

Local Development Framework

Shaping the future of North Dorset

Annual Monitoring Report 2012



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North Dorset District Council

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The Annual Monitoring Report (AMR) is a legal requirement under section 35 of The Planning and Compulsory Act. The AMR assesses the implementation of the Local Development Scheme, highlighting any changes to timetable. It also includes indicators which are used to measure performance of policies.

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1.0 INTRODUCTION

- 1.1 The annual monitoring report is a requirement of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Localism Act received royal assent in November 2011. Section 109 of the Act enables regional strategies to be abolished. The Act has introduced a local planning system that consists of Local Development Documents and Neighbourhood Development Plans. Section 113 of the Localism Act 2011 amends Section 35 of the Planning and Compulsory Purchase Act 2004 in respect of the requirements to prepare an AMR. There still remains a requirement for a local planning authority to prepare a monitoring report but with more flexibility as to when this is undertaken.
- 1.3 North Dorset District Council is part of a county wide monitoring and information group, which meets on a regular basis through the year. These meetings are used to discuss any problems that have been encountered in AMR production and to agree best practice for future reports.
- 1.4 The Local Plan was adopted in January 2003 and came to an end in March 2011; the majority of the policies in the Local Plan have been saved. The Draft Core Strategy and Development Management Policies Development Plan Document (DPD) will replace the old Local Plan. An initial consultation on the first draft of the Core Strategy took place in March 2010 and further consultation on key issues took place from 29 October to 21 December 2012.
- 1.5 The report covers the 12 month period from 1 April 2011 to 31 March 2012. The data included within this report has been collected from internal sources at North Dorset District Council, including housing, revenues, and development control records. External organisations including Dorset County Council and the Environment Agency have also provided information for inclusion in this report.
- 1.6 The report looks at progress so far on the production of the Local Development Documents, explaining any slippages against the timetable and what will be done to remedy them. It details indicators, which are used to measure the performance of policies and highlight any policies which are not having the anticipated effects.
- 1.7 These indicators fall into three categories; significant effects, contextual and output indicators. 'Significant effects' indicators aim to show the impact of policies in regard to the Council's objectives for sustainable development. 'Contextual' indicators aim to provide a wider picture of the district as a whole, looking at data on areas like housing, environment and the economy, comparing the results for North Dorset with other districts in Dorset and against the average for England. The contextual indicators are discussed in Section 2 of this report.
- 1.8 'Output' indicators are split into two types: 'National Core' Output Indicators (NCOI) and 'Local' indicators. 'National Core' output indicators are very specific and aim to show the direct consequences of the implementation of policy. They are part of the single data list which contains all of the indicators required by the government and data has to be provided in line with the guidance provided by the government.

- 1.9 'Local' output indicators are used to look at particular local issues and will include some indicators from the Local Plan. They provide the opportunity to monitor other areas, not included in the NCOI's, which authorities feel are relevant to their district. As a rural authority, local indicators can be used to help consider particular rural issues and problems.

2.0 CONTEXTUAL INDICATORS

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

Population

2.2 As the table below shows, there were 68,600 people living in the district at the time the Census was carried out in March 2011. The largest proportion at 46%, are in the 30 to 64 year old age bracket.

Population Indicators				
Indicator		North Dorset	Dorset	England
Population 2011 Census		68,600	412,900	53,012,500
% Population By Age Band	0-14	17%	15%	18%
	15-29	16%	15%	20%
	30-64	46%	45%	46%
	65+	22%	25%	16%
Population Density (Per Hectare)		1.13	1.62	3.71
Population Projections (based on 2011 Census)	2018	69,800	424,900	N/A
	2023	71,500	436,300	N/A
Source : Dorset County Council and Office For National Statistics				

2.3 The overall population for Dorset has grown by nearly 22,000, an increase of 5.6% over the last decade. North Dorset has experienced the largest percentage growth across the County, of 10.8% (6,700 persons).

2.4 The population density in North Dorset is low, with only an average of 1.13 people per hectare of land, compared to 1.62 in Dorset and 3.71 in England. Populations projections, based on the 2011 Census data, show an estimated population of 69,800 in 2018 and 71,500 in 2023 for North Dorset.

Housing

2.5 There are an estimated 28,700 dwellings in North Dorset and an average household size of 2.3 people per dwelling. The percentage of second homes is 1.4 which is half the level seen in Dorset. Within the District 3.2% of dwellings are recorded as vacant. This percentage is the same as the national one, but slightly higher than the overall level for Dorset.

Housing Indicators			
Indicator	North Dorset	Dorset	England
Total Number of Dwellings	28,700	180,200	22,063,400
House Price Income Ratio 2011 (Based on All Dwellings and Average Annual Income)	9.89	9.80	6.65
Average Household Size	2.30	2.15	2.36
% Second Homes	1.4	2.8	0.7
% Vacant Properties	3.2	2.9	3.2
Source: Dorset County Council & Dorset Data Book 2011			

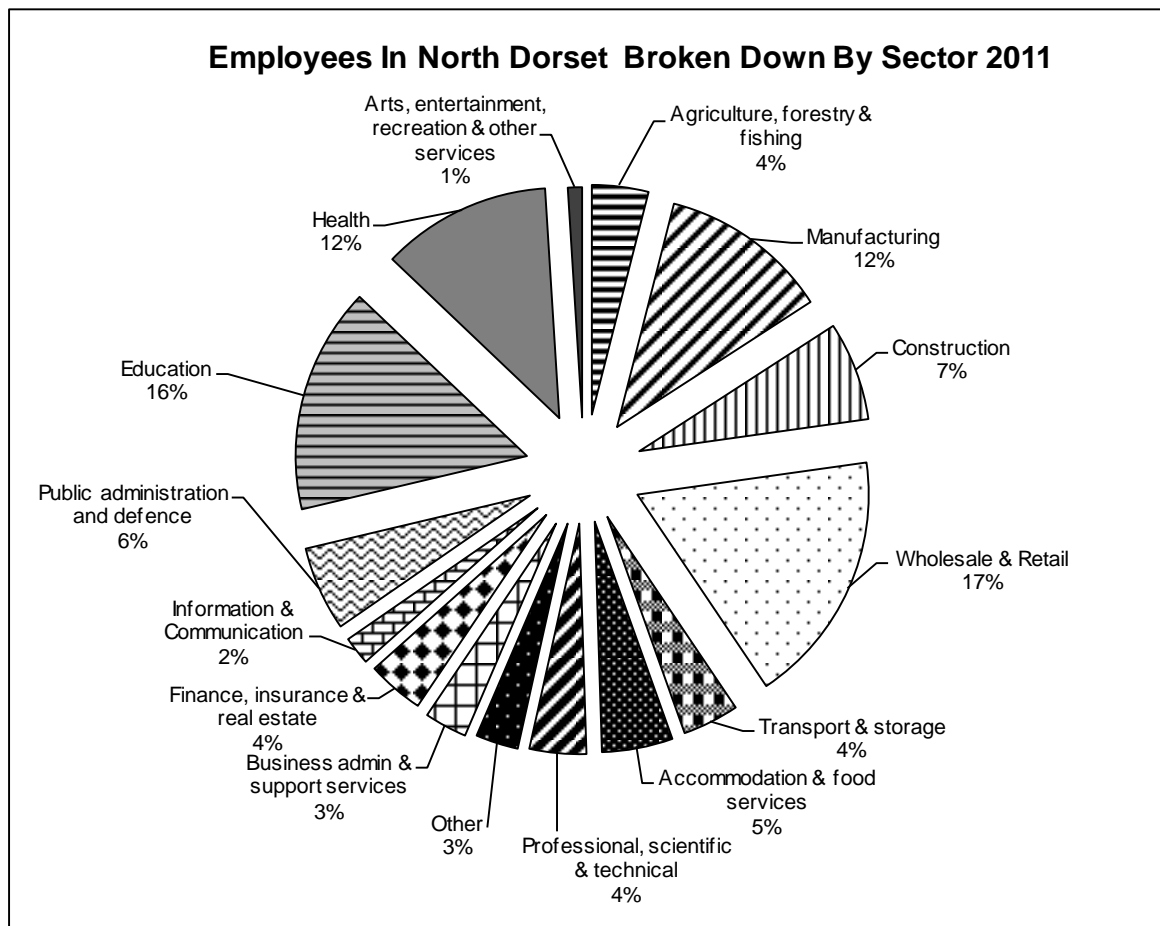
- 2.6 North Dorset faces a challenge to provide enough affordable housing for local people. There is a real disparity between what local people earn and the cost of buying a house in the district. This is reflected by the high house price income ratio, of 9.89 in the District, which is shown in the table above.

Economy

- 2.7 In 2009 the GVA per head of population in North Dorset was £15,300 compared to £15,252 for Dorset and £20,498 for England. The unemployment rate in the District is low at 1.5% of the working population, lower than the Dorset rate and over two times lower than the national rate.

Economy Indicators			
Indicators	North Dorset	Dorset	England
Gross Value Added (GVA) Per Head of Population 2009	15,300	15,252	20,498
Unemployment Rate 2011	1.5	1.7	3.9
Workplace Based Ave Gross Weekly Earnings FT Emp 2011	£368	£440	£507
Residence Based Ave Gross Weekly Earnings FT Emo 2011	£464	£474	£508
New VAT Registration in 2010	215	1,400	207,520
VAT Deregistration in 2010	305	2,040	261,880
Source : Dorset County Council 2012			

- 2.8 In 2011 the average weekly workplace earnings for North Dorset were £368 and the residence based earnings were £464. The workplace based earnings figure is 20% lower than the one for Dorset and 38% lower than the one for England. The residence based earnings in the district are also lower, but by a smaller amount.
- 2.9 During 2010 there were 215 vat registrations for new businesses and 305 vat deregistration's, giving a net loss of 90 vat registrations. The number of vat deregistration's has also exceeded the number of new registration in Dorset and England and reflects the low level of economic growth currently being experienced in the UK.



2.10 As the chart above shows the largest proportion of people at 17% work in the wholesale and retail sector, this is closely followed at 16% by education and health and manufacturing come in joint third at 12%.

Environment

2.11 The District is covered by a variety of environmental designations. As well as Special Areas of Conservation (SAC), Sites of Nature Conservation Interest (SNCI), Sites of Special Scientific Interest (SSSI) and Local Nature Reserves (LNR), the district is also partly covered by two Areas of Outstanding Natural Beauty. As a result, environmental and conservation issues feature strongly.

2.12 Environmental updates for 2012 provided by the County Council show that the district has two SAC's which cover 326 hectares. SSSI's covering 1,064 hectares and SNCI's covering 3,033 hectares of land. In total nearly 6.3% of North Dorset is covered by a wildlife designation.

2.13 All local authorities are required to carry out a review and assessment of air quality in their area. The aim is to make sure that national air quality objectives are being met, if a review shows that objectives are not being met the local authority must declare an air quality management area. The North Dorset Air Quality Report 2012 shows that there are no areas in the district which require an air quality management area.

2.14 The District has been awarded a Green Flag Award, for the Milldown in Blandford for the fifth year in a row.

Transport

- 2.15 There is a high reliance on cars in the District, especially in the more rural areas, where access to public transport is not as widespread. North Dorset does not have a motorway and the majority of roads are small minor roads, with only four classified as A or trunk roads. Despite this, the amount of traffic using these routes is increasing.
- 2.16 Dorset County Council's summary of traffic growth 2009 shows the annual average daily traffic flow across the county. In the Shaftesbury/Gillingham area the traffic flow has increased by 16% from 51,000 in 2000 to 59,300 in 2009. The Blandford and surrounding area has seen traffic flow increase by 14%, from 101,700 in 2000 to 115,900 in 2009. As a result there can be congestion on the roads, with routes like the A350, which is single carriage way and with few overtaking opportunities, being especially affected.

Crime

- 2.17 As the table below shows the level of crime in North Dorset is relatively low.

Crime Indicators Year End 11/12			
Indicator	North Dorset	Dorset	England
Violent Crime Rate Per 1000 Population	7.2	8.8	16.1
Burglary Crime Rate Per 1000 Households	2.3	3.4	10.5
Vehicle Crime Rate Per 1000 Population	3.6	4.5	7.1
Criminal Damage Rate Per 1000 Populations	7.1	9.3	11.4
Source: Dorset Police			

- 2.18 The violent crime rate per 1000 population in North Dorset is 7.2 and the criminal damage rate in 7.1 below the rates for Dorset and England. The rates for burglary and vehicle crime are 2.3 and 3.6 respectively, which are below those for Dorset and well below those for England as a whole.

Health and Education

Health Indicators			
Indicator	North Dorset	Dorset	England
Life Expectancy At Birth Females	84.6	84.3	82.2
Life Expectancy At Birth Males	81.2	80.4	78.1
Source: Dorset County Council			

2.19 As the table above shows the life expectancy of people in North Dorset is very good and similar to those for Dorset, but a lot higher than the average for England.

Education Indicators			
Indicators	North Dorset	Dorset	England
15Yr Olds Gaining GCSE's Grade A-C 2011	60%	60%	58%

2.20 In 2011 60% of the resident children in North Dorset taking a GCSE in subjects including maths and English GCSE gained a grade A-C. This is an improvement of 5% compared to the 55% achieved in 2010.

Deprivation

2.21 Indices of deprivation were updated in March 2011 and aim to illustrate levels of deprivation nationally. Lower level Super Output Areas are used to produce deprivation statistics and they are Census based geographies with an average population of 1,500 people.

2.22 North Dorset has no Super Output Areas (SOAs) within the top 20% nationally, however 8.6% of North Dorset's SOAs fall within the top 20% in Dorset.

2.23 The Index of Multiple deprivation includes indices which cover the following areas income, employment, health/disability, education/skills/training, barriers to housing/services, living environment and crime and aims to give a picture of overall deprivation.

2.24 There are 354 district and unitary authorities, these have been ranked with the most deprived nationally at 1 and the least deprived at 354, North Dorset is ranked number 228¹.

Index of Multiple Deprivation		
Most Deprived Super Output Areas in North Dorset	IMD National Rank (out of 32,482)	IMD Dorset Rank (out of 247)
Blandford Old Town	10178	23
Sturminster Newton Town	13414	38
Shaftesbury Central	13971	47
Least Deprived Super Output Areas in North Dorset	IMD National Rank (out of 32,482)	IMD Dorset Rank (out of 247)
Gillingham Coldharbour	31477	241
Shaftesbury Christy's	29844	226
The Lower Tarrant's	27989	208

¹ Source: Dorset County Council

- 2.25 The two tables show the three most deprived and the three least deprived super output areas in the District for the index of multiple deprivation. Blandford Old Town is the most deprived and ranked 23rd in Dorset, Gillingham Coldharbour is the least deprived and ranked 241st in the county.
- 2.26 The barriers to housing and services index covers area like, household overcrowding, difficulty in accessing owner occupation and road distance to GP's, primary schools and local shops or post offices. This is a significant area of deprivation for Dorset, with 65 areas in the top 20% most deprived nationally. Over 57% of North Dorset's super output areas are in the top 20%² nationally and over 37% are in the top 20% locally.

Barriers To Housing & Services Index		
Most Deprived Super Output Areas in North Dorset	IMD National Rank (out of 32,482)	IMD Dorset Rank (out of 247)
Lydden Vale	392	6
The Iwerne's	647	11
The Stour's	951	14
Least Deprived Super Output Areas in North Dorset	IMD National Rank (out of 32,482)	IMD Dorset Rank (out of 247)
Gillingham Wyke	27919	235
Blandford Langton Leonards	26419	227
Blandford Damory Down	27919	221

- 2.27 Lydden Vale is the most deprived SOA ranked 6th in Dorset and Gillingham Wyke is the least deprived ranked 235th in the county.

² Source: Dorset County Council

3.0 MONITORING OF LOCAL DEVELOPMENT SCHEME (LDS) IMPLEMENTATION

- 3.1 All AMRs are required to include a section which discusses the implementation of the LDS. Local Authorities have to refer to the milestones for the production of each Local Development Document (LDD) and give an indication of progress on documents where preparation has started, making note of any adjustments to the timetables that are felt necessary.
- 3.2 The LDS first came into effect on 1st April 2005. It was last reviewed in December 2008 and was agreed by Council on 27th March to come into effect on 7th April 2009. The monitoring of the LDS is for the 2012 calendar year.
- 3.3 The Development Plan Documents (DPD) specified in the authority's LDS dated April 2009 are:
- 1 The Core Strategy and Development Management Policies DPD
 - 2 Site Specific Allocations DPD
- 3.4 The timetables for the production of these documents are set out in the 2009 LDS. Policies from the statutory Local Plan which have been "saved" are listed on the Council's web site - <http://www.dorsetforyou.com/396496>.

Progress on Local Development Framework Documents

- 3.5 Consultation on the draft Core Strategy and Development Management Policies DPD took place between 15 March and 14 May 2010. The DPD was written to be in conformity with the draft Regional Strategy however, the Coalition Government now intends to revoke Regional Strategies. The Localism Bill which received Royal Assent in November 2011 enables the revocation of Regional Strategies to take place.
- 3.6 The Council responded to the proposed changes to the planning system by agreeing a way forward for planning policy and community engagement. On 13th June 2011 the Cabinet agreed to review the draft Core Strategy and Development Management Policies DPD to take account of (i) the National Planning Policy Framework; (ii) the proposed revocation of regional strategies; (iii) issues arising from consultation on the draft Core Strategy; (iv) the implications of any new or updated evidence base studies; and (v) the emerging 'localism' agenda including neighbourhood plans.
- 3.7 Public consultation took place on the key issues for the revision of the draft document, including overall levels of growth and the proposed spatial distribution of development, from 29th October 2012 to 21st December 2012. At the same time the public were also consulted on more detailed proposals for taking forward growth at Gillingham (in the form of a Strategic Site Allocation) and the infrastructure needed to support growth (as set out in a draft Infrastructure Delivery Plan). <http://www.dorsetforyou.com/consultationkeyissues/north>).
- 3.8 In January 2011 the Council produced Interim Position Statements on housing provision and housing land supply and affordable housing. These statements can be viewed at www.dorsetforyou.com/interimposition/north and will continue to be used in planning decisions until the revised Core Strategy is adopted.

- 3.9 The Department for Communities and Local Government (DCLG) produced the final National Planning Policy Framework (NPPF) in March 2012. General Regulations relating to the preparation of neighbourhood plans and regulations relating to referendums for neighbourhood plans have also been finalised. The autumn 2012 consultation material has been prepared to reflect these policy and legislative changes. These changes will also be reflected in the revised Core Strategy and Development Management Policies DPD.
- 3.10 Current Regulations require that only a limited number of “key milestones” need to be timetabled in the LDS. Publication and Submission milestones (June and October 2010 respectively) were expected to be achieved last year however; delay has been as a result of the changes to the planning system that the Coalition Government is making. The Council has taken account of the implications of the Localism Act, the NPPF and the Neighbourhood Planning Regulations in preparing its autumn 2012 consultation material and will proceed to the pre-submission stage in the light of the responses to that consultation. Any slippage in the timetable will be reported in real time at www.dorsetforyou.com/ldf/north.
- 3.11 Commencement on the Site Specific Allocations DPD was timetabled for March 2011. However, this has been delayed due to the changes to the planning system that the Coalition Government is making.
- 3.12 The Government has now abandoned the concept of the Local Development Framework in favour of ‘New Style Local Plans’. The NPPF recognises that it may be appropriate for a ‘new style’ local plan to include more than one document. With this in mind, the Council intends to continue with the current ‘two document approach’, but they may be re-branded (perhaps as New Local Plan Part 1 and Part 2).
- 3.13 The production of the Dorset Wide Joint Gypsy and Traveller Site Allocations DPD commenced with the consultation on the scoping report for the Sustainability Appraisal having been undertaken during September and October 2010. Consultation on issues and preferred site options both in North Dorset and across the County took place between November 2011 and February 2012. The results of that consultation have now been summarised in a report. The next stage is to produce an updated assessment of the need for Gypsy and Traveller pitches and to consult on any additional sites identified in the earlier round of consultation. This work is likely to take place in the first part of 2013.

Neighbourhood Planning

- 3.14 The Gillingham Neighbourhood Area was designated on 20th August 2012. Bourton Parish Council submitted their Neighbourhood Area in August and it was approved on 10th December 2012. Many other communities have expressed an interest in preparing neighbourhood plans, but they have yet to progress to this first stage of the formal neighbourhood plan preparation process.
www.dorsetforyou.com/neighbourhoodplanning/north

Evidence Base Studies

- 3.15 Evidence based studies completed in 2012 include the update to the Strategic Housing Market Assessment (SHMA) for Bournemouth, Dorset and Poole. This updates the 2008 assessment and takes account of the implications of the changes to the economy for the housing market since that date. The employment land projections for Bournemouth, Dorset and Poole have also been updated in the light of the economic downturn. Both of these studies were jointly undertaken with all other local authorities in Dorset. All studies are now available to view online at www.dorsetforyou/evidence/north.

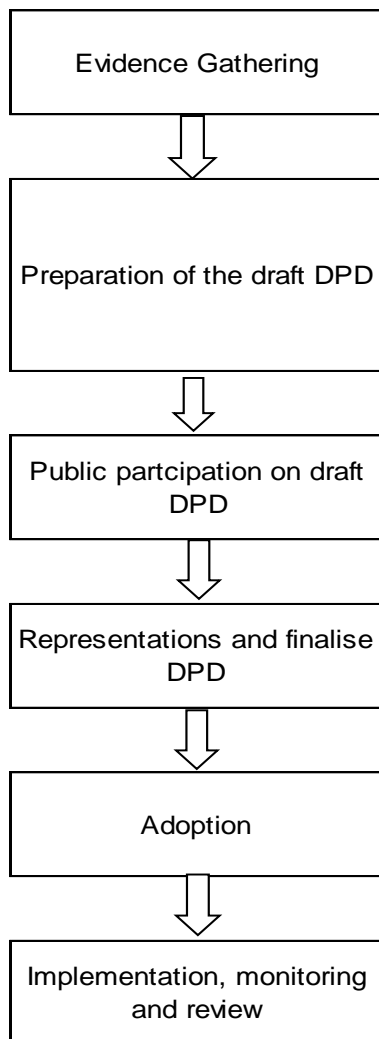
4.0 INDICATORS

- 4.1 Under European Directive 2001/42/EC certain plans and programmes are required to undergo an environmental assessment. This directive is more commonly known as the Strategic Environmental Assessment or SEA Directive and integrates the consideration of the significant environmental impact of the plans implementation into the decision making process early on and at the strategic level. The requirements under the SEA Directive are incorporated into the Sustainability Appraisal (SA) process required under the Planning and Compulsory Purchase Act (2004).
- 4.2 Sustainability Appraisal is required for Development Plan Documents (DPDs) that form part of the Local Development Framework (LDF). The process asks at several points in the plan production, how sustainable the plan is expected to be when the plan policies are implemented. This is generally achieved by appraising the plan policies against the sustainability framework produced at the scoping stage of the Sustainability Appraisal. The report on this scoping stage, prepared in June 2009 sets out the sustainability framework and is available on the Council's website³. This scoping report is being used to appraise the policies in the Core Strategy and Development Management Policies DPD. It will also form the basis for the appraisal of future DPDs with alterations being made appropriate to the scale of the DPD and to changing circumstances.
- 4.3 The appraisal process runs in parallel to the Core Strategy and Development Management Policies DPD production with alternative policy options being appraised against the sustainability framework. The results of the appraisal are being used in an iterative way to aid in decision making by highlighting any significant adverse effects. Amendments will be made to the policies in the DPD to avoid or offset negative effects or enhance positive effects.
- 4.4 An Initial Sustainability Appraisal report has been produced to accompany the Core Strategy and Development Management Policies DPD. This gives information as to how the appraisal was carried out, the results of the appraisal process and how these results have influenced the plan making process.
- 4.5 An addendum to the initial Sustainability Appraisal report was produced in October 2012 to support public consultation on the key issues for the revision of the draft Core Strategy. The addendum includes two additional site based assessments (one at Blandford and one at Gillingham) together with an appraisal of the draft Development Management Policies.
- 4.6 The next stage will be the production of a submission version of the Core Strategy and Development Management Policies DPD reflecting any changes that arise as a result of the recent round of consultation and to undertake a Sustainability Appraisal of these changes. These will be reported in a Final Sustainability Appraisal report to accompany the submission version of the DPD.

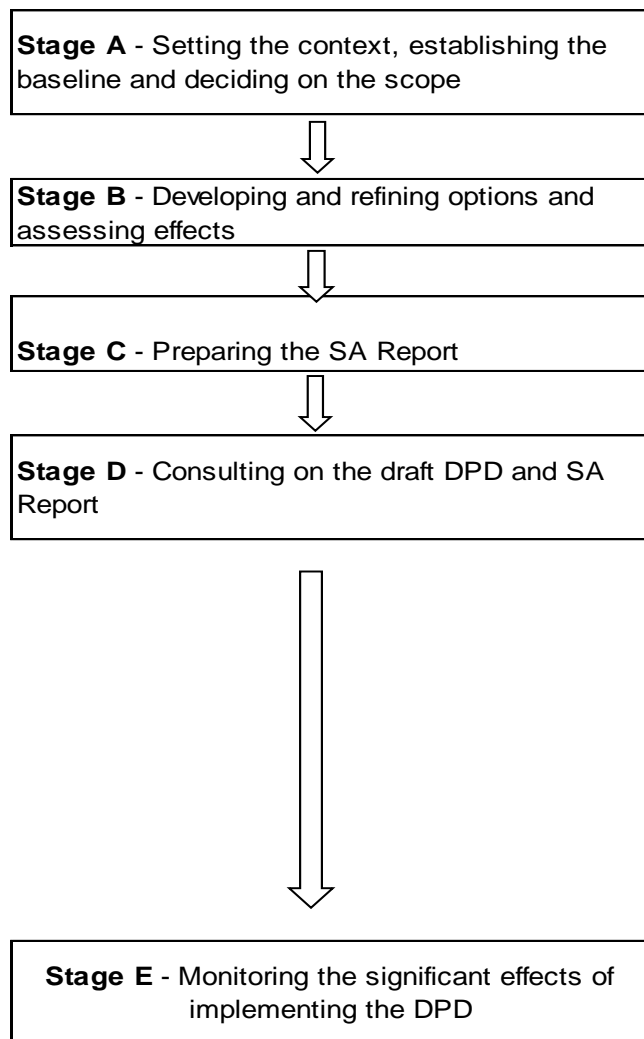
³ SA Scoping Report available at: <http://www.dorsetforyou.com/396661>

The DPD and SA processes

DPD production process



SA Process



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

Core Output Indicators and Local Indicators

- 4.8 The list of core output indicators which local authorities have to complete and include in their reports was updated by the Government in February 2008. Since then the Coalition Government has reviewed the number of indicators which have to be produced with the aim of reducing the amount of data being generated by authorities. It has provided a single data list, which includes all indicators that authorities are now required to provide.
- 4.9 Following this review, the core output indicators have remained unchanged and as a result the AMR will continue to include the same data as that supplied in previous years.
- 4.10 A number of local indicators, which have been created to look at particular local issues or to review performance against targets set out in the Local Plan, are also included.
- 4.11 The Local Plan period came to an end in March 2011, the Draft Core Strategy and Development Management Policies Development Plan, will replace the old Local Plan.
- 4.12 The indicator section of the report is split by the objectives set out in the draft Core Strategy, which have been slightly modified to take account of the proposed revisions put forward in the autumn 2012 consultation. Full details appear in the Issues, Challenges, Visions and Objectives Topic Paper⁴ produced in November 2012. The objectives are:-
- Core Strategy Objective 1 - Thriving Market Towns
 - Core Strategy Objective 2 - Sustainable Rural Communities
 - Core Strategy Objective 3 - Protecting and Managing the Built and Natural Environment
 - Core Strategy Objective 4 - Meeting the District's Housing Needs
 - Core Strategy Objective 5 - Improving the Quality of Life

⁴ [Issues, Challenges, Visions and Objectives Topic Paper November 2012](#)

Objective 1 - Thriving Market Towns

4.13 The objective is to support the role and function of the market towns of Blandford Forum (and Blandford St. Mary), Gillingham, Shaftesbury and Sturminster Newton as the main service centres for the district by:

- Making them the main focus in the District for housing development, including affordable housing;
- Enhancing their employment and training opportunities, particularly through the provision of sufficient employment land, to meet the growing needs of the towns and their hinterlands;
- Focusing an improved range of retail, cultural and leisure uses within the town centres;
- Improving health, education and community services to meet the needs of the towns and their rural hinterlands;
- Improving sustainable transport links and accessibility within the towns; between the towns and the villages in their rural hinterlands; and, through improved linkages with strategic transport networks;
- Securing the delivery of mixed use regeneration on previously developed land in accessible locations;
- Ensuring that housing development is delivered in step with employment opportunities, community facilities and infrastructure; and
- Taking account of the effects of any interaction between the towns themselves and with nearby towns and cities in neighbouring districts.

4.14 In the past, the monitoring of employment land in Dorset has only covered types A2, B1 to B8 and not types C and D. No data is therefore collected as part of the countywide employment land monitoring exercise for types other than A2 and B1 to B8. Generally, minor extensions to premises (typically less than 50 m²) changes to office use of a minor nature are not included. Typically, these might be, for example, changes of use from shops to offices in a 'high street' context. A list of Use Class descriptions are shown in Appendix 1.

Amount and percentage of completed employment development

4.15 The table shows the amount of completed employment development in the District, a total of 604 square meters of land was developed for employment use. Of this 446 square meters were in B1a office use and 158 square meters in B2 general industrial use. All of the development was on previously developed land.

		B1a	B1 Other	B2	B8	Total
BD1	Gross	446	0	158	0	604
	Net	429	0	152	0	581
BD2	Gross PDL	446	0	158	0	604
	% gross on PDL	100%	0%	100%	0%	100%

Amount of completed employment development by type in the market towns

4.16 Over the monitoring period a total of 2.49 hectares of employment land was completed across the district. Blandford had 0.79 hectares of mixed use development and 0.55 hectares of general industrial development. Shaftesbury and Gillingham had 1.11 and 0.01 hectares of mixed use development respectively. In Sturminster there was 0.03 hectares of completed office development.

	B1a	B1 Other	B2	B8	Mixed	Total
Blandford	0	0	0.55	0	0.79	1.34
Gillingham	0	0	0	0	0.01	0.01
Shaftesbury	0	0	0	0	1.11	1.11
Sturminster	0.03	0	0	0	0	0.03

4.17 The amount of completed employment land developed both this year and last year is lower than the levels seen in previous years and reflects the effect of the economic downturn and the difficulty businesses have investing in the current climate.

Amount of employment land available by type

4.18 The table below shows the amount of available employment land in the District, this is land which has planning permission or which is allocated in the Local Plan. In the use classes shown there are a total of 30.04 hectares of available employment land.

BD3		B1a	B1 Other	B2	B8	Total
	Hectares	1.55	1.89	26.49	0.11	30.04

4.19 The majority of this at 88% is for general industrial use. The remaining amount is made up of B1 other light industry 6%, B1a office 5 % and less than 1% is B8 storage. The amount of available employment land split by the three main towns is shown below and includes the amount of mixed development land which is available.

	B1a	B1 Other	B2	B8	Mixed	Total
Blandford	0	0.03	3.92	0	4.61	8.56
Gillingham	1.03	0	11.83	0	2.37	15.23
Shaftesbury	0	0	0	0	7.89	7.89
Sturminster	0.51	0	6.22	0.11	0	6.84

4.20 The largest proportion of this land, at 40% is in Gillingham, the rest is split fairly evenly across the other three towns. Nearly 65% of the available employment land is made up of three large sites, 11.66 hectares at Brickfields in Gillingham, 7 hectares south of the A30 in Shaftesbury and 6.22 hectares at North Dorset Business Park in Sturminster Newton.

Amount of completed town centre use development

4.21 The indicator BD4 shows the amount of completed floorspace for a town centre use, both in a town centre and in the local authority area as a whole.

BD4		A1	A2	B1a	D2	Total
Town Centre	Gross	34	0	0	0	34
	Net	21	0	0	0	21
Local Authority	Gross	34	0	748	262,166	262,948
	Net	21	0	710	262,166	262,897

4.22 As the table shows there was a total of 262,948 square meters of town centre use development, less than one percent of this was within a town centre.

4.23 The table below shows the amount of development within the four main towns. There was only a small amount of A1 development in Gillingham; this was within the town centre area. In Sturminster 348 square meters of office development were completed at the Creamery and 334 square meters of assembly/leisure development were completed in Blandford.

	A1	A2	B1a	D2	Total
Blandford	0	0	0	334	334
Gillingham	34	0	0	0	34
Shaftesbury	0	0	0	0	0
Sturminster	0	0	348	0	348

Number and percentage of dwellings built on Previously Developed Land (PDL)

H3	Total	
	Gross	392
	% gross on PDL	42.9

4.24 Of the gross dwellings built in the monitoring period, 42.9% were on previously developed land. This is a reduction compared to the higher levels experienced over the last few years. This trend is likely to continue with the percentage of dwellings built on PDL reducing further as more completions come through on the larger greenfield sites like, Land East of Shaftesbury and Wimborne Road, Blandford.

Amount of housing development in Blandford, Gillingham, Shaftesbury and Sturminster

Housing Development in Blandford, Gillingham and Shaftesbury in 2011/12				
	Net Dwelling Completions	Affordable Housing Completions	Net Dwelling Commitments as at 1st April 2012	Affordable Commitments as at 1st April 2012
Blandford	103	42	303	108
Gillingham	15	0	27	0
Shaftesbury	220	86	410	122
Sturminster	11	0	22	5
Total	349	128	762	235

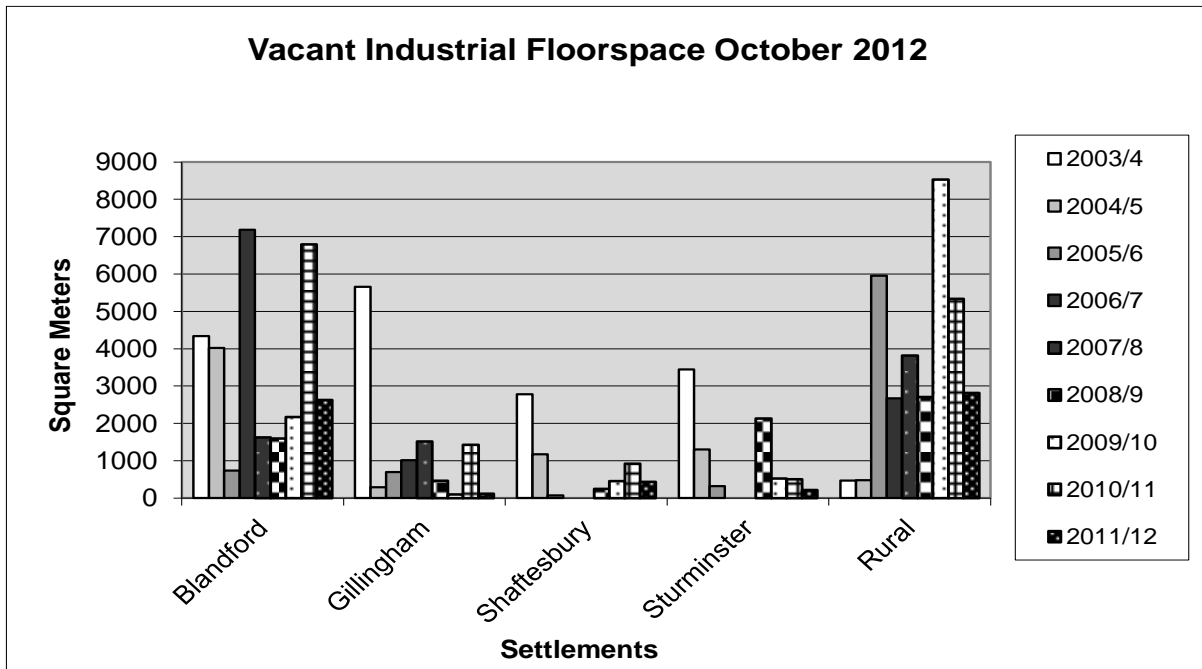
4.25 As the table shows there were 349 dwelling completions in the four towns. At 63% the largest proportion of these were built in Shaftesbury, followed by 30% in Blandford, 4% in Gillingham and 3 % in Sturminster. There were 128 affordable completions, 86 in Shaftesbury, 42 in Blandford and none in Gillingham or Sturminster.

4.26 In the four towns there are 762 dwelling commitments, this is dwellings which have planning permission and are either under construction or not yet started. As with the completions Shaftesbury and Blandford have the largest proportion of dwelling commitments, with 54% and 40% respectively. The remaining 6 % is split between Gillingham and Sturminster.

4.27 Of the 762 dwelling commitments 235 are for affordable dwellings, which is just over 30% of the commitment total. The majority of these affordable commitments at 98% are in Shaftesbury (52%) and Blandford (46%). Sturminster has the remaining 2% and Gillingham currently has no affordable dwelling commitment.

Amount of vacant industrial floorspace

4.28 The following graph shows the amount of vacant industrial floorspace within the district, comparing the years from 2003/4 to 2011/12. This information is extracted from the property Pilot Database and shows a snap shot of the current amount of vacant industrial floorspace, at a particular time, which is October 2012 in this case.



4.29 The amount of vacant industrial floorspace has reduced to less than half of the amount recorded as vacant in 2010/11. Gillingham, Shaftesbury and Sturminster only have very small amounts of vacant industrial floorspace. There were 2817 square meters of vacant industrial floorspace in the rural areas, 74% of this made up of vacant space at South’s Farm Ashmore. Blandford had 2,626 square meters of vacant industrial floorspace; a large proportion of this is made up of units at Uplands Industrial Park.

Vacant shop premises in North Dorset’s towns

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



4.31 Vacancy rates are likely to have changes as a result of the economic downturn in recent years, but no data on recent trends is available.

Amount of employment land lost to a non employment use

4.32 In the monitoring period only 0.15 hectares of land were lost to a non employment use. The 0.06 hectares of business use was lost to residential development, the 0.08 hectares of general industrial lost to D1 training centre use and the 0.01 hectares of storage use was lost to retail use.

Amount of employment land lost to a completed non employment use 2011/12			
	Business	General Industrial	Storage & Distribution
Amount of employment land lost in hectares	0.06	0.08	0.01
Source : North Dorset District Council			

Objective 2 - Sustainable Rural Communities

4.33 The objective is to create a network of sustainable smaller rural communities where local services and employment opportunities enable day-to-day needs to be met locally by:

- Focusing on meeting local (rather than strategic needs) in Stalbridge and the District's villages to be delivered primarily through neighbourhood planning;
- Securing the retention, enhancement and future viability of local community facilities and local services;
- Adopting a general policy of restraint in the countryside, whilst also enabling essential rural needs to be met.

Amount of employment development in Stalbridge and the villages

	B1a	B1 Other	B2	B8	Mixed	Total
Stalbridge	0	0	0	0	0	0
Rural	0.04	0	0.17	0	0	0.21

4.34 In the monitoring period there was no completed employment development in Stalbridge. In the rural areas, there were 0.17 hectares of general industrial development at Coles Lane Farm Cann and 0.04 hectares of office development at Star Farm Hazelbury Bryan.

Amount of development of a town centre use in Stalbridge and the villages

	A1	A2	B1a	D2	Total
Stalbridge	0	0	0	0	0
Villages	0	0	400	261,832	262,232

4.35 A total of 262,232 square meters of town centre use development was completed in Stalbridge and the villages. Almost 100% of this was in the D2 assembly/leisure category. Of this over 85% was at Okeford Hill Shillingstone for an off road cycling facility.

Amount of employment land available by type in Stalbridge and the villages

	B1a	B1 Other	B2	B8	Mixed	Total
Stalbridge	0.00	0.61	0.70	0	0	1.31
Rural	0.01	1.25	3.82	0	1.31	6.39

- 4.36 This table shows the amount of available employment land in Stalbridge and the villages. There is a total of 6.39 hectares of available employment land, of this 4.52 hectares 71%, is for the general industry use.
- 4.37 Nearly 75% of the available general industrial land in the rural areas is at Wessex Park Homes in Okeford Fitzpaine, where 2.86 hectares of land has permission for development of a new factory.

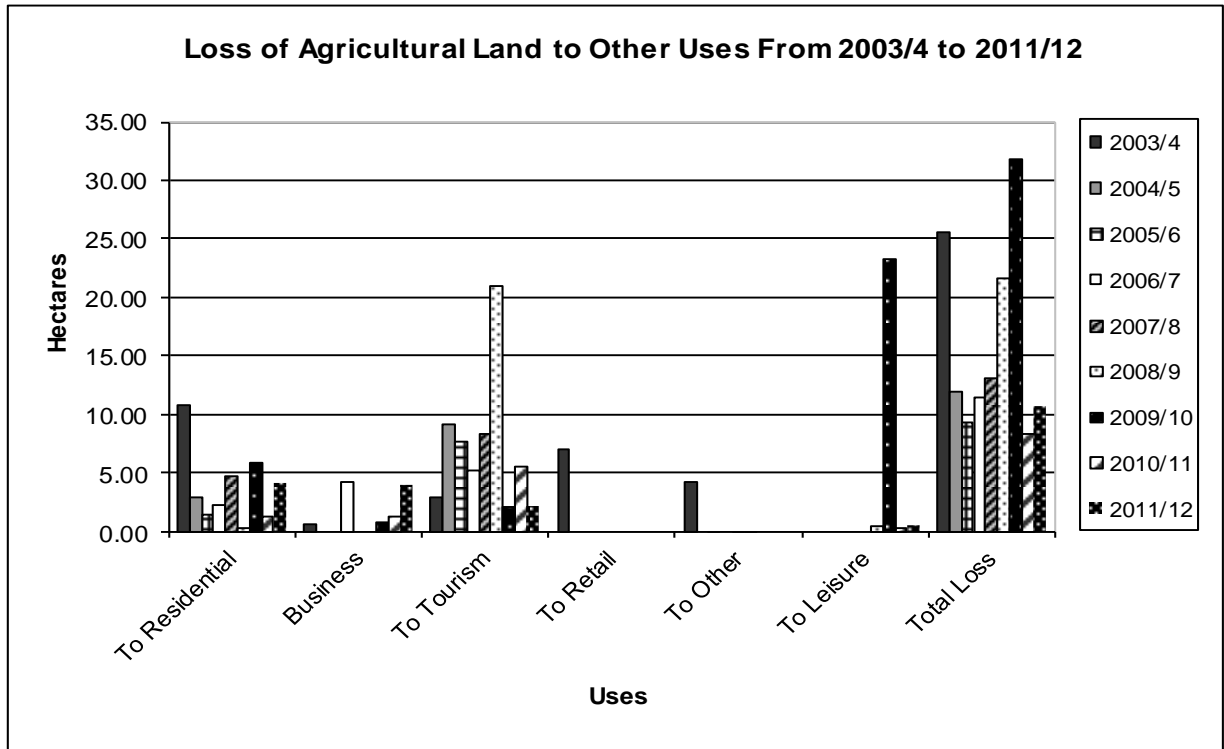
Amount of housing development in Stalbridge and the villages

Housing Development in Stalbridge and the villages in 2011/12				
	Net Dwelling Completions	Affordable Housing Completions	Net Dwelling Commitments as at 1st April 2012	Affordable Commitments as at 1st April 2012
Stalbridge	4	0	1	0
Villages	22	0	115	15
Total	26	0	116	15

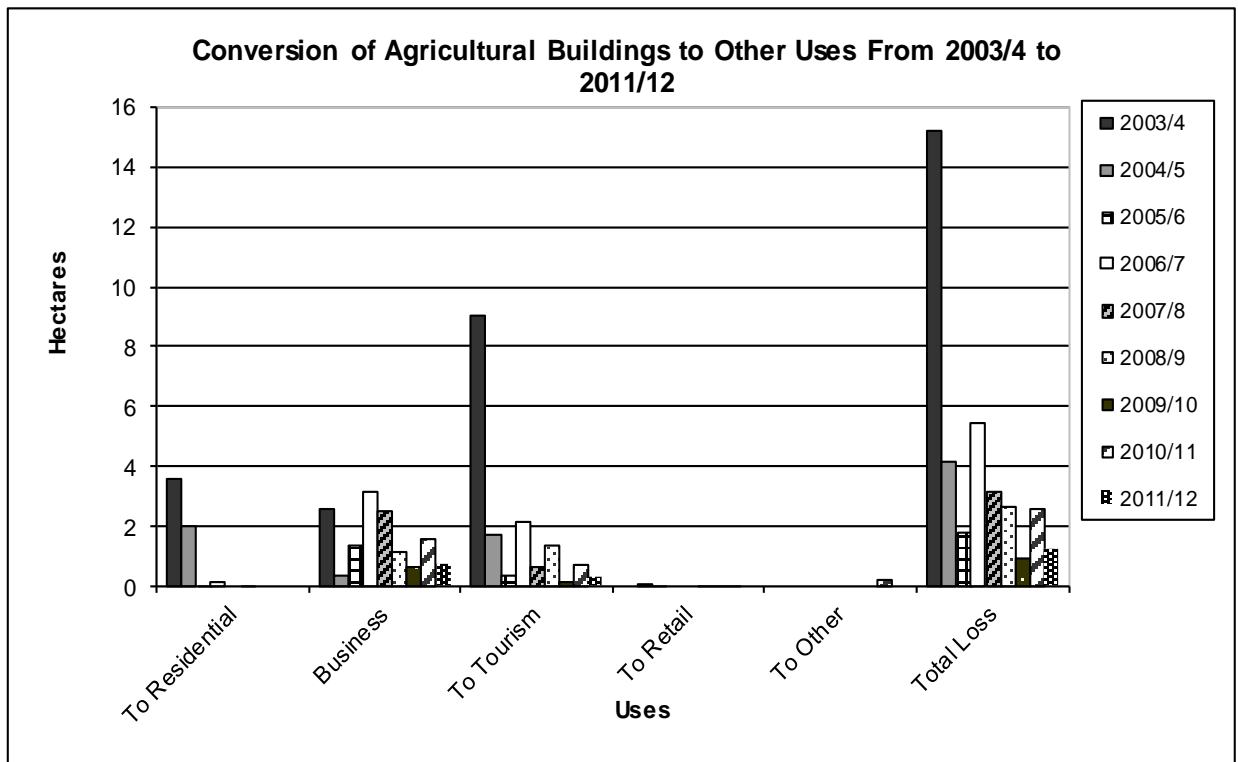
- 4.38 In 2011/12 there were 26 dwelling completions, 4 in Stalbridge itself and 22 in the rural areas. There were no affordable completions in the monitoring period. There are 116 dwellings commitments, with only 1 in Stalbridge and the rest in the villages. Only 13% of the total dwelling commitments in the villages are for affordable homes.

Amount of agricultural land & buildings which is redeveloped or diversified to other uses

- 4.39 The indicator is designed to assess the success of policies in restricting the loss of agricultural land and buildings to development. This is done by counting permissions granted, not developments built. It can also be used to assess the effectiveness of policies guiding change of use of farm buildings to sustainable uses. It compares the rate of development on an annual basis, since the high levels experienced in 2003/4.
- 4.40 The loss of agricultural land in the monitoring period from 1st April 2011 to 31st March 2012 is shown in the graph. The amount of agricultural land lost to other uses has increased slightly to 10.63 hectares in 2011/12, compared to 8.24 hectares in 2010/11.
- 4.41 Nearly 40% 4.17 hectares of agricultural land was lost to residential use 86% of this was the Wimborne Road Blandford housing site. The next largest proportion of agricultural land lost at 37% was 3.9 hectares to business use. This was made up of a number of permissions to change agricultural use to B1, B2 and B8 uses.
- 4.42 The remaining 2.56 hectares was split between tourism uses with 20% and leisure uses with 3%.



4.43 Planning applications granted for the conversion of agricultural buildings to other uses is shown in the next graph. The amount has reduced compared to last year, with only 1.29 hectares lost to other uses. Nearly 63% of this has been lost to business use, 26% to tourism use and the remaining 11% to residential use.



Planning applications for change of use, addition or loss of a village facility

4.44 The information below only includes permissions for planning applications and does not take into consideration whether development has been completed.

4.45 General Store/Post Office – There were no applications to change the use of or build a new village store or post office. There was one application to change the use of a farm shop at Star Farm in Hazelbury Bryan to office use.

Village Hall – There was one application for a new village hall in Charlton Marshall and one application for a single storey extension to the village hall at Hazelbury Bryan.

Place of Worship – There were no applications to erect a new one or demolish an old one. There was one application to change the use of a redundant Methodist church in Ashmore to residential use.

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

Schools – There were no applications to change the use of or build a new village school. There were three applications for single storey extensions at Child Okeford, Bourton and Dunbury primary schools.

Public Recreation Grounds – There were no applications to change the use of an amenity or recreation area.

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

Objective 3 - Protecting and Managing the Built and Natural Environment

4.46 The objective is to better manage and protect the environment of North Dorset by:

- Encouraging the use of sustainable construction techniques, available renewable energy technologies and taking account of the effects of climate change;
- Ensuring that North Dorset's wildlife, landscape and cultural heritage are protected and enhanced;
- Encouraging design that maintains the quality of the district's built and natural environment; and
- Ensuring that the District's residents are able to enjoy their homes and public places without undue disturbance or intrusion from neighbouring uses

Flooding – number of planning applications granted contrary to advice from the Environment Agency

E1	Flooding	Quality	Total
	0	0	0

4.47 In the monitoring period no planning applications were granted permission contrary to advice from the Environment Agency.

Change in areas recognised for their biodiversity importance

E2	Loss	Addition	Total
	-0.27	160.30	160.03

4.48 In the monitoring period there have been additions of 160.30 hectares of land recognised for its biodiversity importance and a loss of 0.27 hectares. The table below shows the changes by site.

Biodiversity change in areas designated for their intrinsic environmental value from 2011 to 2012			
Designation	Name of Place	Change +/-	Type of Change
SSSI	Blackmore Vale Commons and Moors	154.76	Extended
SNCI	Breach Fields South	3.1	New
SNCI	Sycamore Down Farm	2.44	New
SNCI	Keynston Mill	-0.27	Reduced

Source : Dorset County Council (DERC)

4.49 The SSSI at Blackmore Vale Commons and Moors was extended by 154.76 hectares and two new SNCI's were included.

- 4.50 The Blackmore Vale Commons and Moors SSSI includes Lydlinch Common & Stock Wood SSSI and Rooksmoor SSSI. It rationalises and clarifies the special interests of the overall area within a single designation, combining and linking the two previously notified SSSIs with substantial extensions.

Renewable energy generation by installed capacity and type

- 4.51 Regen South West provided data about the annual amount of permitted and installed renewable energy capacity in previous years, but is no longer able to provide this information. However they have provided data showing the total number of heat and electricity renewable energy projects in the District split by type of installation, as shown the tables below.

Renewable Electricity							
North Dorset Total		Anaerobic		Onshore Wind		Solar PV	
No of Projects	MW Capacity	No of Projects	MW Capacity	No of Projects	MW Capacity	No of Projects	MW Capacity
895	3.727	2	0.555	5	0.044	888	3.128

Source: Regen SW

Renewable Heat									
North Dorset Total		Anaerobic		Biomass		Heat Pumps		Solar Thermal	
No of Projects	MW Capacity	No of Projects	MW Capacity	No of Projects	MW Capacity	No of Projects	MW Capacity	No of Projects	MW Capacity
77	2.146	1	0.02	10	1.681	38	0.372	28	0.073

Source: Regen SW

- 4.52 In March 2012 there were 895 renewable electricity projects which have a capacity of 3.727 MW, over 80% of this renewable energy is from solar PV. There 77 renewable heat projects with a capacity of 2.146 MW, over 78% of this renewable energy is from biomass.
- 4.53 In the monitoring period permission was granted at Park Farm in Iwerne Minster for a solar farm, which would have an annual energy capacity of approximately 3.24 megawatts.

Annual net gain of Tree Preservation Orders

- 4.54 An audit of all tree preservation orders was undertaken in 2004/5 and at March 2005 there were 388 TPOs in the District. Current TPOs, beginning with those made before 1975, have started to be reviewed. This review will establish whether the trees are still alive, healthy and worthy of retention. In some instances, for example where trees have died, TPOs will need to be revoked.
- 4.55 In addition, individual TPOs within conservation areas may be revoked on the grounds that their welfare is now covered by their conservation area status. In the current monitoring period 23 TPO's were made and confirmed.

Objective 4 - Meeting the District's Housing Needs

4.56 The objective is to deliver more housing, including more affordable housing that better meets the diverse needs of the District by:

- Meeting the vast majority of overall District housing needs by focusing provision at the main towns;
- Focusing provision elsewhere on meeting local housing needs, especially the need for affordable housing
- Ensuring that all new dwellings contribute to overcoming the affordable housing shortfall;
- Ensuring that the type, design and mix of housing reflects housing needs in up-to-date assessments;
- Ensuring that housing is designed to support the changing needs of its occupants and users; and
- Ensuring that sufficient, sustainably-located sites are provided to meet the needs of gypsies, travellers and travelling show people in the district.

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

Housing plan period and targets

H1	Start of plan period	End of plan period	Total housing required	Source of plan target
	01/04/2011	31/03/2026	4,200	Draft New Plan & Updated SHMA

4.58 The adopted Structure Plan for Dorset and the adopted Local Plan for North Dorset set the previous housing targets for the period to 2011.

4.59 As the Regional Strategy for the South West will be revoked under the provision of the Localism Act 2011 we will no longer use the housing targets set in the strategy. Instead a new target has been set using the draft updated Strategic Housing Market Assessment (SHMA).

4.60 The SHMA Update Report shows that 865 net additional dwellings were built in North Dorset between 2006 and 2011. Taking account of vacancy rates, it suggests an annualised rate of housing provision from 2011 onwards of 280 dwellings per annum. Over the 15 year period from 2011 to 2026, that would equate to 4,200 homes.

Net additional dwellings – previous, current and future

H2		2006/7	2007/08	2008/09	2009/10	2010/11	2011/12
H2a		269	194	207	192	272	
H2b							375

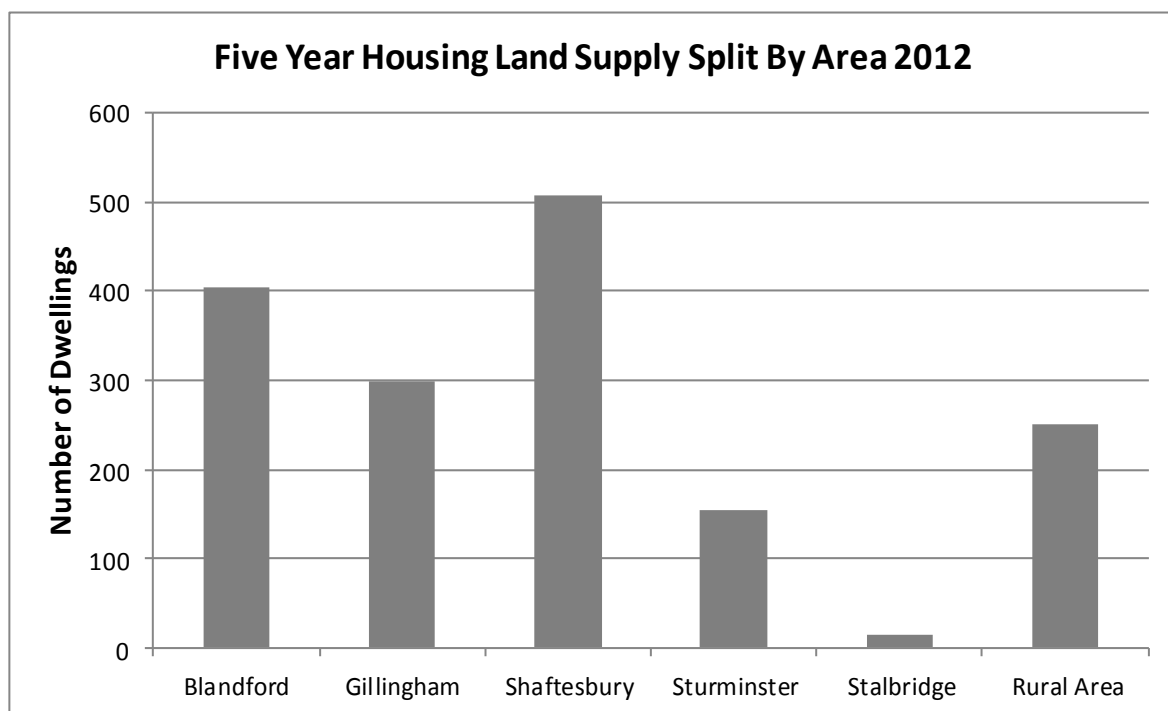
4.61 In 2011/12 there were a total of 375 net dwelling completions, an increase on the previous year. The sites which saw the largest number of completions were:-

- Land adjacent Shaftesbury Lane Blandford – 92 completions
- Former Shaftesbury First School Mampitts Lane – 42 completions
- Land East of Shaftesbury Parcels 1 & 4 – 113 completions
- Land adjacent Greenacres Shaftesbury – 56 completions

4.62 The District has a five year housing land supply of 1,631 net dwellings on deliverable sites across the district. This includes sites with planning permission, allocated sites and other sites assessed as part of the Strategic Housing Land Availability Assessment (SHLAA) as being deliverable within the next five years. A detailed list of the sites included in the five year supply is shown in Appendix 2 of this report.

4.63 There is an oversupply of 231 dwellings against the emerging core strategy housing target over five years of 1,400 (280 x 5), which gives a five year supply of 5.83 years (1,631/280).

4.64 Taking into account the 375 net completions in 2011/12 there is an additional oversupply of 95 dwellings (375 - 280). The target for the five year period reduces to 1,305 (1,400 – 95), this equates to an annual target for the next five years of 261 dwellings (1,305/5). This gives an oversupply on the five year supply of 326 dwellings (1,631 – 1,305) or a five year supply of 6.25 years (1631/261).



4.65 The graph shows the five year supply split by town and rural area in the District. Shaftesbury with 31% and Blandford with 25% have the largest amount of housing development in the five year supply. Stalbridge has the lowest, at only 1%.

4.66 The table below shows the likely future levels of housing, breaking down the 1,631 net dwellings over the next five years. The net additional housing completions in the next five years and the number of hectares being developed are all on specific sites included in the SHLAA. The likely housing supply figures from year 2017/18 onwards is based on the likely core strategy target and the area in hectares has been approximated using the calculation of 30 dwellings per hectare.

H2		2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	
H2c	Net additions	162	274	429	364	402	280	
	i) Hectares	8.63	8.48	15.02	12.28	14.31	9.3	
	ii) Target	280 net dwellings each year						
H2d		162	274	429	364	402	280	

4.67 Once work on the Core Strategy has progressed further, we will be able to produce a housing trajectory for years 6 to 15 based on sites, for each year of the period. This will provide a more realistic housing land supply in the long term

Gross affordable housing completions

H5	Social rent homes provided	Intermediate homes provided	Affordable homes total
	121	7	128

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

4.69 In the monitoring period there were 128 affordable dwelling completions, 121 were for social rent and 7 were intermediate homes. The number of affordable dwellings completed is a bit lower than last year, but is significantly higher than the levels seen a few years ago.

Affordable Housing Built in North Dorset 2000-2012 Split By Settlement												
	2000/1	2001/2	2002/3	2003/4	2004/5	2005/6	2006/7	2007/8	2008/9	2009/10	2010/11	2011/12
Blandford	17	8	20	49	29	0	5	2	45	5	48	42
Gillingham	3	37	47	20	16	74	14	0	0	11	0	0
Shaftesbury	0	20	0	0	3	9	0	0	0	17	55	86
Sturminster	0	37	0	0	0	15	7	0	16	0	41	0
Stalbridge	0	0	0	0	0	0	0	0	10	0	4	0
Rural Area	6	17	7	11	24	20	10	23	0	8	6	0
District Total	26	119	74	80	72	118	36	25	71	56	154	128

Source : North Dorset District Council Planning Dept Records April 2012

4.70 The table shows the number of affordable dwellings completed from 1994 to 2012, broken down by settlement. In 2011/12 67% of the affordable completions were in Shaftesbury and 33% in Blandford, there were no affordable completions elsewhere in the District.

4.71 The Council's performance to date is very strong and North Dorset continues to be the strongest performing local authority in Dorset, building more affordable homes than any other authority.

Net additional pitches for gypsy's and travellers

H4	Permanent	Transit	Total
	0	100	100

4.72 In the twelve month period there were no permanent gypsy or traveller pitches. North Dorset and the County worked in partnership to provide a temporary site for the duration of the Great Dorset Steam Fair, a 100 transit pitches were provided for the Steam Fair and at its peak there was a take up rate of 36 pitches.

Building for life assessments

H6	Green	Amber	Red
Former Royal Hotel, Gillingham	8	3	1

4.73 The Design Council has updated the Building for Life industry standard. The assessment now has 12 questions split over three topics with 4 questions in each. The three topics are, integrating into the neighbourhood, creating a place and street & home.

- 4.74 It is based on a simple traffic light system, where new developments should aim to secure as many green as possible, minimise the number of ambers and avoid reds. Essentially the more greens the better a development will be.
- 4.75 Only one completed site fell within the assessment criteria this year and that was the Former Royal Hotel in Gillingham. The red light on this scheme reflects the lack of affordable housing which meant the scheme was not able to meet the local housing requirements including appropriate tenure mix. The development was granted planning permission on appeal with no affordable housing contribution

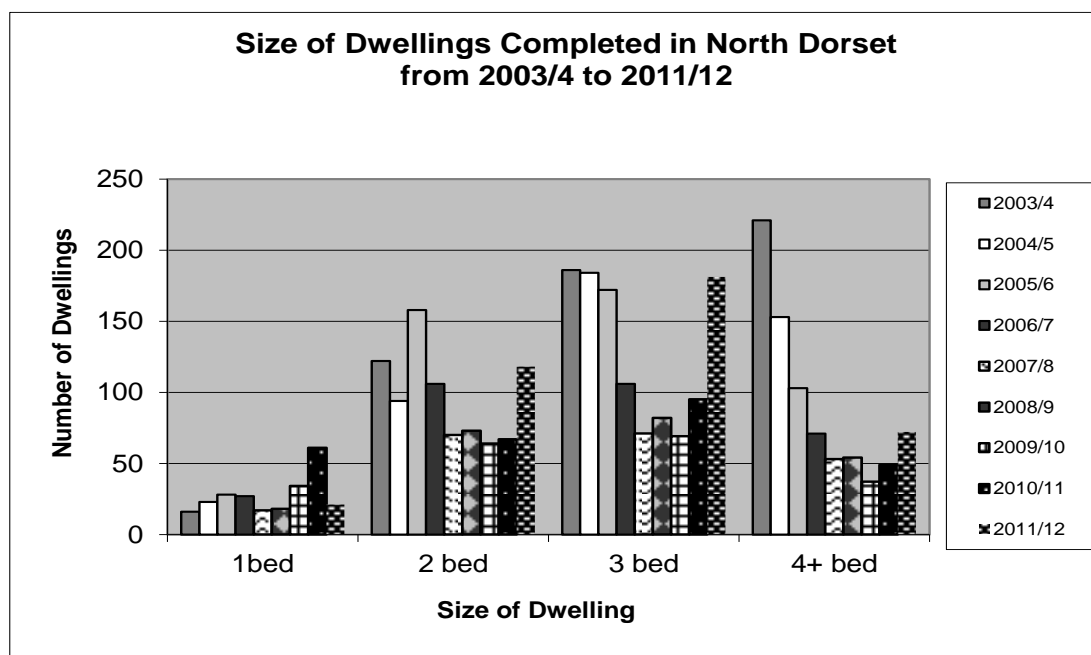
Density of completed housing development

Density of Gross New Dwellings Built In North Dorset 2011/12		
	Fully completed sites only	
	2010/11	2011/12
Less than 30 dwellings per hectare	15.47%	21.86%
Between 30 and 50 dwellings per hectare	63.40%	46.99%
Greater than 50 dwellings per hectare	21.13%	31.15%
Totals	100.0%	100.0%

Source: Dorset County Council

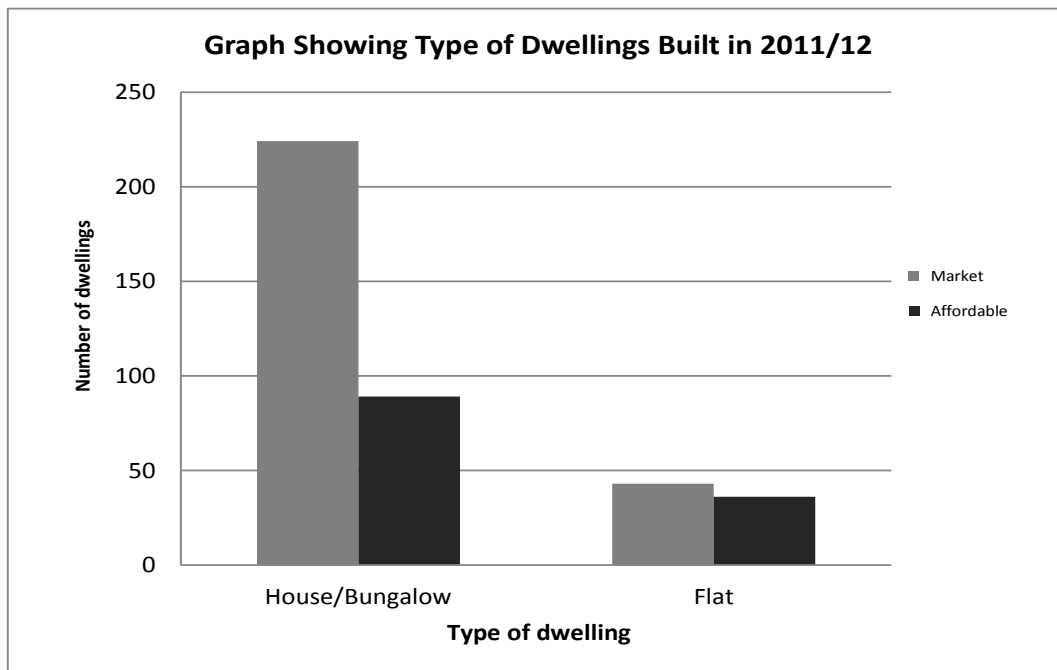
- 4.76 At 46.99% the largest proportion of dwellings were built at a density of between 30 and 50 dwellings per hectare.

Size and type of dwelling completed



4.77 The graph shows the size of dwelling completed in the district over the last nine years. The number of 2, 3 and 4 bed dwellings has increased in 2011/12, while the number of 1 bed dwellings has fallen.

Type of dwellings



4.78 There was a total of 392 gross dwelling completions, 313 (nearly 80%) were a house or bungalow and 79 (about 20%) were a flat. Of the total number of houses and bungalows built 28% were affordable and of the total number of flats built 46% were affordable.

Objective 5 - Improving the Quality of Life

4.79 The objective is to improve the quality of life of North Dorset's residents, particularly the older population and the young, by:

- Encouraging the provision of viable community, leisure and cultural facilities focused on main and local service centres;
- Retaining the current range of healthcare and education services and ensuring that additional healthcare and education facilities are provided in accessible locations;
- Ensuring that a network of quality sports and recreation facilities and public open space are distributed throughout the District in locations that are most accessible to the community;
- Securing an integrated approach to private and public transport (including parking provision and management), which improves accessibility to services; and
- Ensuring that development makes a positive contribution to enhancing existing and providing new transport infrastructure.

Percentage of open space managed to green flag standard

4.80 The Senior Countryside Ranger for the district is a Green Flag assessor and the Council will be managing all fourteen of its sites to this standard, under the service level agreement with the Ranger Service.

4.81 The rangers manage a total of 55 hectares of countryside sites. The only site which currently has a green flag award is the Milldown in Blandford. This site covers 19 hectares of land, which means that 35% of the managed council owned open space has achieved a green flag award.

4.82 At the moment there are no other sites ready to be entered for the Green Flag Award. North Dorset does not have any other open space sites which are able to fulfil the criteria as they are currently set out to obtain a green flag award.

Progress on the development of local nature reserves

4.83 In 2004 the Council agreed to monitor progress on the development of Local Nature Reserves (LNR) against the target suggested by Natural England, of one hectare per 1000 population. This was considered a good measure of improved accessibility for the community, improving nature interest and encouraging more people to visit such facilities

4.84 The first two LNR's at Woolland Hill and Butts Pond are now well established. The Milldown and Castle Hill have also been designated as LNR's. These four sites contribute 37% of the suggested target for the District.

APPENDIX 1

**USE CLASSES ORDER
(REVISED & EFFECTIVE AS OF 21ST APRIL 2005)**

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

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

Appendix 2 - Five Year Housing Land Supply (planning permissions as at 31st March 2012)

Site Ref No	Site / Building Name	Parish	Anticipated Delivery Within 5 Years	Source of site
2/02/0003	Land at Mud Oak Farm, Green Lane, Ashmore	Ashmore	1	Planning Application - Granted
2/02/0004	Keepers Lodge, Green Lane, Ashmore	Ashmore	1	Planning Application - Granted
2/03/0514	First And Second Floor, 6, Market Place, Blandford Forum, Dorset	Blandford Forum	5	Planning Application - Granted
2/03/0510	Land adjacent to Shaftesbury Lane, Blandford Forum	Blandford Forum	2	Planning Application - Granted
2/03/0043	Part garden of 6 Stour Road, Blandford Forum	Blandford Forum	1	Planning Application - Granted
2/03/0005	Rear Larksmead House, Off Salisbury Rd	Blandford Forum	2	Planning Application - Granted
2/03/0478	Land at Wimborne Rd, Black Ln	Blandford Forum	77	Planning Application - Granted
2/03/0030	Former Gas Works, Damory Street, Blandford Forum	Blandford Forum	9	Planning Application - Granted
2/03/0045	3 Alfred Street Blandford Forum	Blandford Forum	2	Planning Application - Granted
2/03/0046	73 Salisbury Street Blandford	Blandford Forum	1	Planning Application - Granted
2/03/0049	former Magistrates Court, Salsibury Road	Blandford Forum	18	Planning application - undetermined
2/03/0047	The Beeches, Fairfield Bungalow s	Blandford Forum	12	Pre-application discussion
2/03/0404	Land adjoining 2 Park Place, Whitecliff Mill St	Blandford Forum	6	Site submitted by landow ner
2/03/0051	The Old Auction Rooms, 1A, Alfred Street, Blandford Forum	Blandford Forum	3	Planning Application - Granted
2/03/0036	Telstar Garage, Bryanston Street and rear of 23 Salisbury Street, Blandford Forum	Blandford Forum	2	Planning Application - Granted
2/03/0015	23 Orchard Street, Blandford Forum	Blandford Forum	1	Planning Application - Expired
2/03/0024	Land at rear of 53 Salisbury Road, Blandford Forum	Blandford Forum	1	Planning Application - Expired
2/03/0342	Blandford School Mildow n Building, Mildow n Rd, Blandford Forum	Blandford Forum	43	Empty Property Register
2/03/0044	Dorset County Council, Wimborne Road, BLANDFORD FORUMBlandford Forum	Blandford Forum	23	Planning Application - Expired
2/03/0126	Ameys Garage & No. 10 Oakfield Street, Blandford Forum	Blandford Forum	6	Planning Application - Expired
2/03/0007	47 & 49 Salisbury Street, Blandford Forum	Blandford Forum	4	Planning Application - Expired
2/03/0038	Larksmead House, 101 Salisbury Road, Blandford Forum	Blandford Forum	9	Planning Application - Expired
2/03/0168	Hall & Woodhouse, Bournemouth Road, Blandford St. Mary	Blandford St. Mary	175	Planning Application - Granted
2/04/0001	Part garden of 50, Pigeon Close, Blandford St Mary	Blandford St. Mary	2	Planning Application - Granted
2/03/0063	Land rear of The Stour Inn, Dorchester Road, Blandford St. Mary	Blandford St. Mary	1	Planning Application - Granted
2/05/0056	Land adjacent to Forge Garage, Bourton	Bourton	1	Planning Application - Granted
2/05/0006	Land At Mill Lane, Mill Lane, Bourton	Bourton	2	Planning Application - Granted
2/05/0007	1 West Bourton Road	Bourton	1	Pre-application discussion
2/05/0407	Rugby Cottage, West Bourton Rd	Bourton	8	Site submitted by landow ner
2/05/0115	Land adjacent to 1 Gables, Sandw ays, Bourton	Bourton	1	Planning Application - Expired
2/06/0003	Old Riding School, New Road, Low er Bryanston	Bryanston	1	Planning Application - Granted
2/45/0275	Mayo FarmHouse, Higher Blandford Rd	Cann	4	Planning Application - Withdraw n
2/45/0029	NW side 6 Paddock Close	Cann	2	Planning Application - Granted
2/09/0539	Site Off Church Lane, Charlton Marshall	Charlton Marshall	40	Ordnance Survey maps / aerial photo
2/11/0341	Beech Cottage, Child Okeford	Child Okeford	1	Planning Application - Granted

Site Ref No	Site / Building Name	Parish	Anticipated Delivery Within 5 Years	Source of site
2/11/0388	Rear of Bensteads, The Hollow	Child Okeford	2	Site submitted by landowner
2/14/0002	Field View Farm, Fishey Lane, East Orchard, Shaftesbury, Dorset	East Orchard	1	Planning Application - Granted
2/55/0005	Roehill Farm, East Orchard	Sutton Waldron	1	Planning Application - Granted
2/15/0080	East Stour Motors, Cross Roads, East Stour	East Stour	5	Planning Application - Granted
2/15/0005	Hartgill Farm, Browns Lane, East Stour, Gillingham, Dorset	East Stour	1	Planning Application - Granted
2/15/0384	Land Rear Knap Corner, Back St	East Stour	5	Planning Application - Refused
2/15/0006	Lilac Cottage, Hunger Hill, East Stour	East Stour	2	Planning Application - Granted
2/15/0008	Land Adj Hawthorne Cottage, Back Street, East Stour	East Stour	1	Planning Application - Granted
2/15/0007	Part garden of Hillside, Hunger Hill, East Stour	East Stour	1	Planning Application - Granted
2/15/0139	Land adj Stoneleigh, Back St, Back St	East Stour	1	Planning Application - Refused
2/19/0005	Land at Beaumaris, West Street, Fontmell Magna	Fontmell Magna	1	Planning Application - Granted
2/19/0163	Land at Gore Farm Buildings, Fontmell Magna	Fontmell Magna	1	Planning Application - Granted
2/20/0148	Brickfield House, New Road, Gillingham, Dorset	Gillingham	3	Planning Application - Granted
2/20/0134	PART GARDEN OF FOXHOLES VIEW, HARDINGS LANE, Gillingham	Gillingham	1	Planning Application - Granted
2/20/0105	Purns Mill House, Purns Mill Lane, Gillingham	Gillingham	1	Planning Application - Granted
2/20/0034	Rear Of Dorset House, High Street, Gillingham, Dorset	Gillingham	5	Planning Application - Granted
2/20/0548	between Barnaby Mead & Bay Ln	Gillingham	54	Site submitted by landowner
2/20/0023	Land adjacent to Winridge Cottage and Forge Garage, Milton on Stour, Gillingham	Gillingham	4	Planning Application - Granted
2/20/0043	Broad Oaks Wyke Road Gillingham	Gillingham	2	Planning Application - Granted
2/20/0042	Adj 1 Queens Villas Queen Street	Gillingham	1	Planning Application - Granted
2/20/0025	Slade Buildings, The Square, Gillingham	Gillingham	1	Planning Application - Granted
2/20/0044	The Gallery Town Bridge House High Street	Gillingham	1	Planning Application - Granted
2/20/0221	St Martins Clinic, Queens St	Gillingham	8	Site submitted by landowner
2/20/0381	Land adj Victoriana & Dorset Army cadet Force Buil	Gillingham	6	Site submitted by landowner
2/20/0412	Addison Close, Gillingham	Gillingham	6	Site submitted by landowner
2/20/0032	Garage on corner of Cemetery Road and Turners Lane	Gillingham	3	Pre-application discussion
2/20/0038	Land to the rear of Fairey Crescent, Gillingham	Gillingham	2	Planning Application - Granted
2/20/0033	Linden Lea, Ham Lane	Gillingham	2	Pre-application discussion
2/20/0036	Land between Layton and No. 4 Buckingham Road, Gillingham	Gillingham	1	Planning Application - Granted
2/20/0040	Unit 5 Town Bridge House, High Street, Gillingham	Gillingham	1	Planning Application - Granted
2/20/0248	Adj Journey's End, Common Mead Avenue, Common Mead	Gillingham	1	Planning Application - Refused
2/20/0002	Land South of the Meadows	Gillingham	90	Plan allocation - no planning appl
2/20/0544	Land Adj Lodden Lakes, Gillingham	Gillingham	90	Site submitted by landowner
2/20/0240	Churchbury House, Queen St	Gillingham	6	Planning Application - Granted
2/20/0212	The Elms, Newbury	Gillingham	8	Planning Application - Refused

Site Ref No	Site / Building Name	Parish	Anticipated Delivery Within 5 Years	Source of site
2/20/0223	Rear of Dene Hollow , Wyke Rd	Gillingham	1	Pre-application discussion
2/24/0012	Land at Broad Oaks Farm, The Common, Hazelbury Bryan	Hazelbury Bryan	1	Planning Application - Granted
2/24/0010	Olive House, Wonston, Hazelbury Bryan	Hazelbury Bryan	1	Planning Application - Granted
2/25/0093	Pleck Farm, Pleck, Higher Ansty, Hilton	Hilton	2	Planning Application - Granted
2/25/0002	Former Village Stores & Post Office, Fox Inn, Lower Ansty Hilton	Hilton	1	Planning Application - Granted
2/28/0124	Church Farm, Main Street, Iwerne Courtney or Shroton	Iwerne Courtney or Shroton	6	Planning Application - Granted
2/29/0008	Miles Cottage, Tower Hill, Iwerne Minster	Iwerne Minster	1	Planning Application - Granted
2/29/0118	Cookman and Hawkins Garage, Blandford Road, Iwerne Minster	Iwerne Minster	2	Planning Application - Granted
	Kings Stag Copse	Lydlinch	2	Planning Application - Granted
2/33/0073	Deer Park House, Lydlinch	Lydlinch	1	Planning Application - Granted
2/37/0016	Crosses Garage, New Street, Marnhull	Marnhull	1	Planning Application - Granted
2/37/0006	Joanna-Clare, Burton St, Marnhull	Marnhull	1	Planning Application - Granted
2/37/0015	Adj Marnhull Stores, New Street	Marnhull	1	Planning Application - Granted
2/37/0014	Land At Old Beech House, Burton Street, Marnhull	Marnhull	1	Planning Application - Granted
2/37/0013	Premises at Burton Street	Marnhull	1	Planning Application - Granted
2/37/0012	Land Adjacent To Criden House, Sackmore Lane	Marnhull	2	Planning Application - Granted
2/37/0009	Church Farm, Marnhull	Marnhull	2	Planning Application - Granted
2/37/0017	Kentisworth, New St	Marnhull	1	Planning Application - Granted
2/37/0475	Land at Goddards Ln, Marnhull	Marnhull	1	Planning Application - Granted
2/37/0008	Mounters	Marnhull	1	Site submitted by landowner
2/37/0474	Joyces, New St	Marnhull	2	Site submitted by landowner
2/39/0550	Goulds Farm, Little England, Milborne St. Andrew	Milborne St. Andrew	12	Planning Application - Granted
2/39/0001	Grays Stores, Milton Rd	Milborne St. Andrew	1	Planning Application - Granted
2/39/0121	The Gables, Dorchester Hill	Milborne St. Andrew	4	Planning Application - Refused
2/39/0483	Aquila, Church Hill/Chapel St	Milborne St. Andrew	1	Site submitted by landowner
2/39/0505	Royal Oak Pub, Milborne St Andrew	Milborne St. Andrew	2	Site submitted by landowner
2/40/0004	Little Hewish Cottages, Milton Abbas, Blandford Forum, Dorset	Milton Abbas	1	Planning Application - Granted
2/40/0421	Land at Catherines Well, Milton Abbas	Milton Abbas	6	Planning Application - Expired
	Land at Calves Lane Motcombe	Motcombe	1	Planning Application - Granted
2/41/0001	Dares Salaam, Shorts Green Lane	Motcombe	1	Planning Application - Granted
2/41/0007	Land at Motcombe Leigh Court, Shorts Green Lane, Motcombe	Motcombe	1	Planning Application - Granted
2/41/0003	Land at the Vicarage, Bittles Green	Motcombe	1	Planning Application - Granted
2/42/0003	Pennys Place, Angers Lane, Fiddleford, Okeford Fitzpaine	Okeford Fitzpaine	1	Planning Application - Granted
2/42/0005	Old Chapel Workshop, Pound Lane	Okeford Fitzpaine	1	Planning Application - Granted
2/42/0077	Gorse Farm, Fifehead St Quintin, Okeford Fitzpaine	Okeford Fitzpaine	1	Planning Application - Granted

Site Ref No	Site / Building Name	Parish	Anticipated Delivery Within 5 Years	Source of site
2/42/0398	Former Poultry factory, Higher St	Okeford Fitzpaine	25	Planning Application - Granted
2/42/0418	Mary Gardens, Okeford Fitzpaine	Okeford Fitzpaine	3	Site submitted by landowner
2/43/0003	Woodbury, 10 Chapel Lane	Pimperne	1	Planning Application - Granted
2/43/0524	Farquarson Arms, Pimperne	Pimperne	5	Site submitted by landowner
2/43/0542	Pimperne CP School, School Ln	Pimperne	10	Ordnance Survey maps / aerial phot
2/43/0392	10 St Peters Close,	Pimperne	3	Site submitted by landowner
2/44/0002	Land At North Pulham Farm, Holwell Road, Pulham, Dorset	Pulham	1	Planning Application - Granted
2/45/0021	Land East of Shaftesbury (land adj Greenacres)	Shaftesbury	466	Planning Application - Granted
2/45/0001	Former Shaftesbury First School, Mampitts Road, Shaftesbury	Shaftesbury	4	Planning Application - Granted
2/45/0058	Land rear of The Crown Inn, High Street, Shaftesbury	Shaftesbury	3	Planning Application - Expired
2/45/0023	Plot adj. 101 St James Street, Shaftesbury	Shaftesbury	2	Planning Application - Granted
2/45/0019	Four Winds, Long Cross, Shaftesbury, Dorset	Shaftesbury	1	Planning Application - Granted
2/45/0026	Land at Mortier House, New Road, Shaftesbury	Shaftesbury	1	Planning Application - Granted
2/45/0067	St. Giles, Shooters Lane, Shaftesbury	Shaftesbury	1	Planning Application - Granted
2/45/0135	Old Brow, Bimport, Shaftesbury	Shaftesbury	14	Planning Application - Granted
2/45/0034	Land rear of 34, High Street, Shaftesbury	Shaftesbury	2	Planning Application - Granted
2/45/0028	The Farmhouse, Well Lane	Shaftesbury	2	Planning Application - Granted
2/45/0022	Highlands, Littledown, Shaftesbury	Shaftesbury	3	Planning Application - Expired
2/45/0274	Between 3 & 21 Yeatmans Ln, Shaftesbury	Shaftesbury	1	Previous Urban Capacity Study
2/45/0150	Land at Ivy Cross Cottage, Ivy Cross, Shaftesbury	Shaftesbury	1	Planning Application - Expired
2/45/0496	Garden at Hawkesdene End, Hawkesdene Lane	Shaftesbury	3	Site submitted by landowner
2/45/0521	Field Adj Half Moon Pub, Salisbury Rd Shaftesbury	Shaftesbury	4	Site submitted by landowner
2/46/0012	Mowbray, The Cross, Shillingstone, Blandford Forum	Shillingstone	2	Planning Application - Granted
2/46/0425	Westleigh, Blandford Rd	Shillingstone	2	Parish Council
2/48/0005	Part Fallow field, West End,	Spetisbury	1	Planning Application - Granted
2/48/0052	Part garden of Suvla Bay, High Street, Spetisbury	Spetisbury	1	Planning Application - Granted
2/48/0003	The Outlook and The Old Bakery, High Street, Spetisbury	Spetisbury	6	Planning Application - Granted
2/48/0417	Slopers Mead, Spetisbury	Spetisbury	3	Site submitted by landowner
2/49/0411	Middle Farm, Stalbridge Weston	Stalbridge	1	Planning Application - Granted
2/49/0018	Laburnam House, Ring Street, Stalbridge	Stalbridge	1	Planning Application - Expired
2/49/0007	Land off Station Road	Stalbridge	1	Planning Application - Refused
2/49/0367	Rear Laburnam House, Stalbridge	Stalbridge	7	Site submitted by landowner
2/49/0410	Williams Nursery, Station Rd	Stalbridge	5	Site submitted by landowner
2/52/0007	Antells Farm, Stour Provost	Stour Provost	3	Planning Application - Expired
2/51/0533	Old Dairy Depot, Coach Road, Stourpaine, Blandford Forum	Stourpaine	2	Planning Application - Granted

Site Ref No	Site / Building Name	Parish	Anticipated Delivery Within 5 Years	Source of site
2/51/0014	Land at 'Churchills', Manor Road, Stourpaine	Stourpaine	1	Planning Application - Granted
2/53/0006	Land Opposite Brunsell Farm, Cat Lane, Stourton Caundle	Stourton Caundle	1	Planning Application - Granted
2/54/0071	Land at Barton Farm House, New ton, Sturminster New ton	Sturminster New ton	1	Planning Application - Granted
2/54/0027	Mitchell Smith, Market Place	Sturminster New ton	1	Planning Application - Granted
2/54/0132	Timeside, Bridge Street, Sturminster New ton	Sturminster New ton	1	Planning Application - Granted
2/54/0120	Part garden of 9 and 10, Alder Close, Sturminster New ton	Sturminster New ton	2	Planning Application - Granted
2/54/0026	Adj Elderw ay, Glue Hill	Sturminster New ton	1	Planning Application - Granted
2/54/0042	Former livestock market site and railw ay gardens, Station Road, Sturminster New ton	Sturminster New ton	27	Planning Application - Expired
2/54/0003	North of the Livestock Market	Sturminster New ton	100	Plan allocation - no planning appl
2/54/0024	Land At Ralph Dow n Farm, Rolls Mill Way, Sturminster New ton	Sturminster New ton	1	Planning Application - Granted
2/54/0420	Chinnocks, Sturminster New ton	Sturminster New ton	1	Site submitted by landow ner
2/54/0020	Hamw ood, Manston Road	Sturminster New ton	1	Planning Application - Expired
2/54/0166	Clarkes Yard, Bath Road, Sturminster New ton	Sturminster New ton	15	Planning Application - Granted
2/54/0299	Rockdean and adjacent, Glue Hill	Sturminster New ton	3	Previous Urban Capacity Study
2/54/0313	Land South of 27 Filbridge Rise, Sturminster New ton	Sturminster New ton	1	Previous Urban Capacity Study
2/55/0084	Dairy House Farmyard, Sutton Waldron	Sutton Waldron	1	Planning Application - Granted
2/57/0002	Land Adj Spartae, Valley Road, Tarrant Gunville	Tarrant Gunville	4	Planning Application - Granted
2/59/0002	Ashley Wood Recovery, Wimborne Road, Tarrant Keyneston	Tarrant Keyneston	1	Planning Application - Granted
2/69/0055	Glebe Farm, Winterborne Houghton	Winterborne Houghton	1	Planning Application - Granted
2/70/0422	Broad Close, Winterborne Kingston	Winterborne Kingston	6	Site submitted by landow ner
2/70/0006	Part garden of 3 Windw histle Farm, North Street, Winterborne Kingston	Winterborne Kingston	1	Planning Application - Granted
2/71/0403	The Old Bus Station, West St	Winterborne Stickland	4	Site submitted by landow ner
2/72/0491	The Allotments, South of Fosters Meadow	Winterborne Whitechurch	10	Site submitted by landow ner
2/72/0402	Land at Church Cottages, Winterborne Whitechurch	Winterborne Whitechurch	1	Planning Application - Granted
2/72/0002	Highfield, La Lee Farm Lane, Winterborne Whitechurch	Winterborne Whitechurch	1	Planning Application - Expired
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APPENDIX 3

GLOSSARY

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

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

DRT: Demand Responsive Transport

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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