

SD 88 - Review of potentially suitable small sites

Review of potentially suitable small sites presented in strategic housing land availability assessment (SHLAA), submission draft 2019

Introduction

1. This supplementary assessment has been prepared following the first week (2nd and 5th July 2019) of examination hearings into the Purbeck Local Plan. In the course of the hearings the Council undertook to respond to a number of actions. This paper provides evidence related to:
 - Action 6 – ‘Undertake further work with Natural England to clarify the Council’s approach to mitigation measures for housing development on unallocated sites’; and
 - Action 24 - ‘Give thought to the implication of any increase in housing numbers on the spatial strategy’.

Assessment

2. The Council’s Strategic Housing Land Availability Assessment (SHLAA) includes a preliminary assessment on the suitability of a number of possible small housing sites. The sites are categorised as either potentially suitable or unsuitable according to whether they satisfy the first criteria of Policy H8.
3. This paper includes a more detailed assessment of those sites which are identified as potentially suitable applying the large site assessment methodology from the SHLAA and taking account of previous assessments from an earlier SHLAA (published in 2018 as part of the Council’s New Homes for Purbeck Consultation). The assessments in this paper also take account of further modifications which the Council has suggested to Policy H8 (this and other modifications have been listed in a schedule that has prepared in response to the actions from the examination hearing).
4. Modified Policy H8 is copied below:

Outside the Green Belt, applications for residential development will be permitted on sites adjoining the settlement boundaries of towns, key service villages, local service villages and other villages with a settlement boundary (as listed in the settlement hierarchy), provided that:

SD 88 - Review of potentially suitable small sites

- a) **the scale of proposed development is proportionate to the size and character of the existing settlement, up to a maximum of:**
 - i) **30 homes on any single small site adjoining a town;**
 - ii) **20 homes on any single small site adjoining a key service village;**
 - iii) **15 homes on any single small site adjoining a local service village;**
 - iv) **5 homes on any single small site adjoining other villages with a settlement boundary;**
- b) **individually and cumulatively, the size, appearance and layout of proposed homes must not harm the character and value of any landscape or settlements potentially affected by the proposals; and**
- c) **the development would contribute to the provision of a mix of different types and sizes of homes (including affordable homes) to reflect the Council's expectations in Policy H9 and H11 or, where expressed in a neighbourhood plan, those of the relevant local community; and**
- d) **the effects of proposed homes, individually and in combination with other development, on national, European and international sites are screened to assess whether they are likely to be significant. Where necessary planning applications must include full details (including upkeep over the lifetime of the development) of mitigation to avoid or suitably reduce adverse effects.**

5. The Council has suggested these modifications to seek to ensure:

- that the Council's plan meets the requirements of the Habitats Regulations 2017; and
- that the Council's plan is consistent with planning policy around encouraging sustainable patterns of development in rural areas (Paragraph 78 of the National Planning Policy Framework).

6. The justification for the modifications to Policy H8 will be discussed in more detail in other papers which the Council has prepared in response to actions from the hearings.

7. In the course of carrying out the review of potentially suitable small sites the Council has discounted those sites which: are allocated in neighbourhood development plans; likely to be unsuitable (taking account of key planning issues); and do not meet some or all of the criteria in Policy H8. The Council also noted whilst preparing this paper that one small site had been

SD 88 - Review of potentially suitable small sites

presented in duplicate in the SHLAA – the duplicate site has now been excluded from the review¹ (and the housing numbers deducted from estimated numbers of homes on small sites).

Summary

8. The conclusions from this assessment have allowed the Council to clarify: the numbers of homes that are likely to be delivered on small sites and their distribution across Purbeck. They will also allow the Council to take account of the contribution that new homes on small sites will make to the housing land supply when considering the implications of an increase in housing numbers on the Council's spatial strategy.
9. The Council's approach to mitigating the effects of these homes on European sites, together with the other sources of unallocated homes in the Council's housing land supply², will be presented in a separate paper.
10. The potentially suitable small sites which the Council has identified after carrying out this assessment are listed in the table below, together with an estimate of each site's capacity.

¹ The site described as 'Adjacent to Marely Cottage, High Street, Winfrith Newburgh' on page 234 of the Council's SHLAA [SD22] also appears on page 235, described as 'Opposite Brook House, Water Lane, Winfrith Newburgh'. The site described as 'Adjacent to Marely Cottage, High Street, Winfrith Newburgh' has been discounted from the current review.


² Completions, extant planning permissions and windfall development in existing settlements.

SD 88 - Review of potentially suitable small sites

Settlement	Site reference	Estimated capacity
East Chaldon (Chaldon Herring)	SHLAA/0013	4
East Chaldon (Chaldon Herring)	SHLAA/0114	4
East Lulworth	SHLAA/0120	3
Moreton Station	SHLAA/0096	15
Stoborough	SHLAA/001	11
Stoborough	SHLAA/002	11
Swanage	SHLAA/0055	29
West Lulworth	SHLAA/0066	4
West Lulworth	SHLAA/0067	4
West Lulworth	SHLAA/0113	4
Winfrith Newburgh	SHLAA/0070	9
Winfrith Newburgh	SHLAA/0073	15
Winfrith Newburgh	SHLAA/0118	7
Winfrith Newburgh	SHLAA/0117	3
Winfrith Newburgh	SHLAA/0072	7
Winfrith Newburgh	SHLAA/0076	8
Total		138

SD 88 - Review of potentially suitable small sites


Supplementary site assessments

Site reference.	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>West Lane, Land at Steppingstones Fields, Stoborough (SHLAA/0001)</p> 	<p>15</p>	<p>6/02/0221 – ‘Owing to the AONB location, sensitive design would be required. The developer needs to provide a flood risk assessment. This should demonstrate the developable area of the site, which should be reduced accordingly. A tree survey would be required to show which trees need retention and to identify shading / root protection areas.’</p> <p>Conclusion from the 2018 SHLAA: Suitable. Estimated capacity for 17 new homes.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • Traffic noise from A351; • Flood risk (some surface water flooding in the northern part of the site); and • Area of Outstanding Natural Beauty (AONB). <p>Planning permission (6/2019/0015) recently refused (June 2019) on grounds that up to 30 new homes on the site (and adjoining land) would:</p> <ul style="list-style-type: none"> • Be contrary in principle to policies in the PLP1; • Harm the character of the AONB; • Not deliver the required proportion of affordable homes; • Potentially have an adverse impact of Dorset Heaths;

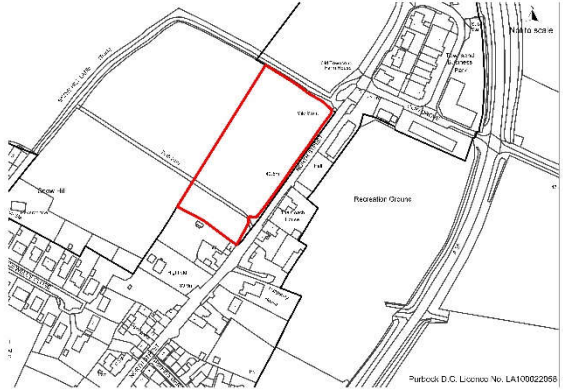
SD 88 - Review of potentially suitable small sites

Site reference.	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
			<ul style="list-style-type: none"> • Not provide appropriate highways infrastructure; and • Be harmed by traffic noise from the nearby road. <p>Conclusion: Potentially suitable small site. Taking account of constraints, assessment in previous SHLAA and recent decision on planning application capacity may be more limited (<u>potentially 11 new homes</u>).</p>

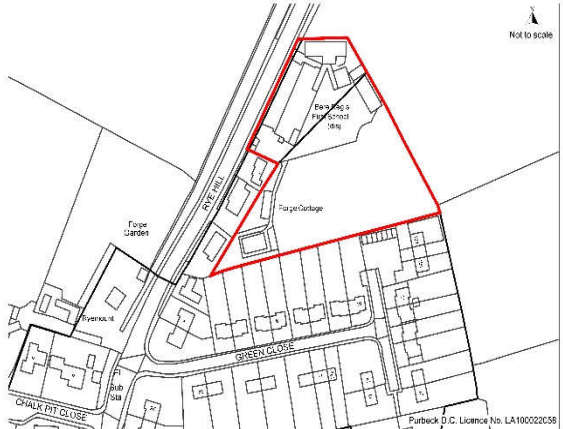
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>West Lane, Stoborough (SHLAA/0002)</p> 	<p>18</p>	<p>6/02/2018 – 'Developers need to prove that development of the northern part of the site would be acceptable in landscape/AONB terms. Sensitive planting and retention of specimen trees and hedges may be required. A suitable point of access should be determined, subject to landownership. Surface water drainage problems will require mitigation. Noise attenuation measures may be required.'</p> <p>Conclusion from the 2018 SHLAA: Suitable. Estimated capacity for 6 new homes.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • Flood risk (surface water around drain/culvert and high ground water levels); • AONB; and • Traffic Noise from A351. <p>Conclusion: Potentially suitable small site. Taking account of constraints the capacity may be more limited (<u>potentially 11 new homes</u>), but higher than envisaged in the 2018 SHLAA.</p>

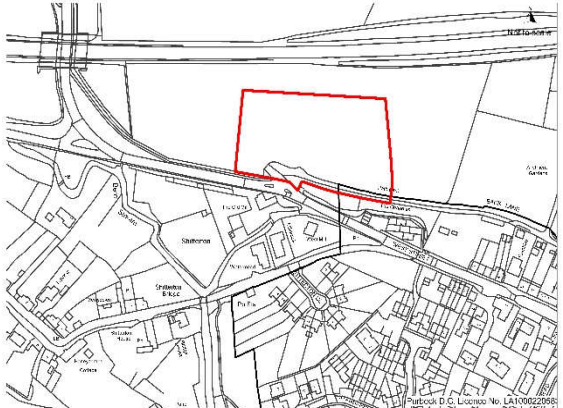
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Land west of North Street, Bere Regis (SHLAA/0004)</p> 	24	<p>6/03/0199</p> <p>Conclusion from the 2018 SHLAA: Suitable.</p>	<p>Allocated as a housing site in the Bere Regis Neighbourhood Plan for 12 homes.</p> <p>Conclusion: Not suitable as a small site under Policy H8.</p>

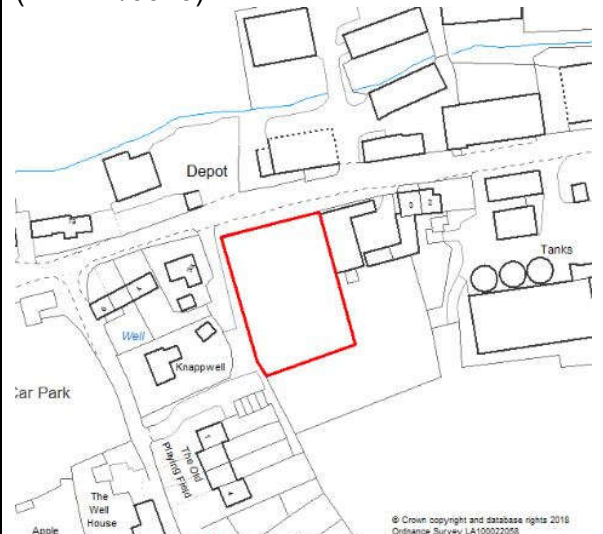
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Bere Regis School, Rye Hill, Bere Regis (SHLAA/0009)</p> 	22	<p>6/03/1336</p> <p>Conclusion from the 2018 SHLAA: Suitable.</p>	<p>Allocated as a housing site in the Bere Regis Neighbourhood Plan for 23 homes.</p> <p>Conclusion: Not suitable as a small site under Policy H8.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Land south of A35, Bere Regis (SHLAA/0010)</p> 	25	<p>6/03/1350</p> <p>Conclusion from the 2018 SHLAA: Suitable.</p>	<p>Allocated as part of a larger housing site in the Bere Regis Neighbourhood Plan for a total of 55 homes.</p> <p>Conclusion: Not suitable as a small site under Policy H8.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Site opposite depot, East Chaldon (SHLAA/0013)</p> 	5	Not referenced in the 2018 SHLAA.	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/heritage coast; • Chaldon Herring Conservation Area; and • Flood risk (northern edge at risk from fluvial (FR3) and surface water flooding). <p>Conclusion: Potentially suitable small site. Subject to site specific FRA and suitable access, potential for <u>4 homes facing north toward the road.</u></p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Cauldron Barn Caravan Park, Swanage (SHLAA/0054)</p> 	<p>13</p>	<p>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.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB. <p>Irregular shaped site. Site falls inside the settlement boundary for Swanage.</p> <p>Conclusion: Not suitable as a small site under Policy H8.</p>

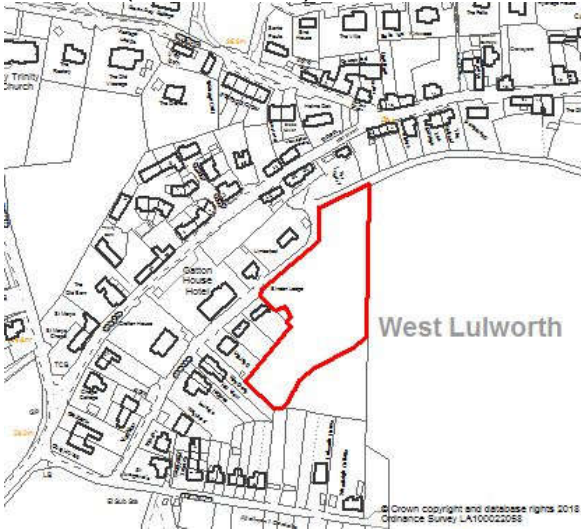
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Prospect Farm , Swanage (SHLAA/0055)</p> 	<p>29</p>	<p>6/20/1326 – ‘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.’</p> <p>Conclusion from the 2018 SHLAA: Suitable. Estimated capacity 20.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB; and • Flood risk (moderate/high probability surface water flood risk). <p>Conclusion: Potentially suitable small site. Despite the AONB Team’s response relating to this site, and SHLAA/0054, the Council considers that it should be possible to develop the site with homes (given its relationship with Swanage and neighbouring development). Irregular shaped site, but the Council considers that the estimated capacity (<u>29 new homes</u>) could be delivered. In combination effects of new housing on European sites may need to be considered, and where identified mitigated.</p>

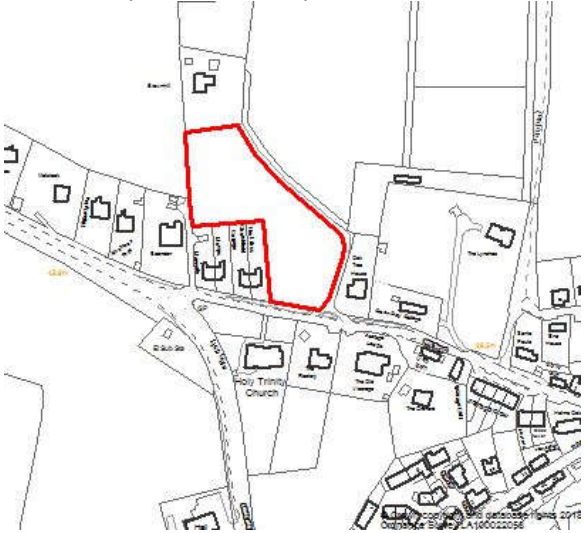
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Townsend Road, Swanage (SHLAA/0056)</p> 	14	<p>6/20/1328 – 'Site covered by SAC & SSSI'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • Designated Special Area of Conservation. <p>Conclusion: Not suitable as a small site under Policy H8.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Adjacent to Limberlost, Sunnyside, West Lulworth (SHLAA/0062)</p> 	<p>18</p>	<p>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.’</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • Adjacent to West Lulworth Conservation Area; • Isle of Portland to Studland Cliffs Special Area Conservation; and • Protected trees. <p>Conclusion: Not suitable as a small site under Policy H8. Difficult to achieve development which conserves landscape character and the setting of the West Lulworth Conservation Area. Effects of development on SAC would require screening and potentially appropriate assessment.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Adjacent to the Lilacs, West Road, West Lulworth (SHLAA/0063)</p> 	17	<p>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.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • West Lulworth Conservation Area; • Isle of Portland to Studland Cliffs Special Area Conservation; and • Setting of a listed building (Parish Church of the Holy Trinity Grade II). <p>Conclusion: Not suitable as a small site under Policy H8. Difficult to achieve development which conserves landscape character and the appearance/character of West Lulworth Conservation Area. Effects of development on SAC would require screening and potentially appropriate assessment.</p>

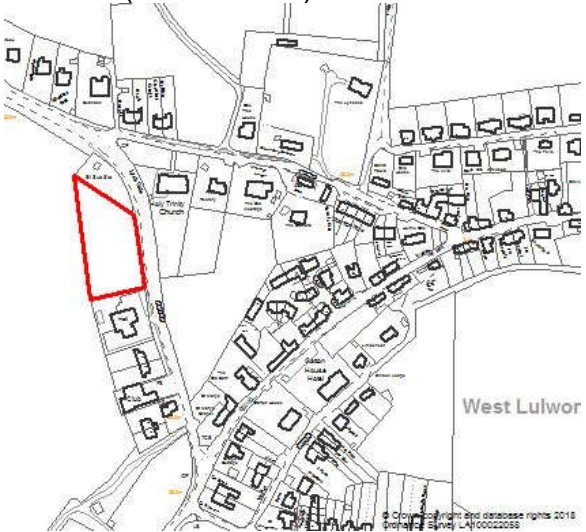
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Allotment Gardens, Bindon Road, West Lulworth (SHLAA/0064)</p> 	<p>17</p>	<p>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 develop 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.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • West Lulworth Conservation Area; and • Adjacent to Isle of Portland to Studland Cliffs Special Area Conservation. <p>Conclusion: Not suitable as a small site under Policy H8. In a prominent position on the southern side of the village – development is likely to have adverse effects on the appearance of the AONB and the conservation area. Effects of development on SAC would require screening and potentially appropriate assessment.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Opposite Wilton Cottage, West Lulworth (SHLAA/0066)</p>  <p>West Lulworth</p> <p>© Crown copyright and database rights 2018 Ordnance Survey, LA100022058</p>	<p>20</p>	<p>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.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • West Lulworth Conservation Area; Isle of Portland to Studland Cliffs Special Area Conservation; and • Setting of listed buildings (51 School Lane, detached outbuilding to west of Number 51 and telephone kiosk Grade II). <p>Conclusion: Potentially suitable small site. Site rises steeply from north to south. Subject to suitable design, <u>possibility for 4 homes</u>. Effects of development on SAC would require screening and potentially appropriate assessment.</p>

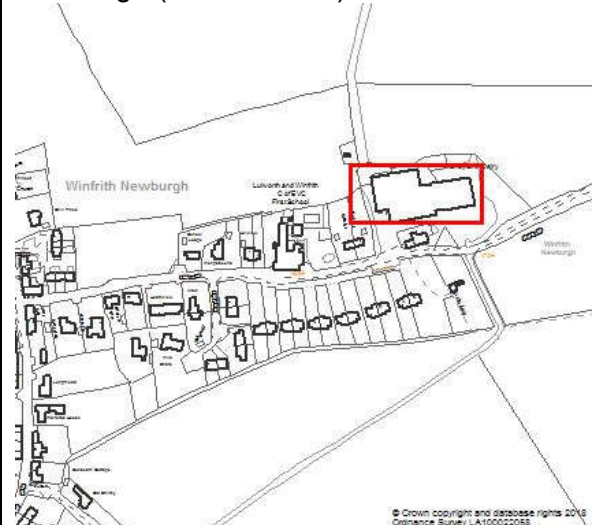
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Adjacent to the Hall, Church Road, West Lulworth (SHLAA/0067)</p>  <p>The map shows a street layout in West Lulworth. A red-outlined site is located on Church Road, adjacent to the Hall. The map includes labels for 'West Lulworth', 'Church Road', and 'The Hall'. A copyright notice at the bottom reads: '© Crown copyright and database rights 2018. Information from Ordnance Survey. Licence number: LA100022036'.</p>	<p>11</p>	<p>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.’</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • Setting of the West Lulworth Conservation Area; • Flood risk; • Isle of Portland to Studland Cliffs Special Area Conservation; and • Setting of listed buildings (Holy Trinity Church and Lych Gate Grade II). <p>Conclusion: Potentially suitable small site. Steeply sloping site with flood risk around its eastern edge (may make it difficult to achieve suitable layout). Subject to suitable design, possibility for <u>4 new homes</u>. Effects of development on SAC would require screening and potentially appropriate assessment.</p>

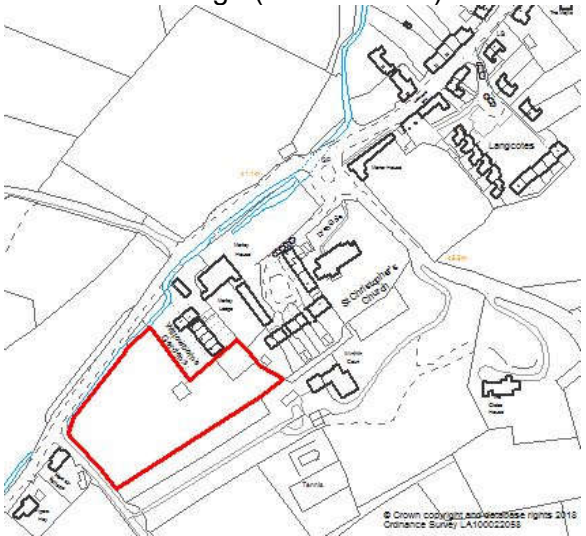
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Adjacent to Thornicks House, Winfrith Newburgh (SHLAA/0070)</p> 	<p>26</p>	<p>6/26/0298 – ‘The area of flood risk rules out a large area of this site. This means development would only about 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.’</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB; • Flood risk (fluvial (FRZ 2/3) and surface water) (and within 20m of a major river bank); • Winfrith Conservation Area; • Setting of listed buildings (31 and 32 Thornicks and boundary wall Grade II); and • Minerals safeguarding area. <p>Conclusion: Potentially suitable small site. Eastern part of the site (next to the River Win) unsuitable because of flood risk. Subject to suitable design, potential for up to <u>9 new homes</u> (making reference to the layout and intensity of neighbouring development) orientated to face Thornicks. In combination effects of new housing on European sites may need to be considered, and where identified mitigated.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0072)</p> 	<p>15</p>	<p>6/26/0300 – ‘Not confirmed as available.’</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB; • Setting of listed building (Drayton’s Dairy Grade II); and • Flood risk. <p>Conclusion: Potentially suitable small site. The Council has received confirmation that the site is available. The western edge of the site is at moderate/high risk from fluvial flooding (FRZ2/3). The site is in a relatively prominent position on the edge of the village. Subject to suitable layout and demonstrating that the site can be safely access potential for <u>7 new homes</u>. In combination effects of new housing on European sites may need to be considered, and where identified mitigated.</p>

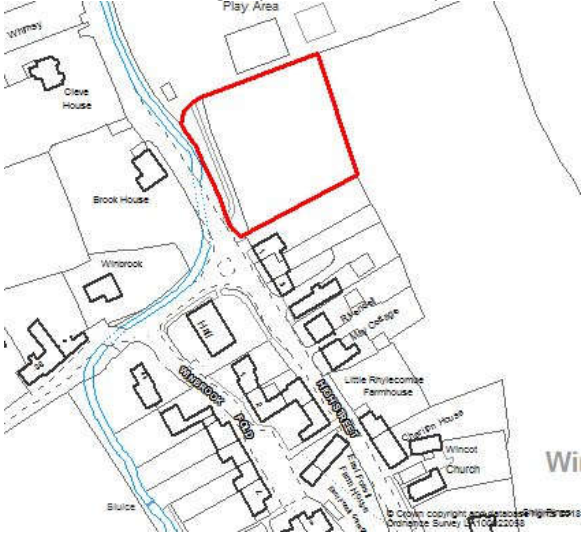
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Adjacent to Marley Cottage, High Street, Winfrith Newburgh (SHLAA/0073)</p> 	20	<p>6/26/0301 – 'Unrelated to settlement boundary.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • Winfrith Conservation Area; • Setting of listed buildings (Winfrith Court and associated outbuildings, Marley House and associated structures and Marley Cottage: Grade II); and • Flood risk (fluvial flooding (FRZ2/3) and within 20 metres of a major river bank). <p>Conclusion: Potentially suitable small site. North western edge of the site at moderate/high risk from fluvial flooding and therefore unsuitable for development. Adjoins modern cottages forming part of Marley House care establishment for the elderly, but would still need to achieve a suitable layout for new homes which respects the appearance of the AONB, the character or appearance of the conservation area and the setting of listed buildings. May be potential for up to <u>15 new homes</u>. In combination effects of new housing on European sites may need to be considered, and where identified mitigated.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Land at Pug Pit, Lower Hillside Road, Wool (SHLAA/0080)</p> 	<p>22</p>	<p>6/27/0240 – ‘Developers would need to liaise with DCC minerals to check the potential for conflict with the minerals safeguarding area. Further investigation into surface water drainage and mitigation is required. 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. 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> <p>Conclusion from 2018 SHLAA: Suitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • Achieving suitable access; • Setting of the AONB; • Trees (unprotected); and • Flood risk (two isolated areas at moderate/high risk from surface water flooding). <p>Conclusion: Not suitable as a small site under Policy H8. The Council is not allocating site 6/27/0254, so it is not clear how this site could be accessed.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Opposite Brook House, Water Lane, Winfrith Newburgh (SHLAA/0118)</p> 	<p>9</p>	<p>6/26/0312 – '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.'</p> <p>Conclusion from 2018 SHLAA: Suitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • Winfrith Conservation Area; and • Flood risk (fluvial flooding (FRZ2/3), surface water flooding and within 20 metres of a major river bank). <p>Conclusion: Potentially suitable small site. Subject to suitable layout and design, potential for <u>7 new homes</u>.</p>

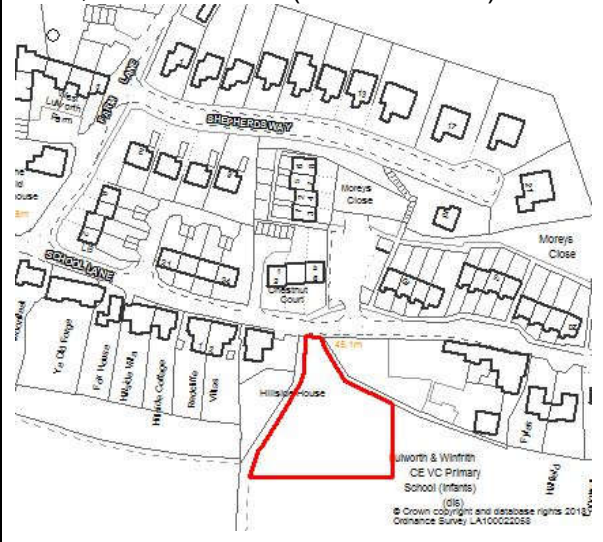
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Land adjacent to 1 Church Road, West Lulworth (SHLAA/0113)</p> 	<p>9</p>	<p>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.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB and Purbeck Heritage Coast; • West Lulworth Conservation Area; • Isle of Portland to Studland Cliffs Special Area Conservation; • Setting of listed building (Hambury Farm House and associated outbuildings Grade II); and • Flood risk (moderate/high risk from surface water flooding). <p>Conclusion: Potentially suitable small site. North western side of site unsuitable. Subject to a suitable layout potential for around <u>4 new homes</u>. Effects of development on SAC would require screening and potentially appropriate assessment.</p>

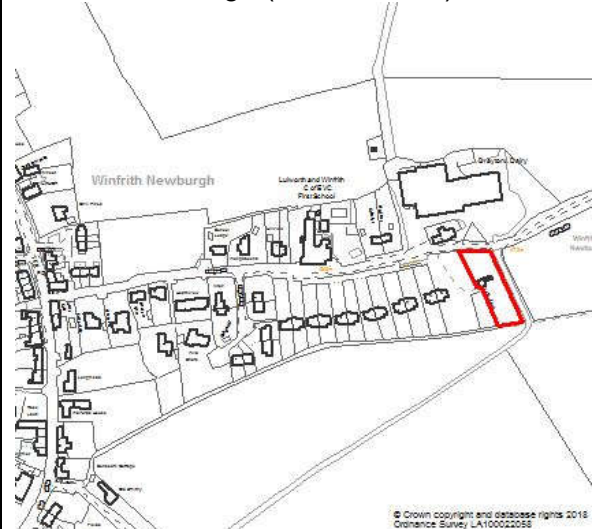
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Adjacent to the Bungalow, Chydyok Road, East Chaldon (SHLAA/0114)</p> 	8	<p>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).'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; • Setting of Chaldon Herring Conservation Area; and • Flood risk (land adjacent to eastern boundary at risk from surface water flooding). <p>Conclusion: Potentially suitable small site. Subject to suitable layout and design potential for around <u>4 new homes</u>.</p>

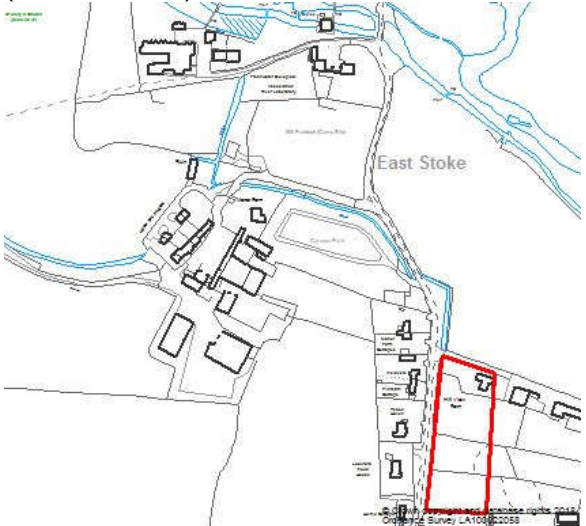
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Land adjacent to Hillside House, School Lane, West Lulworth (SHLAA/00116)</p> 	6	N/A	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast and • Isle of Portland to Studland Cliffs Special Area Conservation. <p>Conclusion: Not suitable as a small site under Policy H8. Development is likely to appear prominent and obtrusive from a nearby footpath, and therefore fail to conserve the appearance of the AONB. Effects of development on SAC would require screening and potentially appropriate assessment.</p>

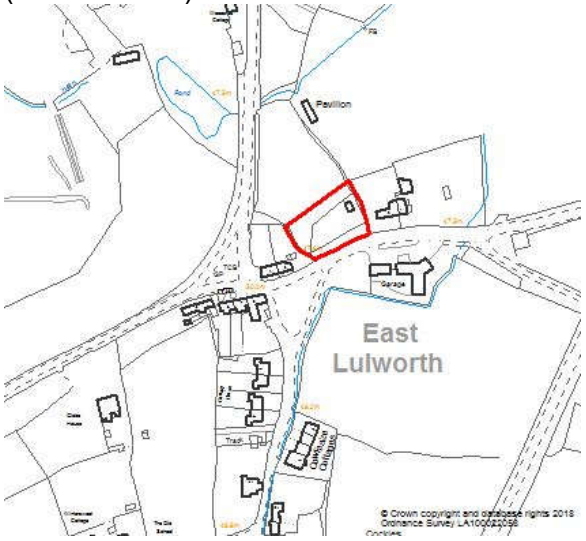
SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Opposite Draytons Dairy, School Lane, Winfrith Newburgh (SHLAA/0117)</p> 	4	N/A	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB; • Setting of listed building (Drayton's Dairy Grade II); and • Flood risk (moderate/high risk surface water flooding on adjacent land). <p>Conclusion: Potentially suitable small site. Subject to achieving a suitable access potentially suitable for <u>3 new homes</u>.</p>


SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Hill View Farm, Church Land, East Stoke (SHLAA/0119)</p> 	<p>23</p>	<p>6/11/1358 – 'Unrelated to settlement boundary.'</p> <p>Conclusion from 2018 SHLAA: Unsuitable.</p>	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB. <p>Conclusion: Not suitable as a small site under Policy H8. The small site relates to an 'other village without a settlement boundary', and therefore does not meet the criteria in Policy H8.</p>

SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in ‘Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018’	Further assessment and conclusion
<p>Opposite Garage, East Lulworth (SHLAA/0120)</p> 	4/5	N/A	<p>Key issues:</p> <ul style="list-style-type: none"> • Close (between 200 and 500 metres) to ancient woodland(s); • AONB; • East Lulworth Conservation Area; • Flood risk (adjacent land at risk from fluvial (FRZ2/3) and moderate/high surface water flooding); • Trees/vegetation along sites southern edge; and • Setting of listed buildings (buildings 1/2, and 3/4, to the east and west of the site, Grade II). <p>Conclusion: Potentially suitable small site. Subject to suitable layout and design (which takes account of special character of heritage assets) site may be appropriate for <u>3 new homes</u>. Further assessment requirement to ascertain whether development will lead to a loss or deterioration of Ancient Woodland.</p>

SD 88 - Review of potentially suitable small sites

Site reference	Estimated capacity – informed by size of site (developed at 30 dwellings per hectare) and constraints	Assessment presented in 'Strategic Housing Land Availability Assessment (SHLAA) – Part One, January 2018'	Further assessment and conclusion
<p>Land adjacent St James Cottage, Winspit Road, Worth Matravers (SHLAA/0124)</p> 	4	N/A	<p>Key issues:</p> <ul style="list-style-type: none"> • AONB/Purbeck Heritage Coast; and • Setting of Worth Matravers Conservation Area. <p>Conclusion: Not suitable as a small site under Policy H8. In a prominent position on the southern side of the village – likely to have adverse effects on the appearance of the AONB and setting of the conservation area.</p>

