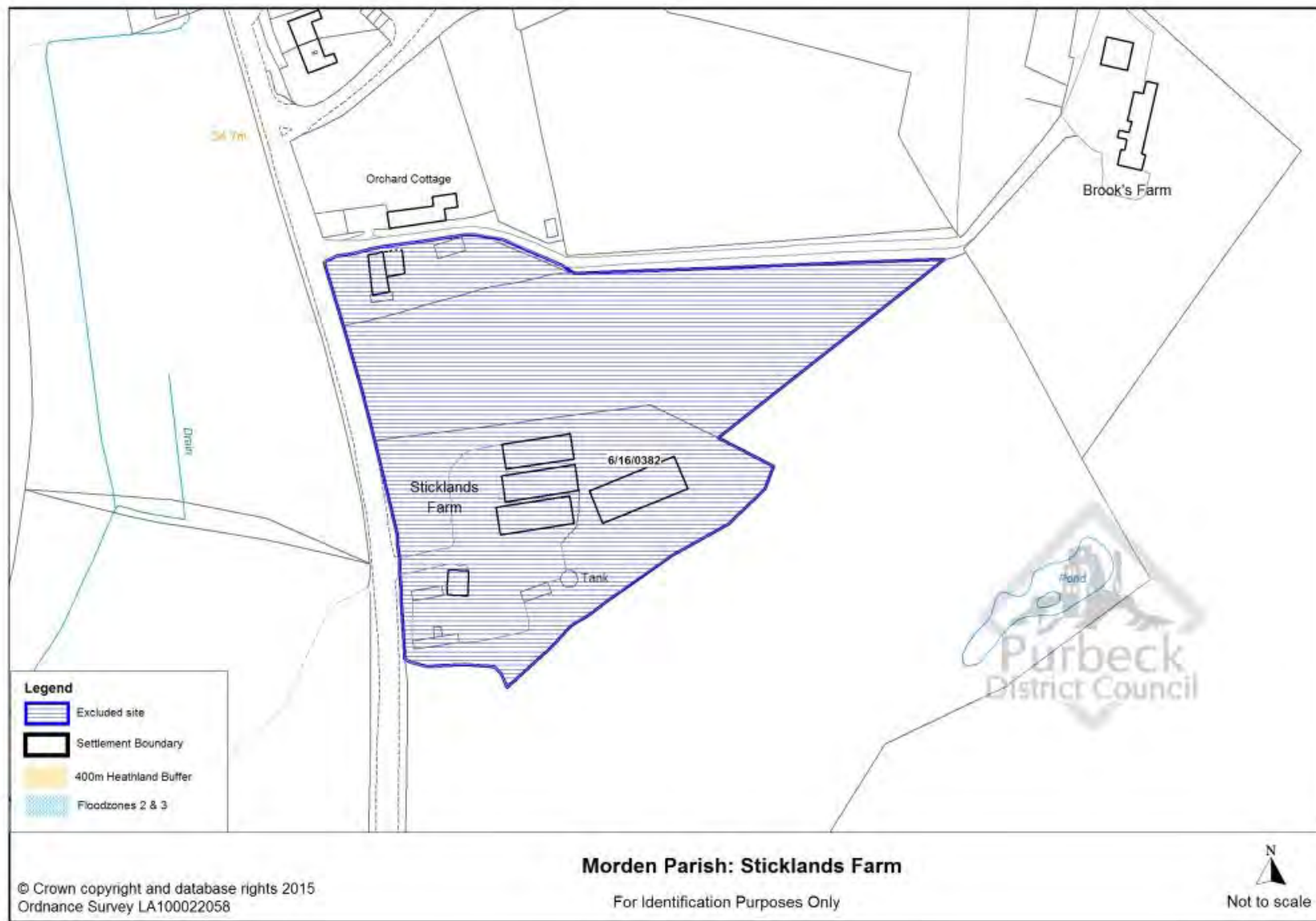


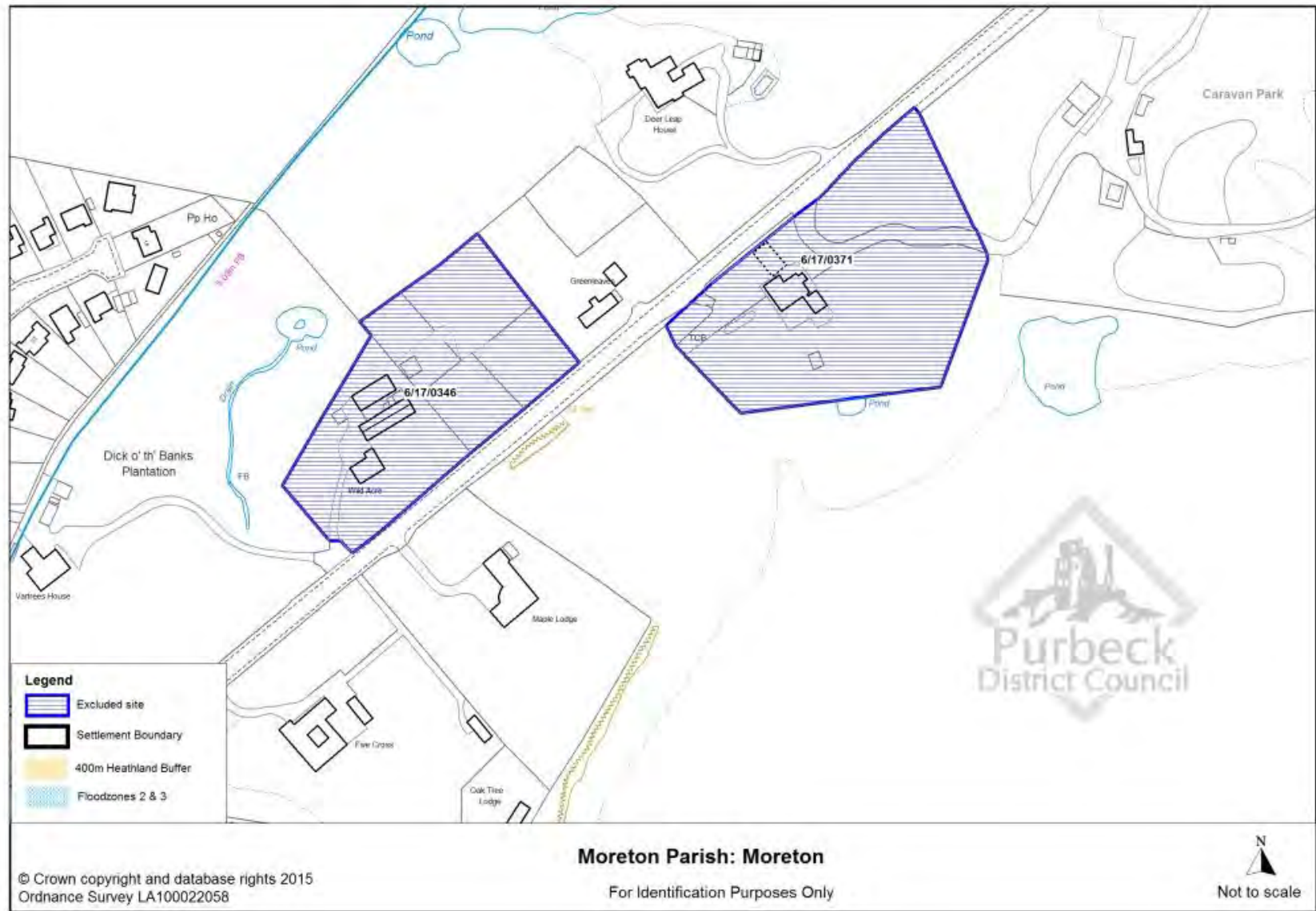


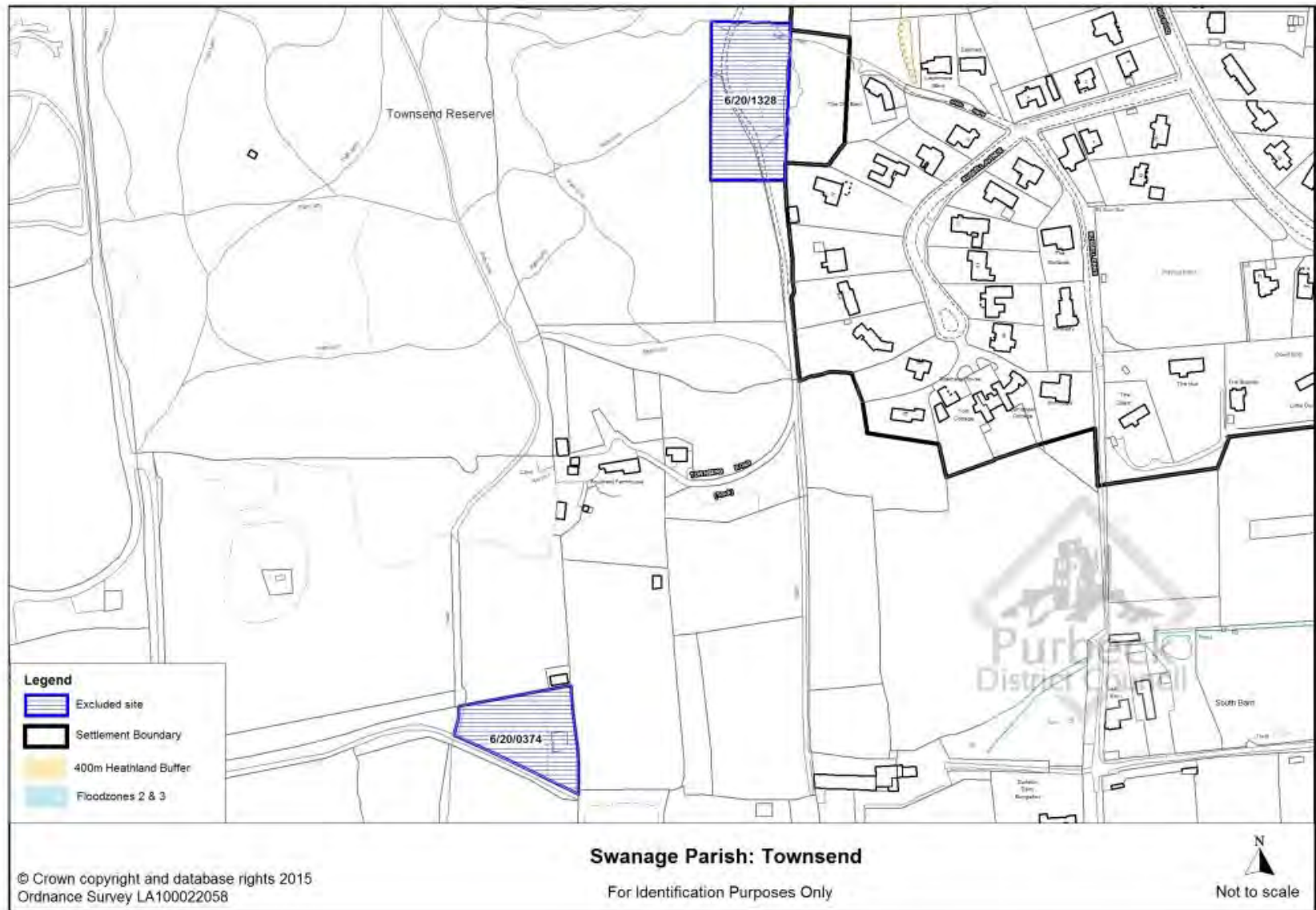


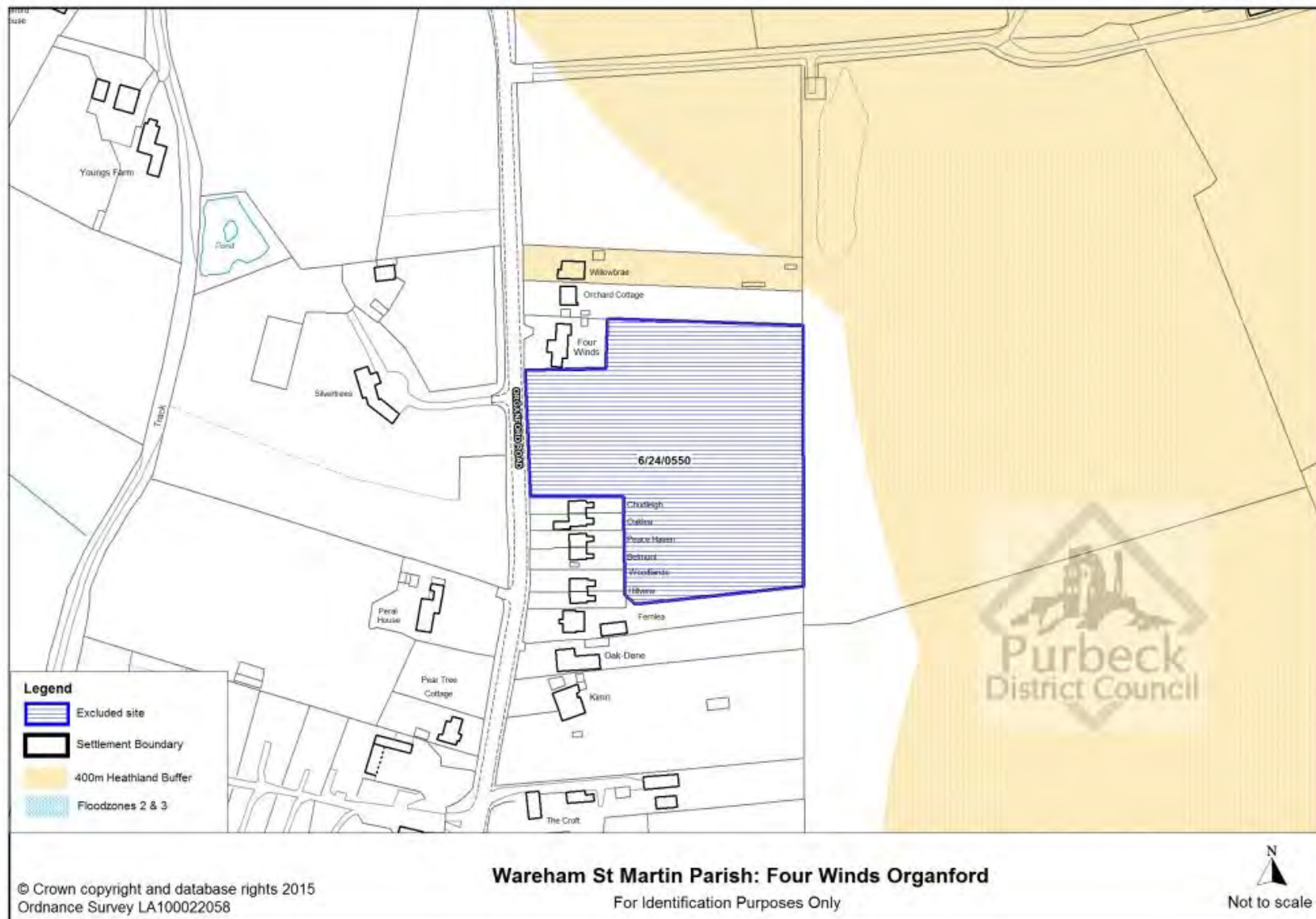


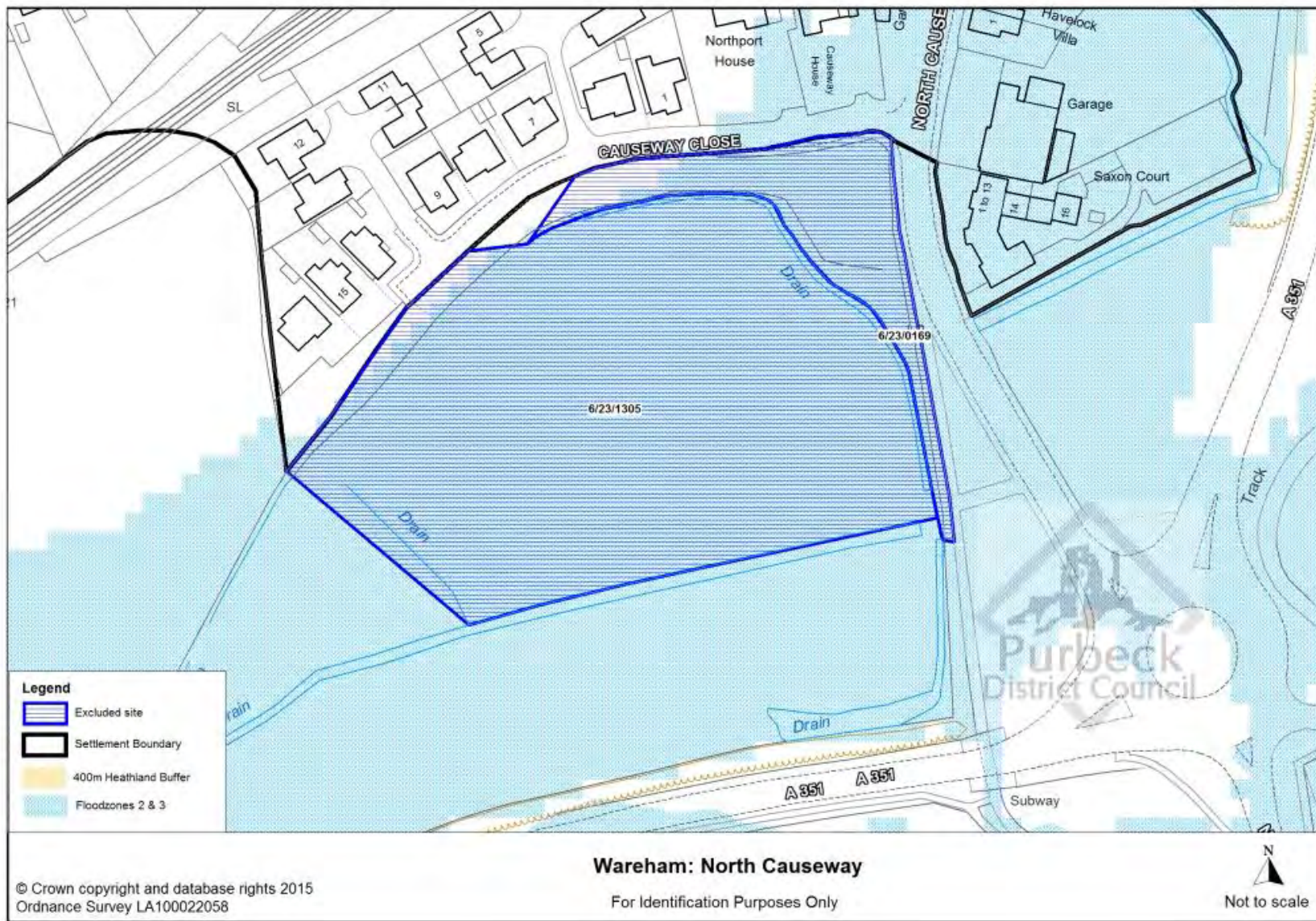


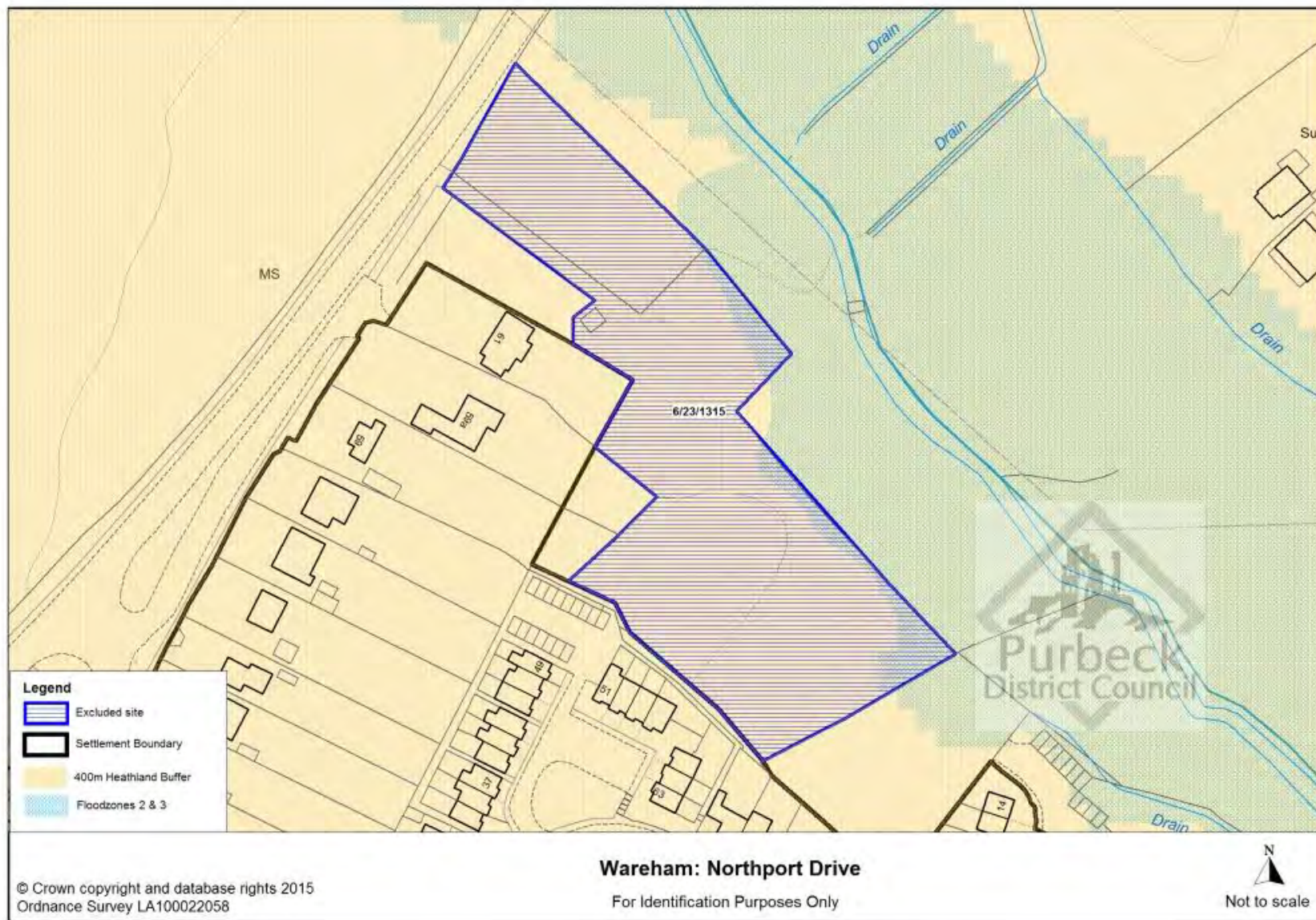


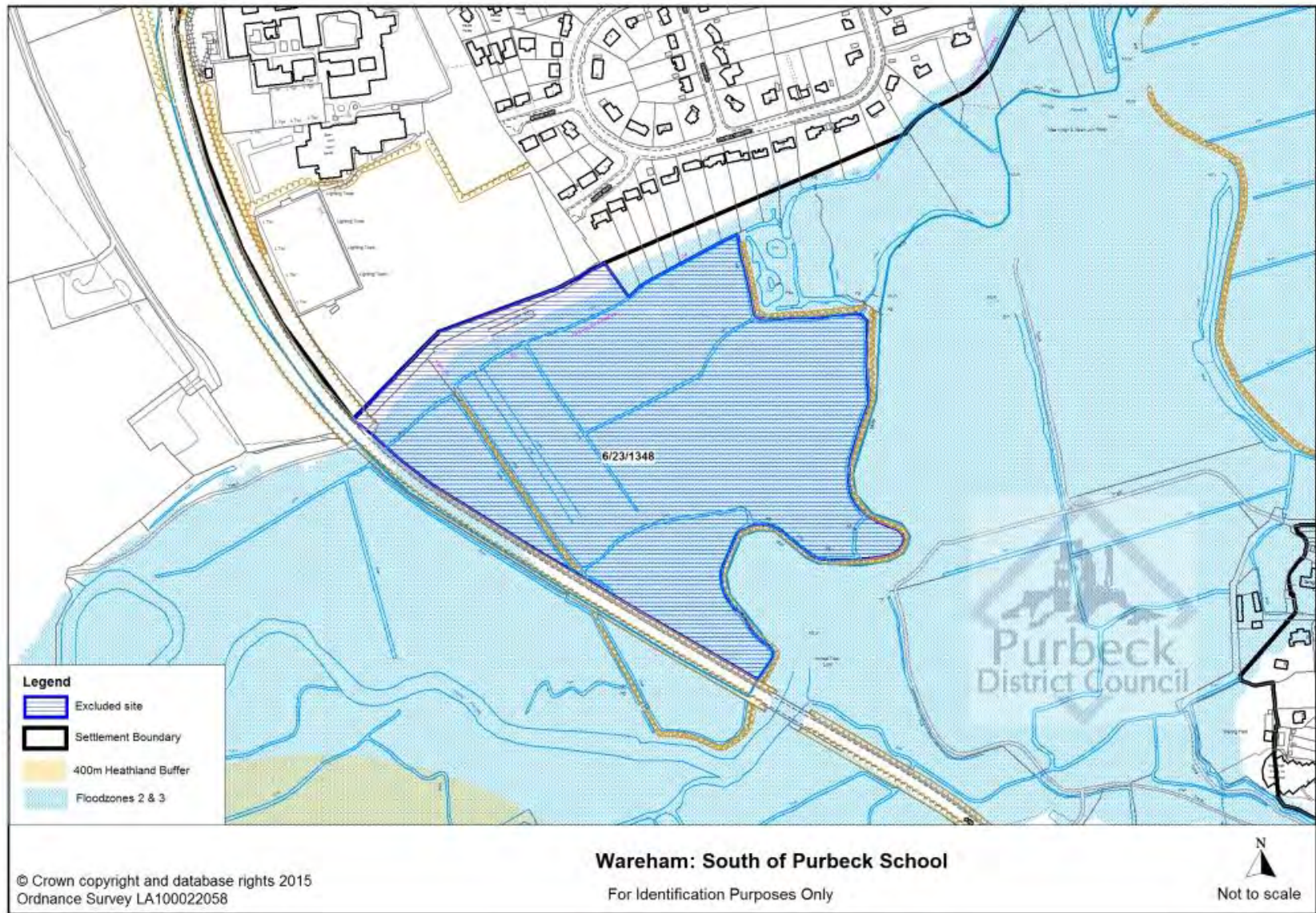


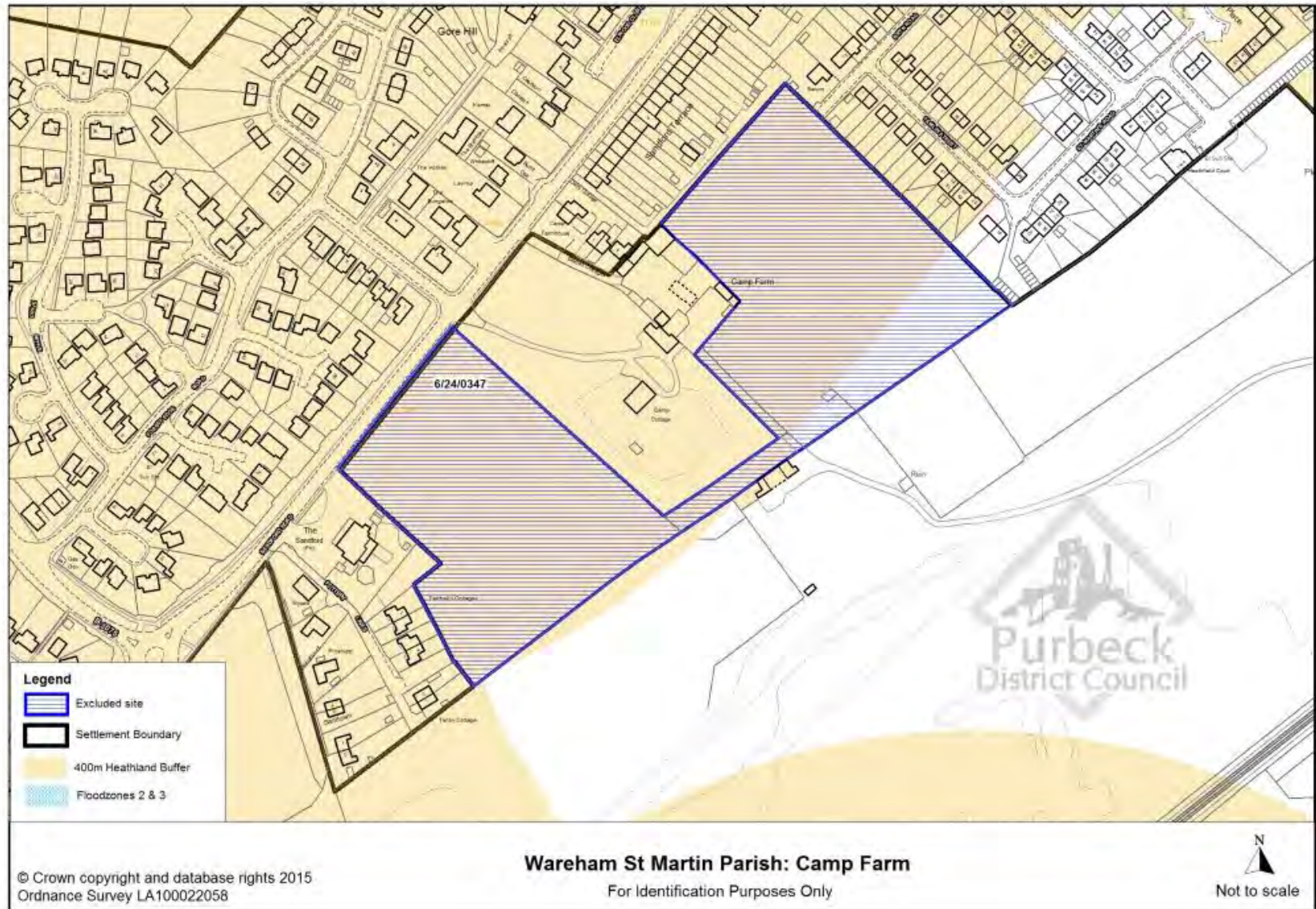


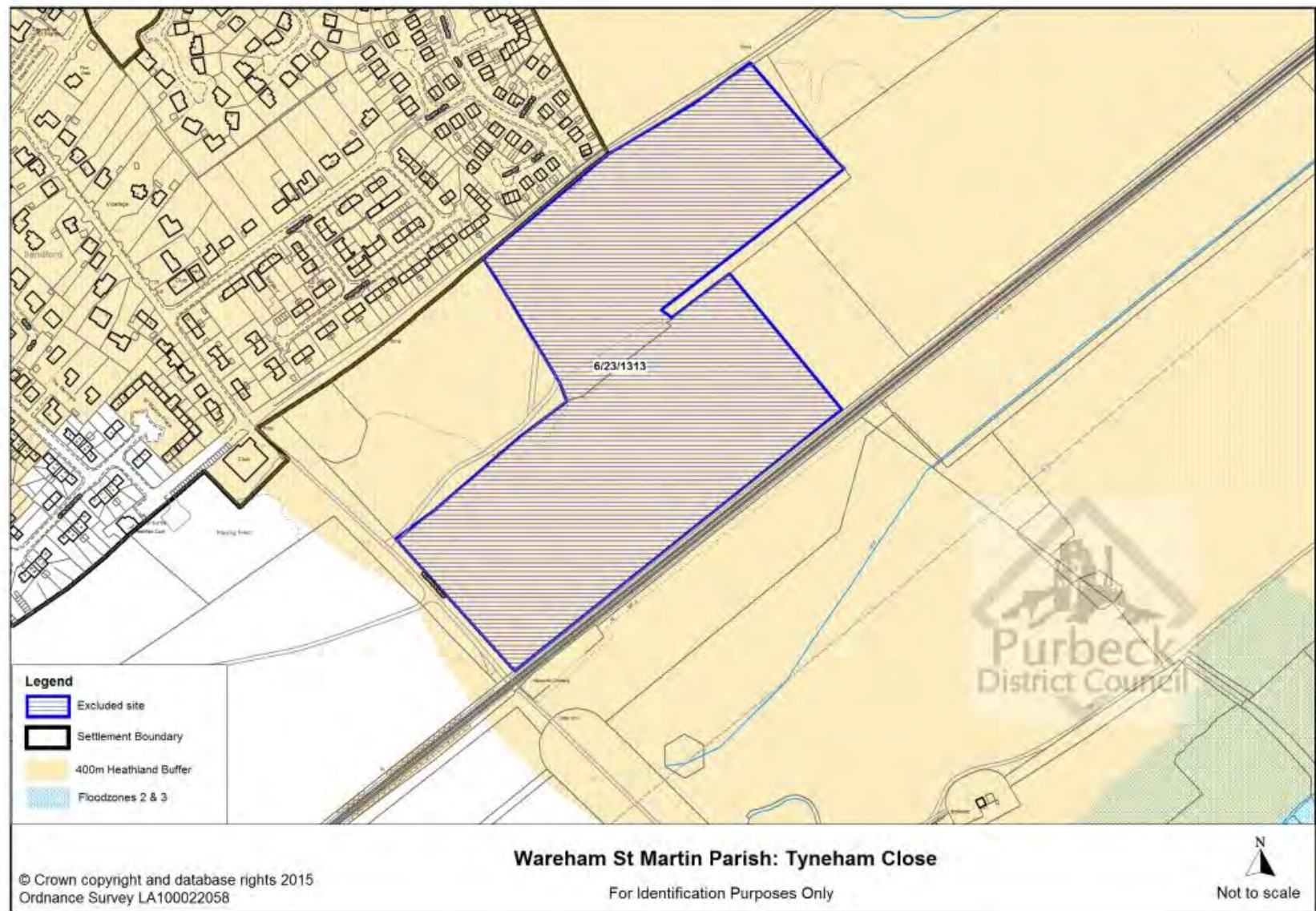


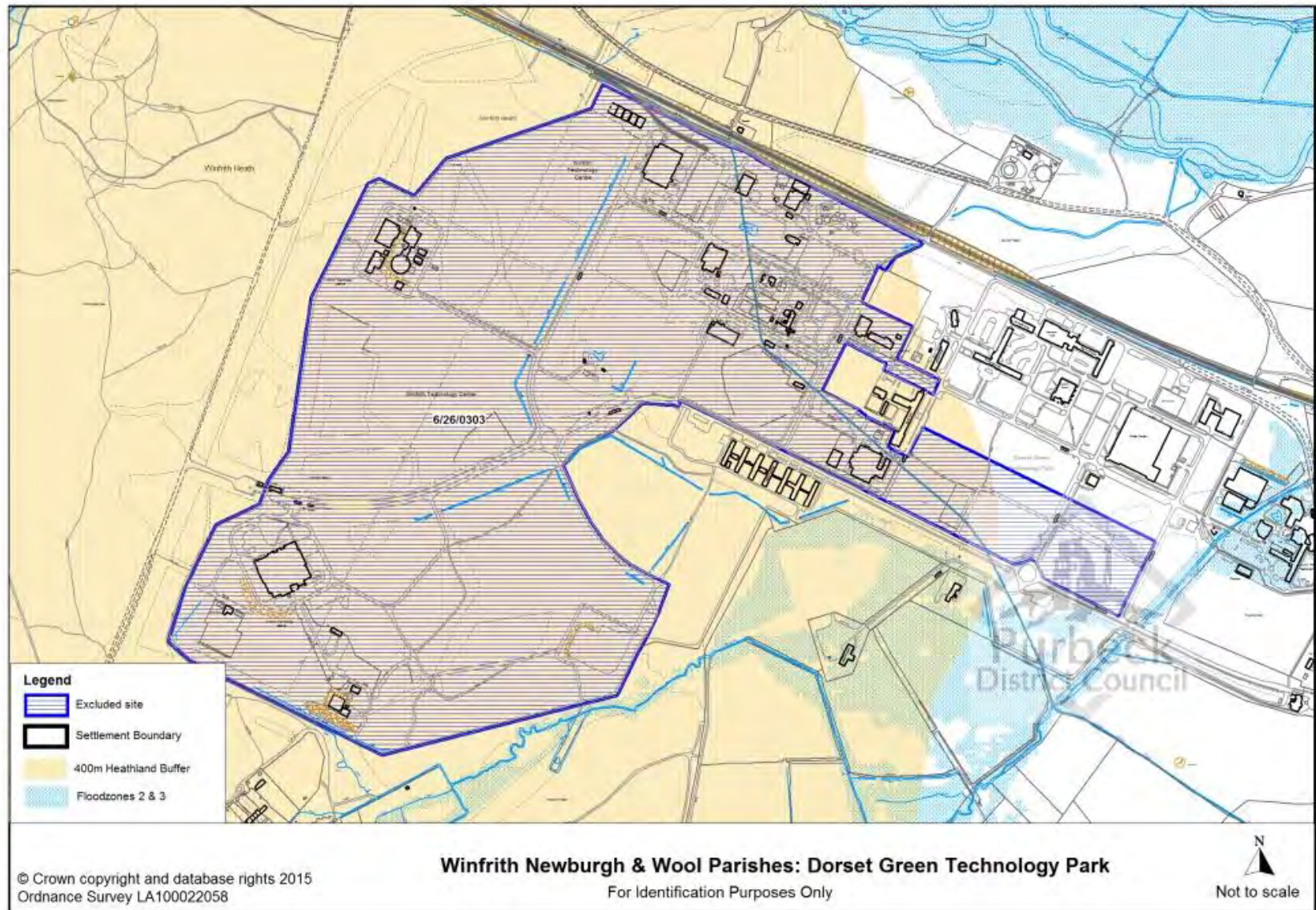


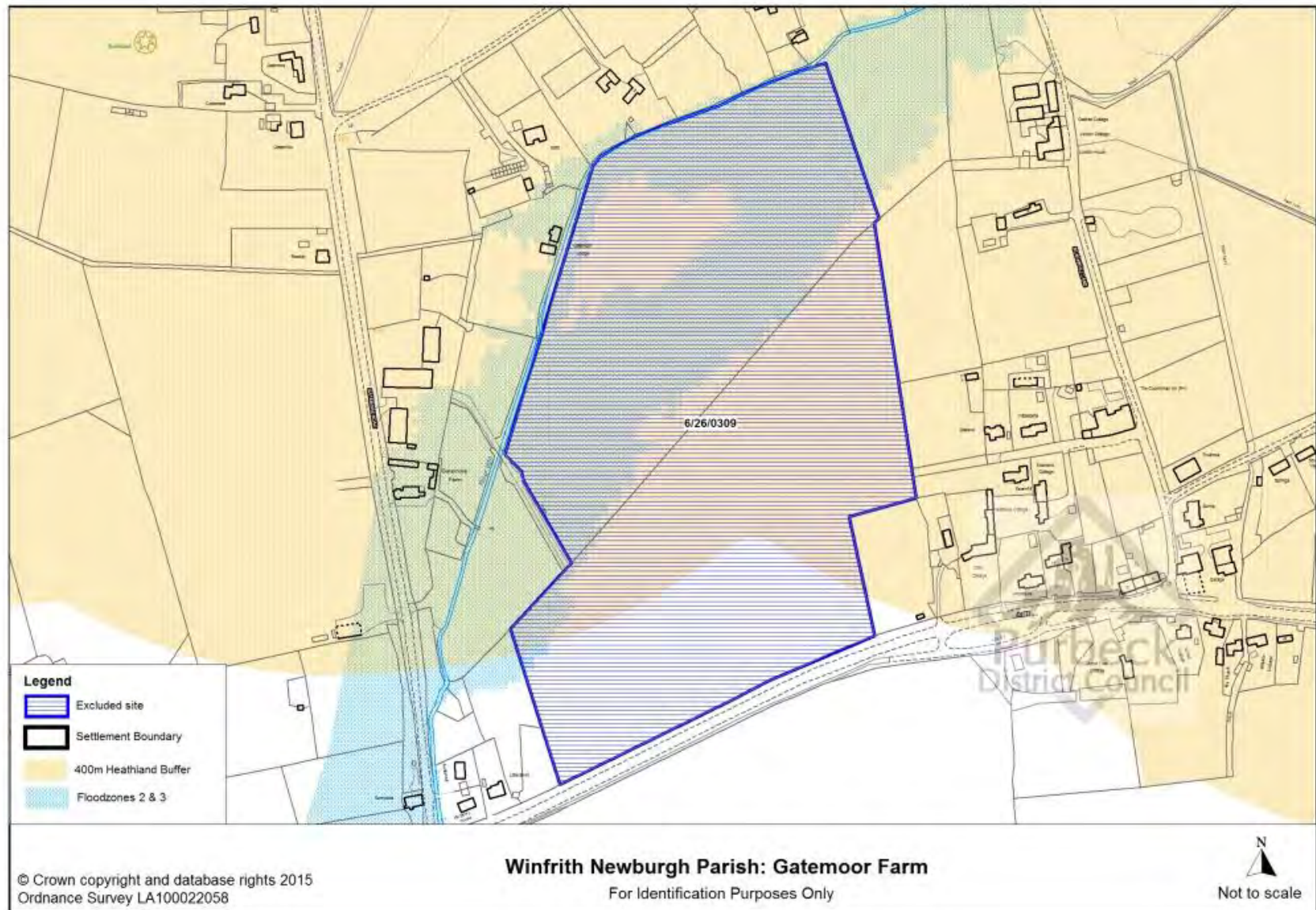


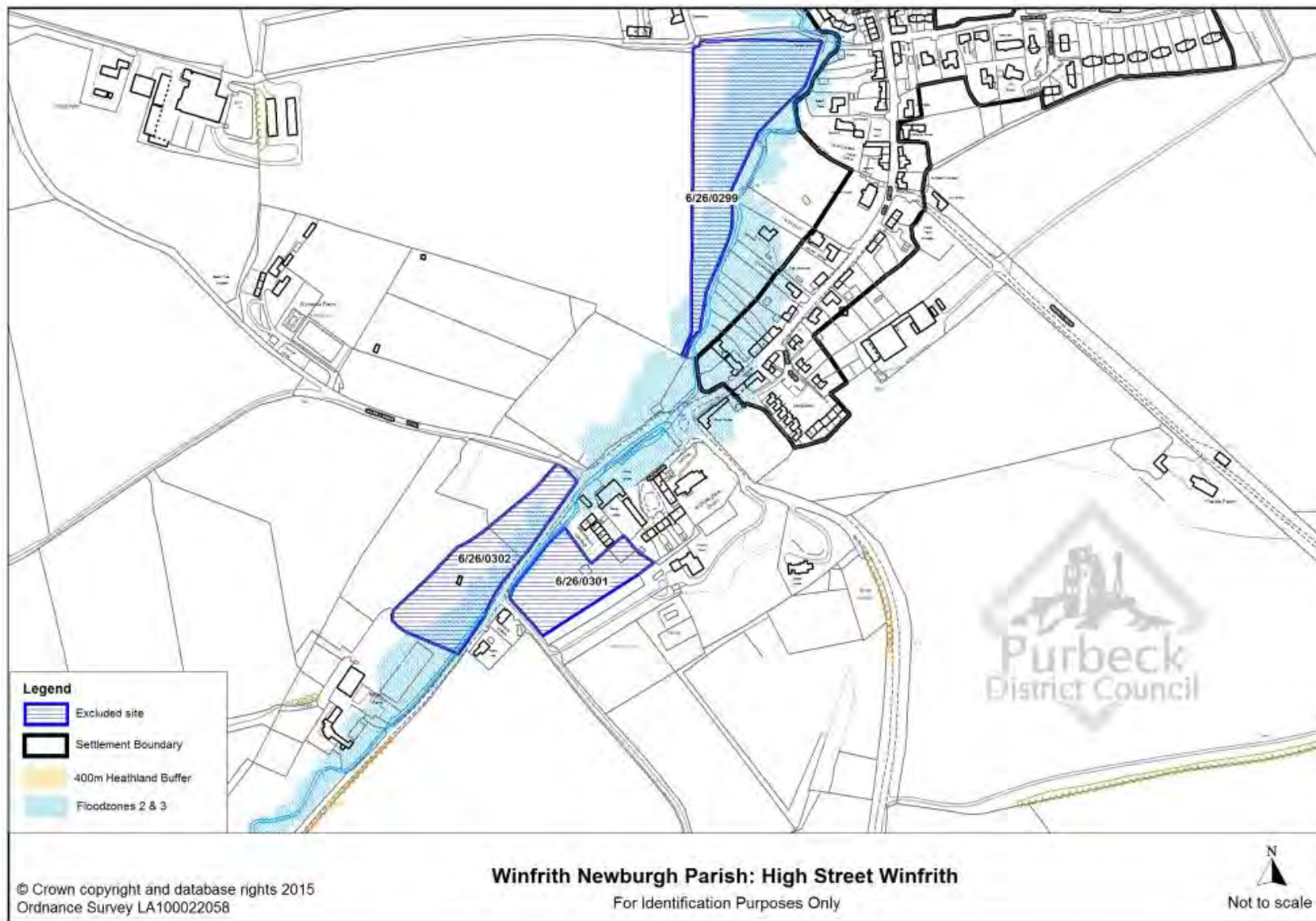


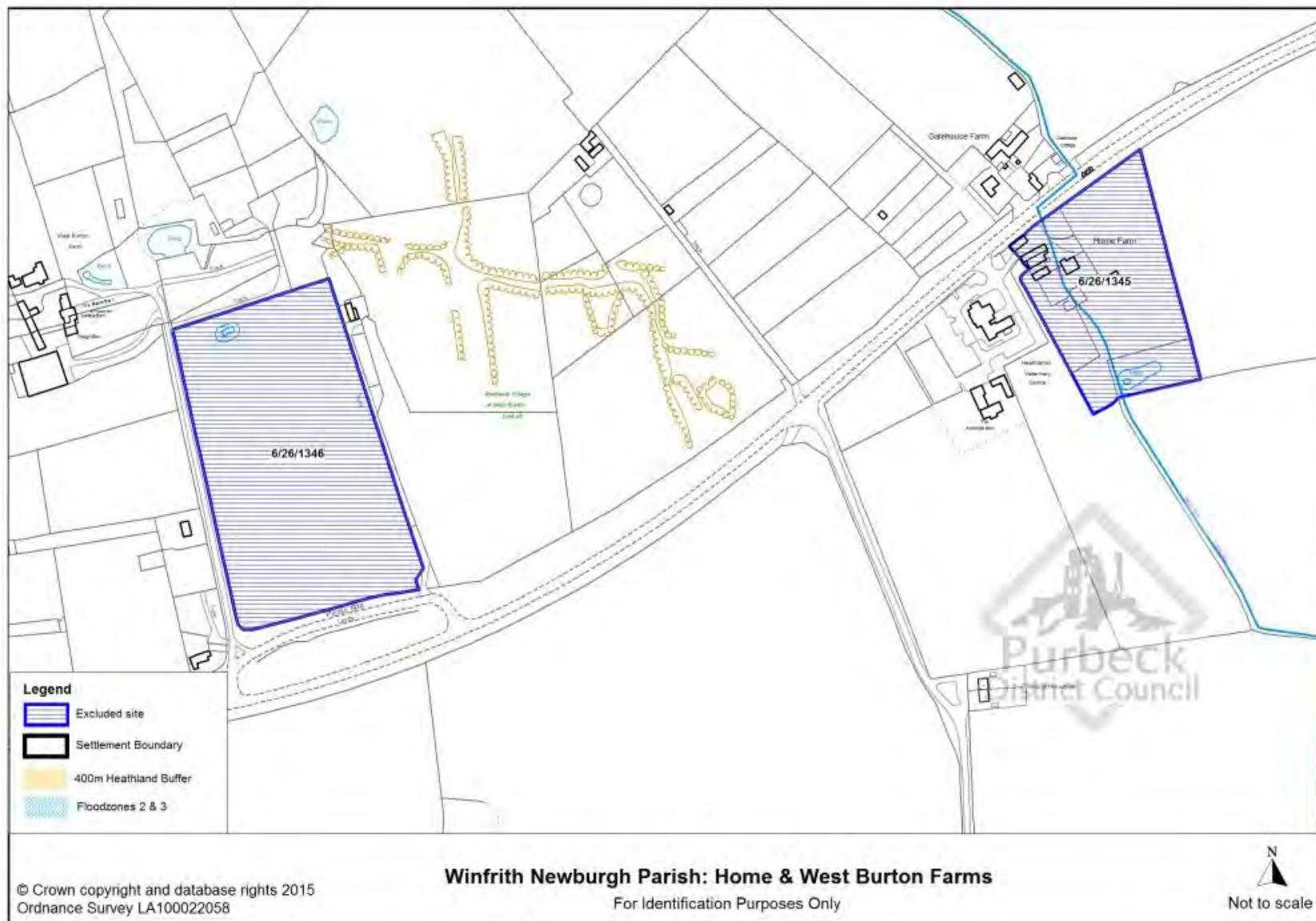


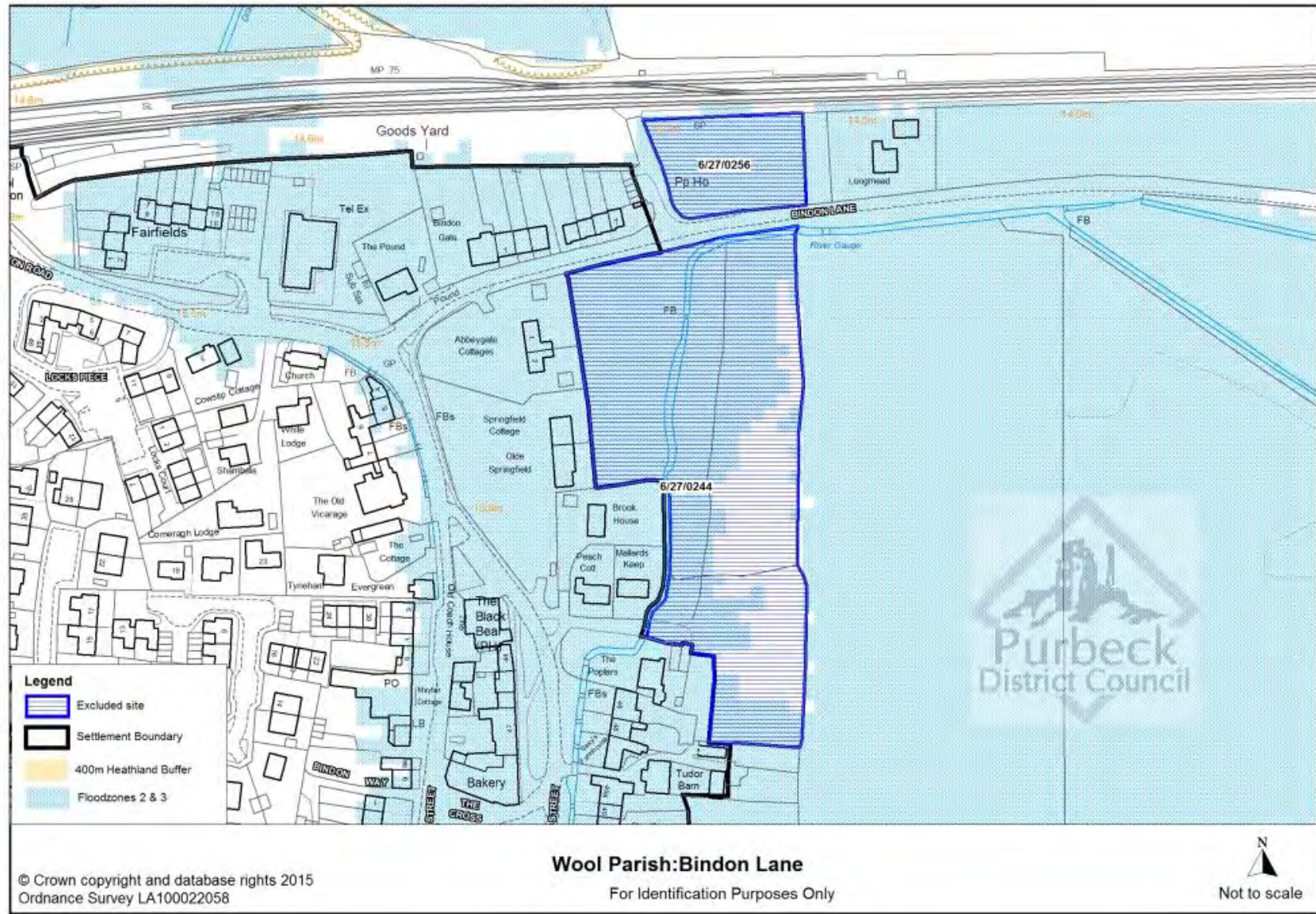


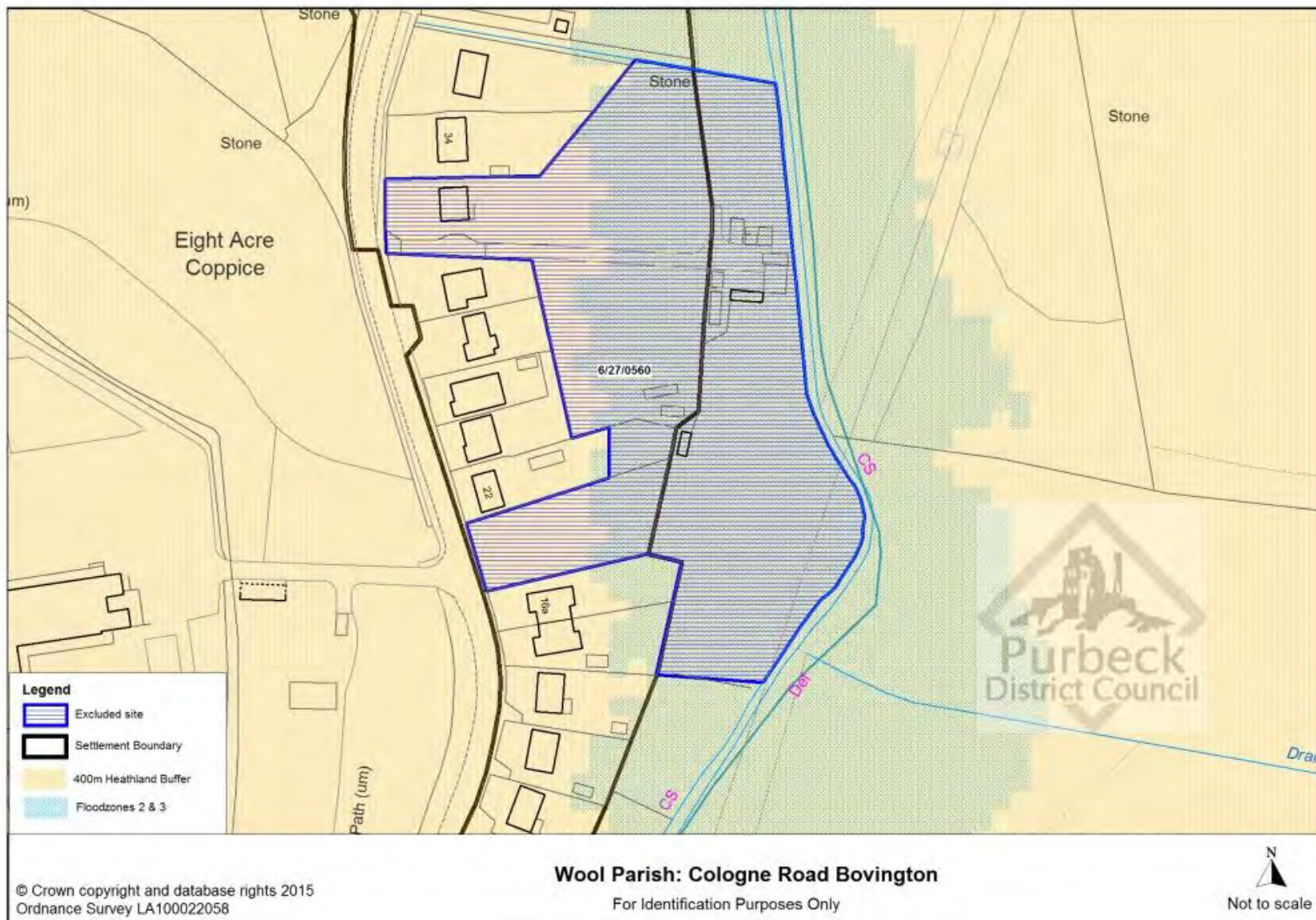


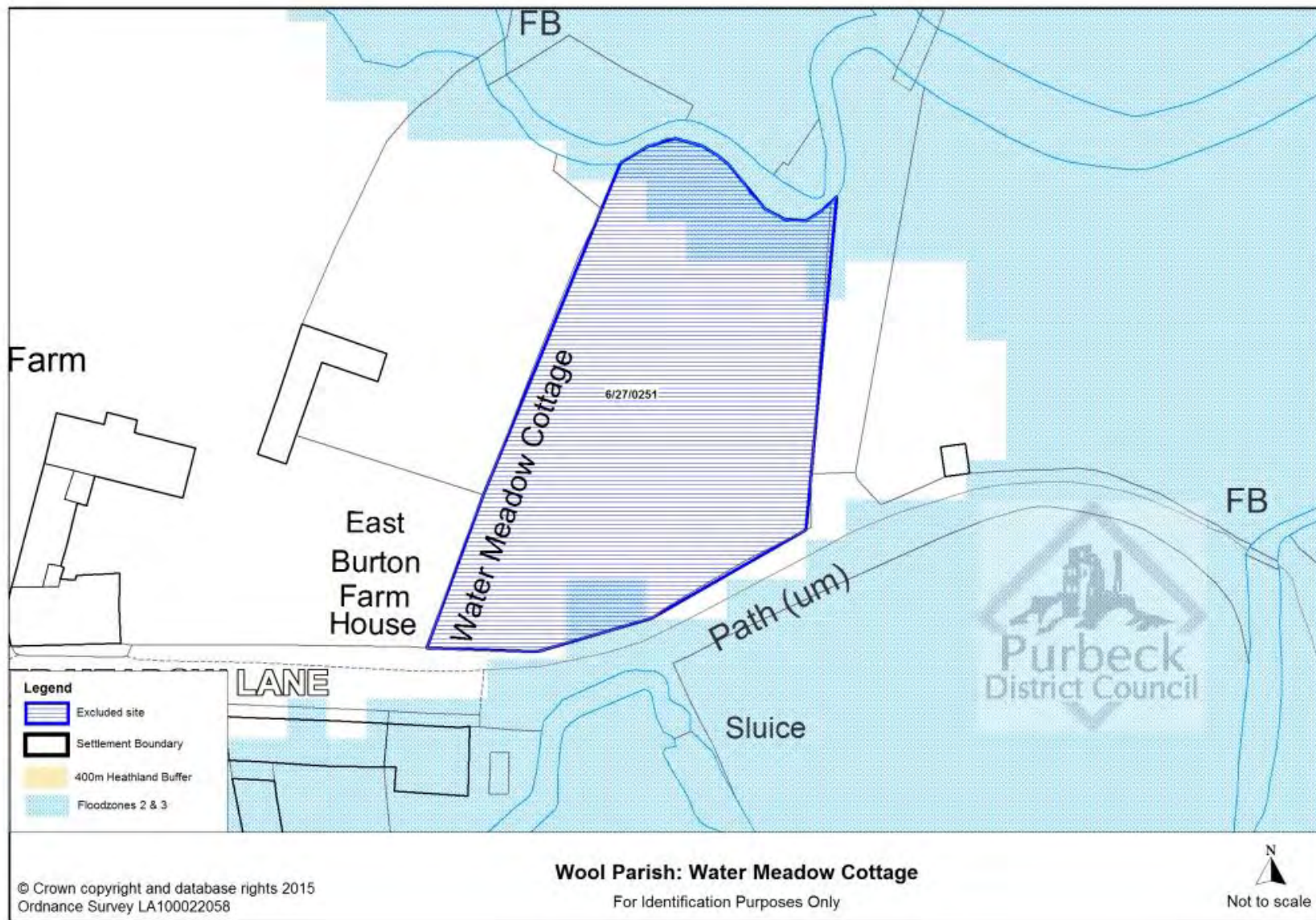


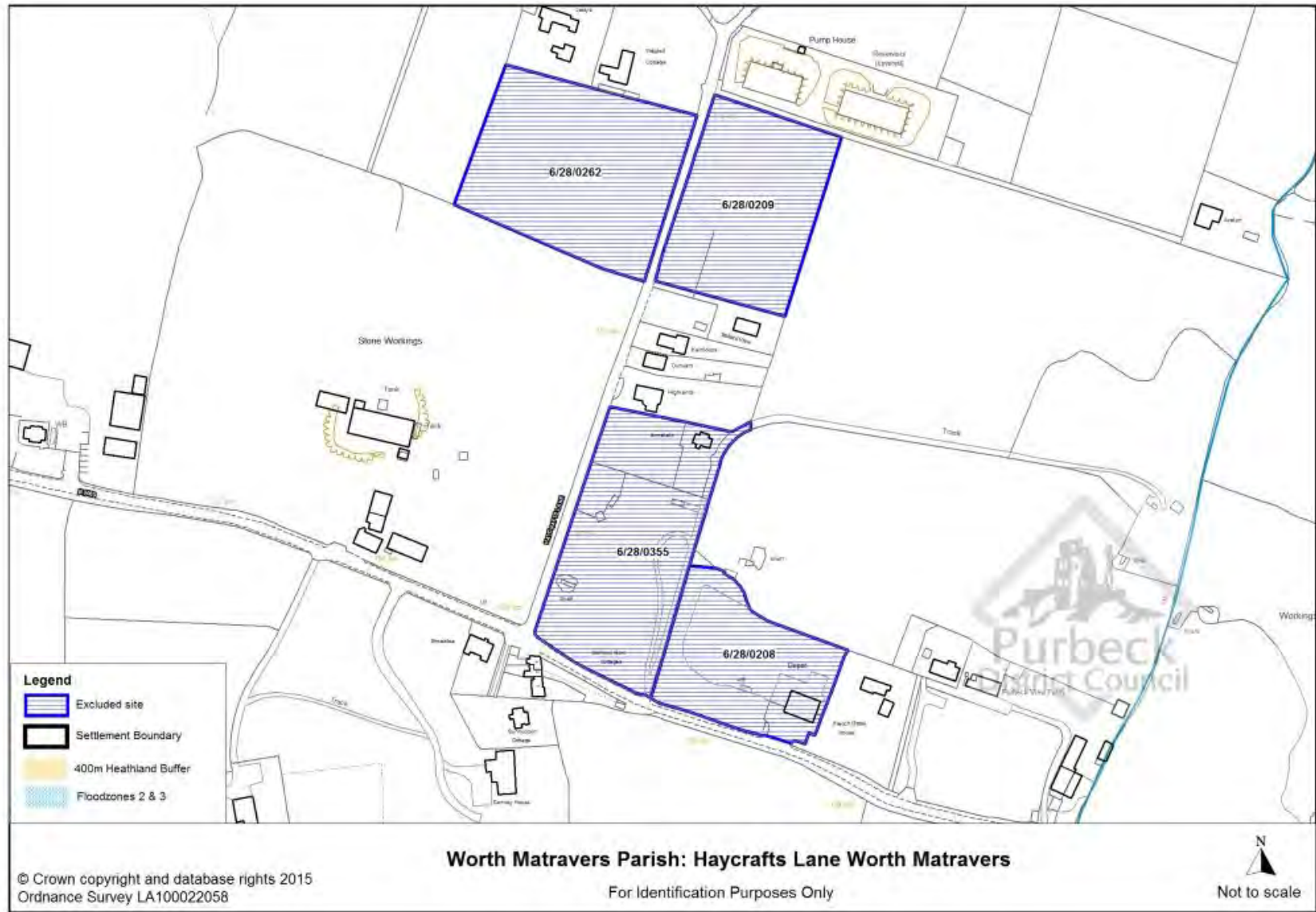


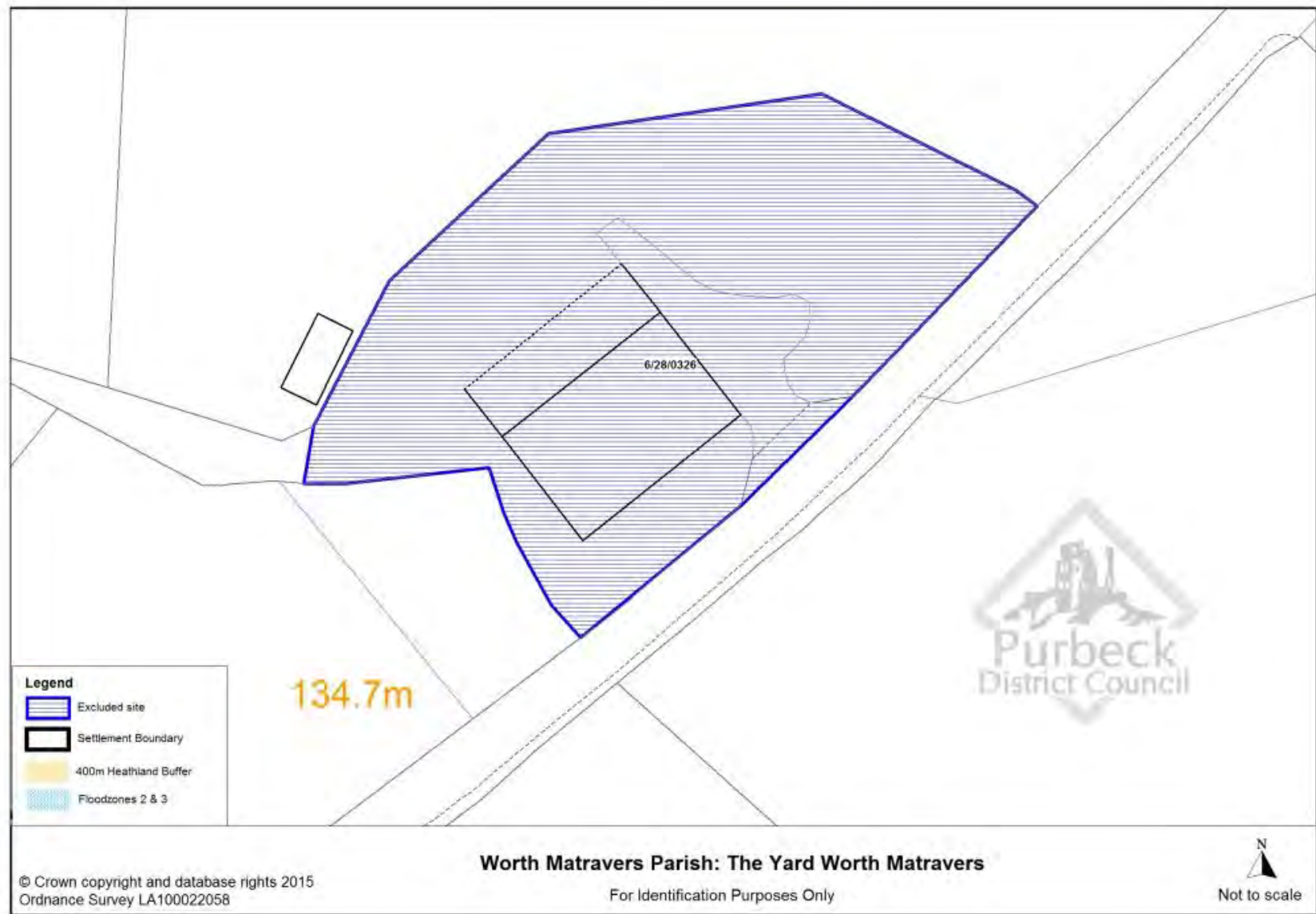


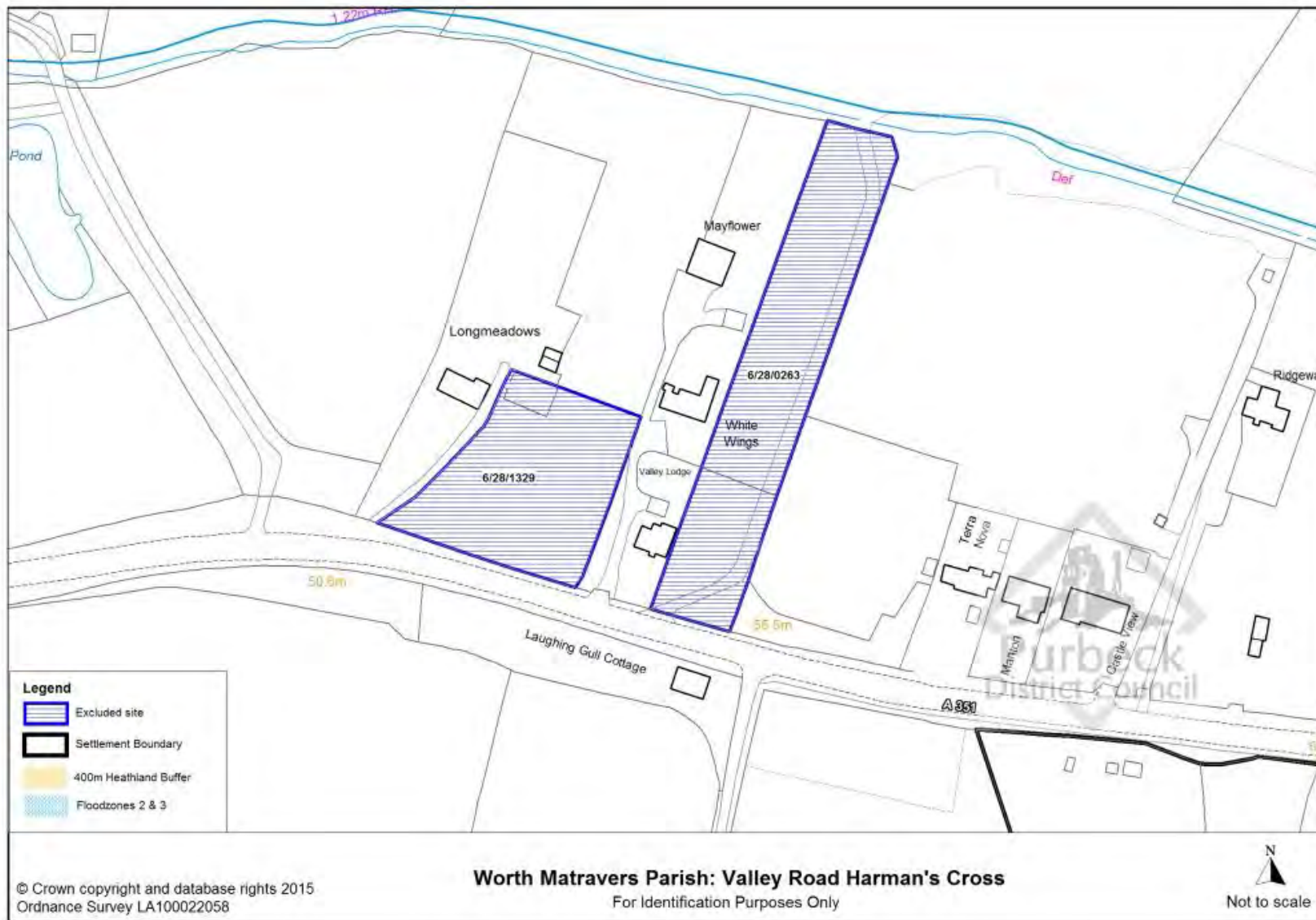












Appendix 5: excluded sites (site size too small)

SHLAA reference	Original submission	Most recent submission	Address	Confirmed 2013/14?	Absolute constraints? (majority of site in flood zone or 400m zone)	Relates to settlement boundary?	Other considerations	Area (ha)
6/28/0352	2009		Land to east of Purbeck View Farm, Worth Matravers	N	None	Yes	In AONB	0.08
6/28/0353	2009		Farm Buildings to east of Purbeck View Farm, Worth Matravers	N	None	Yes	In AONB & adjoins Purbeck Heritage Coast to south	0.18
6/28/0354	2009		Land to west of Purbeck View Farm, Worth Matravers	N	None	Yes	In AONB	0.18
6/27/0259	2009		2 Andover Green Cottages, Bovington	N	In 400m heathland buffer.	No	Close to SAC, Ramsar & SSSI. In statutory installation consultation zone.	0.12
6/27/0260	2009		1 Andover Green Cottages, Bovington	N	In 400m heathland buffer	No	In statutory installation consultation zone.	0.17
6/16/0381	2009	2013	Land adj Cock and Bottle PH, East Morden	Y	None	Yes	In Conservation Area & Green Belt. Listed Building close to site.	0.19
6/16/1302	2013	2013	Adj to Farm House, Morden	Y	None	Yes	In Conservation Area & Green Belt. Site close to Listed Buildings.	0.17
6/14/1333	2013	2013	Land on Bartoms Lane, Lytchett Matravers	Y	None	Yes	In Green Belt.	0.12
6/16/1301	2013	2013	Paddock adj to Farmhouse, Whitefield	Y	None	Yes	In Conservation Area and covered by SNCI. In Green Belt.	0.12
6/16/0378	2009	2013	Land r/o the Old Chapel house, West Morden	Y	None	Yes	In Conservation Area & Green Belt. Listed Building adjacent to site.	0.18
6/11/0292	2009	2013	Land west of Rose Cottage, Holmebridge	Y	In 400m buffer.	Yes	Close to SAC and SSSI. In statutory minerals consultation zone.	0.06
6/15/0536	2009	2014	Land adjacent to Slepe Farm Cottages, Slepe	Y	None	Yes	In Green Belt and statutory minerals consultation zone.	0.1
6/15/0537	2009	2014	Land at Slepe	Y	None	Yes	In Green Belt and statutory minerals consultation zone.	0.11
6/16/0380	2009	2013	Land adj Bullick Cottage, East Morden	Y	None	Yes	In Conservation Area & Green Belt.	0.17
6/16/1303	2013	2013	Sellers Farm Buildings, Morden	Y	None	Yes	In Conservation Area & Green Belt.	0.19
6/11/0291	2009		Land at Holmebridge, East Stoke	N	In 400m buffer.	Yes	Close to SAC and SSSI. In statutory minerals consultation zone.	0.16
6/08/0304	2009	2013	Estate Office, South Street, Kingston	Y	None	No	In Purbeck Heritage Coast, AONB & Conservation Area	0.09
6/08/0305	2009	2013	Adj. 14 South Street, Kingston	Y	None	No	In Purbeck heritage Coast, AONB & Conservation Area	0.09
6/28/0324	2009	2014	Land adj St James Cottage, Worth Matravers	Y	None	No	In Purbeck Heritage Coast & AONB	0.12
6/15/0357	2009	2014	New Road, Lytchett Minster	Y	None	No	In Green Belt.	0.09

6/27/0253	2009		Sunnyhill, Water Medaow Lane, East Burton	N	None	No	Close to flood zones 2 & 3. In statutory installation consultation zone.	0.16
6/25/0327	2009	2014	Land adj. Hillside House, School Lane, West Lulworth	Y	None	No	In AONB & Purbeck Heritage Coast. In Source Protection Zones 2 & 3.	0.19
6/10/0332	2009	2014	Opposite Garage, East Lulworth	Y	None	No	Close to SAM. In AONB & Conservation Area	0.15
6/27/0250	2009	2014	Land adj Captains Stable, Water Meadow Lane, Wool	Y	Southern boundary affected by floodzones 2 & 3	No	In statutory installation consultation zone.	0.09
6/05/0317	2009	2013	Opposite Depot, East Chaldon	Y	None	No	In AONB, Purbeck Heritage Coast, Conservation Area & Source Protection Zones 2 & 3	0.19
6/04/0362	2009	2013	Land adj The Green, Bloxworth	Y	None	No	TPOs on eastern boundary	0.11
6/16/0383	2009	2013	Land adj. Merraway, East Morden	Y	None	No	In Conservation Area & Green Belt.	0.15
6/26/0311	2009	2014	Opp Draytons Dairy, School Lane, Winfrith	Y	None	No	In AONB, Conservation Area & statutory installation consultation zone.	0.13
6/06/0548	2009	2013	Site near St Peter's Church, Church Knowle	Y	None	No	In AONB	0.01
6/15/0532	2009	2014	Park Cottages, Lytchett Minster	Y	None	No	In Conservation Area & Green Belt.	0.12
6/03/1352	2014	2014	Land North of Butt Lane, Bere Regis	Y	None	No	In Source Protection Zones 1, 2 & 3	0.1
6/03/1351	2014	2014	Land west of Snow Hill Lane, Bere Regis	Y	None	No	In Source Protection Zones 1, 2 & 3	0.16
6/05/1334	2009	2014	r/o 4 - 6 East Chaldon	Y	None	No	In AONB, Purbeck Heritage Coast, Conservation Area & Source Protection Zones 2 & 3	0.09
6/23/1330	2013	2013	Fourfields Barn, North Bestwall Road, Wareham	Y	Site adjoins SAM to south.	No	Adjoins AONB & in Green Belt.	0.11
6/13/0350	2009	2013	Coombe Farm, Langton Matravers	Y	None	No	In AONB & Conservation Area. Adjoins Purbeck Heritage Coast to south. Listed Building adjoins site.	0.15
6/26/0531	2009	2013	Garden of Longmead, High Street, Winfrith Newburgh	Y	None	No	In AONB, Conservation Area, statutory installation consultation zone & Source Protection Zones 2 & 3.	0.15
6/14/0587	2009		Land at Peach Cottage, Foxhills Lane, Lytchett Matravers	N	None	No	In Green Belt.	0.15

Appendix 6: 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
.....

Please return this form 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.



Thriving communities in balance
with the natural environment