Swanage Neighbourhood Plan

Site options and assessment

Locality and Swanage Town Council

November 2025

Delivering a better world

Swanage Neighbourhood Plan

Quality information

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Acronyms and Abbreviations used in this report

Acronym/Abbreviation	Definition
DC	Dorset Council
Dph	Dwellings per hectare
Ha.	Hectares
LPA	Local Planning Authority
MHCLG	Ministry of Housing, Communities and Local Government
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
PRoW	Public Right of Way
QB	Qualifying Body
SANG	Suitable Alternative Natural Green Space
SHLAA	Strategic Housing Land Availability Assessment

1. Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Swanage Neighbourhood Plan. The work undertaken was agreed with Swanage Town Council and the Ministry of Housing, Communities and Local Government (MHCLG) in early 2025 as part of the national Neighbourhood Planning Technical Support programme led by Locality.

Swanage Town Council are seeking to identify suitable sites for allocation in their Neighbourhood Plan, and to ensure that their evidence base is robust and defensible. The Neighbourhood Area contains and is within several environmental, heritage and landscape designations including the Dorset National Landscape.

A Neighbourhood Plan must be in conformity with the strategic policies of the adopted development plan and should have regard to the direction of travel of any emerging development plan policies. The development plans for Swanage Town Council at the time this site assessment was undertaken was the Purbeck Local Plan (adopted 2024), the existing Swanage Local Plan (2017) and the emerging Dorset Council Local Plan Regulation 18 version (January 2021) which is due for adoption by Q4 of 2027.

The Regulation 18 Dorset Council Local Plan (Appendix A)[1] proposed 150 homes in policy SWAN3 with no formal housing requirement for the Neighbourhood Plan to meet. Since the site assessment was undertaken for the Swanage Neighbourhood Area, a new Local Plan consultation has been published which proposes up to 417 homes across 6 allocations within the Neighbourhood Area. This site assessment has therefore not been prepared in the context of the 2025 Dorset Local Plan consultation document, however, advice on the implications of the changes has been provided separately to Swanage Town Council.

The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Neighbourhood Plan. This includes whether the site allocations would comply with the strategic policies of the adopted Development Plan.

The report is also intended to help Swanage Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

Swanage is categorised in the Purbeck Local Plan (2024) as a Town, which for the purposes of this plan are the largest settlements with town centres and a range of community facilities.

Of the 24 potential development sites, 14 were taken forward for assessment in full or assessment through a review of the SHELAA outputs. The following 11 sites have been identified out of the 14 as potentially suitable for housing development, and therefore could be considered for neighbourhood plan allocation, subject to resolving or mitigating the constraints identified in this report.

[1] Available at: https://www.dorsetcouncil.gov.uk/documents/d/guest/appendix-a-opportunity-sites-for-housing

- SNP-1, Former Post Office, Kings Road West and existing Sorting Office (behind on Kings Road)
- SNP-3, Former Police Station
- SNP-4, Land off Priests Way
- SNP-5, Harrow House, former International Language School, Harrow Drive, Walrond Road
- SNP-6, Purbeck View School, Northbrook Road
- SNP-7, Purbeck Cliffs (Boundary Close)
- SNP-11, Land north and northwest of allotments AND allotments (combined site)
- SNP-12, Land off Cauldron Barn Road
- SNP-13, Land on corner of Ulwell Road and Washpond Lane
- SNP-15, Former Greystone Garage and bungalow to the rear of the Texaco garage, Victoria Avenue
- SNP-17, Land at Priests Road

The remaining 3 sites are not currently suitable for residential development and therefore are not appropriate for allocation in the neighbourhood plan.

- SNP-8, Greyseed Farm (Northern Parcel)
- SNP-9, Greyseed Farm (Southern Parcel)
- SNP-10, Kings Court Business Centre

Should Swanage Town Council decide to propose an allocation or allocations for residential development, the recommended next steps would be to select the sites from the shortlist based on:

- The findings of this site assessment;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Discussions with Dorset Council;
- Any other relevant evidence that becomes available; and
- Any other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Sites that are proposed for allocation in a draft Local Plan should not be duplicated in a Neighbourhood Plan, therefore the Town Council should discuss proposed site allocations with Dorset Council to ensure a mutual understanding of how the housing requirement for the Neighbourhood Area will be met.

Sites proposed for allocation should also have evidence they are likely to be economically viable.

2. Introduction

2.1 The purpose of the site assessment is to determine whether sites identified as having potential for development are suitable, available, and likely to be achievable for the proposed development type and therefore appropriate for allocation in the Neighbourhood Plan.

2.2 The report is intended to help Swanage Town Council to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

2.3 It is important that the site process is carried out in a transparent, fair, robust, and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.

Local context

2.4 Swanage is located in Dorset, and the Neighbourhood Plan is being prepared in the context of the Purbeck Local Plan (2024)[2]. Dorset Council are currently in the process of developing a plan for the whole of Dorset, with a view to adopt a plan by Q4 of 2027. The relevant planning authority is Dorset Council which is a unitary authority.

2.5 Swanage is a traditional seaside town located around 14km south-west of Bournemouth, 12km south of Poole and around 13km south-east of Wareham. Swanage has its own train station in the town centre. It is in the South Eastern Dorset Functional Area of the emerging Dorset Local Plan and is within the second tier of the settlement hierarchy.

2.6 Swanage is renowned for its history and landscapes, including its Victorian pier, proximity to the Jurassic Coast World Heritage Site[3] and its designated conservation areas and listed buildings. The whole of Swanage falls into the designated Dorset Area of Outstanding Natural Beauty.

2.7 In 2022, the ONS estimated Swanage had a population of 9,300 with age 60-64 being the largest age bracket[4]. Swanage has a number of facilities and attractions, including retail, cafes, restaurants, a museum and a theatre[5].

The Neighbourhood Plan

2.8 The former Purbeck District Council prepared the adopted Swanage Local Plan jointly with Swanage Town Council and Swanage Town and Community Partnership. This plan was adopted by the former Purbeck district council in 2017. This document now forms

[2] Available at: https://www.dorsetcouncil.gov.uk/documents/d/guest/purbeck-local-plan-2018-2034-final
[3] Available at: https://www.dorsetcouncil.gov.uk/documents/35024/281432/Adopted+Swanage+Local+Plan.pdf/03066a91-1cba-5650-e977-d3496777041e
[4] Available at: https://www.ons.gov.uk/visualisations/customprofiles/build/#E05012722
[5] Available at: https://www.swanage.gov.uk/AboutSwanage.aspx

part of the Local Plan and covers the plan period to 2027. The emerging Neighbourhood Plan will replace the Swanage Local Plan and seeks to include new policies on affordable housing, second homes and new building developments. The Swanage Neighbourhood Area is shown in Error! Reference source not found.**-1**.

2.9 The emerging Dorset Local Plan (Regulation 18 version, August 2025) proposes up to 417 homes across 6 allocations and no formal housing requirement has been set for the Neighbourhood Plan to meet.



Figure 3-1 Map of Swanage Neighbourhood Area

Source Available at:
https://www.dorsetcouncil.gov.uk/documents/35024/2254502/Map+of+Swanage+Neighbourhood+Area+-+Designated+20220222.pdf/0edc2535-6ea5-ad1f-ecad-a5133bd85d98

3. Methodology

3.1 The approach to site assessment is based on the Government's Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (updated July 2019)[6] and Neighbourhood Planning (updated September 2020)[7]. The approach also aligns with Locality's Neighbourhood Planning Site Assessment Toolkit.[8]

3.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

Task 1: Identify Sites to be included in the Assessment

3.3 The first task is to identify which sites should be considered as part of the assessment. The list of available sites in the neighbourhood area identified have come forward from the 2024 SHLAA[9] and the 2024 Swanage Town Council Call for Sites.

3.4 In total, 9 sites were assessed in full, 5 sites were assessed through a review of the SHLAA outputs and 10 sites were not assessed. **Table 4.1** sets out a summary of sites assessed and a rationale for exclusion from assessment where applicable.

Task 2: Gathering information for site assessments

3.5 Sites proposed for residential use were assessed using a site appraisal proforma based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.

3.6 The proforma enables a range of information to be recorded, including:

- General information:
  a) Site location and use; and
  b) Site context and planning history.
- Context:

[6] Available at: https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment
[7] Available at: https://www.gov.uk/guidance/neighbourhood-planning--2
[8] Available at: https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/
[9] Available at: https://www.dorsetcouncil.gov.uk/w/land-availability

a) Type of site (greenfield, brownfield, etc.); and

- Suitability:

a) Site characteristics;

b) Environmental considerations;

c) Heritage considerations;

d) Community facilities and services; and

e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).

- Availability of sites for development
- Any issues that may affect site delivery/viability.

3.7 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website, Natural England's Magic Map Tool[10] and other sources of evidence which are referenced where applicable. Where existing evidence has not been available, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.

3.8 Following the initial desktop assessment, site surveys were carried out in person in June 2025 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

Task 3: Consolidation of Results

3.9 The desktop assessment and site survey information are drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and opportunities. The rating indicates the following judgement, based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:

- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

[10] Available at: Magic Map Application

Task 4: Indicative Housing Capacity

3.10 The capacity of a site is the amount of development that would be appropriate for that site, depending on Local Plan policies, location, the surrounding area and the sites context, e.g. existing buildings or trees. Where a figure has been put forward for the site by a landowner or site promoter, or by the Council, this has been reviewed to understand if it is appropriate.

3.11 The SHLAA methodology[11] identifies that the core strategy does not provide a specific density figure for residential development, stating that density calculations will take account of site constraints and local characteristics identified through desktop reviews or site visits.

3.12 The Purbeck Local Plan (2024) notes that although a proposed density of 30dph was applied when preparing the previous SHLAA, this does not serve as a broad threshold and consequently appropriate density levels will be assessed on a site-by-site basis at the application stage to reflect the overall potential of the individual site. As such, an indicative, single density assumption of 30dph has been applied to the sites assessed in full for consistency, despite development capacities being provided in the call for sites information. Appropriate density levels will be assessed at the application stage.

3.13 Calculations also take in to account the size of the site, as larger sites are likely to require other uses and supporting infrastructure to be provided within the site boundary, reducing the area available for residential development. The number of dwellings per site is indicative only and will depend on the housing size, type, tenure and mix being planned for, which should be informed by an assessment of housing need.

3.14 **Table 2.1** shows the developable area and density applied to sites in the assessment to calculate an indicative number of homes. Where sites are unsuitable for residential development or allocation, no indicative capacity has been calculated. Capacity calculations have been rounded down to the nearest whole number.

Table 3.1 Calculation of Site Developable Area and Density

Site area (hectares)	Developable Area (% of gross site area)	Indicative Density
Up to 0.4ha	90%	30dph
0.4ha to 2ha	80%	30dph
2ha to 10ha	75%	30dph
Over 10ha	50%	30dph

[11] Available at https://www.dorsetcouncil.gov.uk/documents/35024/347286/SHLAA+-+Methodology.pdf/0b4f0bd6-1ffb-a09e-6230-bb3cfe72025f

4. Policy Context

Planning Policy

4.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.

4.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.

4.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)[12] and is supported by the Planning Practice Guidance (PPG)[13]. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.

4.4 The local authority and statutory local plan-making authority is Dorset Council. The key document which largely constitutes the adopted statutory development plan for Swanage is the Purbeck Local Plan (Adopted 2024) and the Swanage Local Plan (Adopted 2017).

4.5 Dorset Council are producing a new Local Plan for the whole of the Dorset Council area that aims to achieve sustainable development by meeting Dorset's needs through provision of homes, commercial development and supporting infrastructure. The Local Development Plan[14] sets out that the emerging Dorset Local Plan went through its Options Consultation (Regulation 18) in January 2021 and is set to go through Site Options Consultation (Regulation 18) in August 2025. The emerging Dorset Local Plan is scheduled for submission to the Secretary of State in December 2026, and the estimated adoption should take place in Winter 2027. It is intended that the Dorser Council Local Plan will replace all adopted local plans in the Dorset Council area upon adoption.

4.6 The relevant policies and findings from the above plans are presented below.

National Planning Policy

4.7 The policies of particular relevance to development in Swanage are set out below, but this report has regard to all other aspects of national planning policy where appropriate.

4.8 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across economic, social and environmental objectives).

[12] Available at: National Planning Policy Framework
[13] Available at: Planning practice guidance - GOV.UK
[14] Available at: https://www.dorsetcouncil.gov.uk/w/the-local-development-scheme-for-dorset-council#proposed-development-plan-documents

4.9 **Paragraphs 10 and 11** state that there is a presumption in favour of sustainable development at the heart of the NPPF.

4.10 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.

4.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies and should shape and direct development that is outside of these strategic policies.

4.12 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:

- The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
- The neighbourhood plan contains policies and allocations to meet its identified housing requirement.

4.13 **Paragraph 30** states that Neighbourhood plans can shape, direct and help to deliver sustainable development, by influencing local planning decisions as part of the statutory development plan. Neighbourhood plans should not promote less development than set out in the strategic policies for the area or undermine those strategic policies.

4.14 **Paragraph 31** states that once a neighbourhood plan has been brought into force, the policies it contains take precedence over existing non-strategic policies in a local plan covering the neighbourhood area, where they are in conflict unless they are superseded by strategic or non-strategic policies that are adopted subsequently.

4.15 **Paragraph 61** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.

4.16 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.

4.17 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect that the mix of affordable housing required meets identified local needs, across social rent, other affordable housing for rent and affordable home ownership tenures.

4.18 **Paragraph 70** states that where it is not possible to provide a requirement figure for a neighbourhood area, the local planning authority should provide an indicative figure, if requested to do so by the neighbourhood planning body.

4.19 **Paragraph 74** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 73a) suitable for housing in their area.

4.20 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.

4.21 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.

4.22 **Paragraph 124** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

4.23 **Paragraph 170** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.

4.24 **Paragraph 188** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 65 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

4.25 **Paragraph 202** states that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

4.26 **Paragraph 214** emphasises that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

Purbeck Local Plan (Adopted 2024)

4.27 **Policy V1: Spatial Strategy for sustainable communities** identifies the allocated sites in the plan area and their capacity, one of which is in Swanage and has a capacity of c.91 units. Policy V1 also details where extra care facilities and employment development will be provided. It also sets out where high-quality small-scale development on unallocated sites outside the Green Belt and within the boundaries of settlements listed in the hierarchy will be supported. Examples include where the scale of development is proportion ate to the size and character of the existing settlement and where the development does not harm the character and value of any landscape or settlement individually or cumulatively.

4.28 **Policy V2: Green Belt** sets out where The Council will work in partnership with landowners, Natural England and other relevant stakeholders to ensure that

appropriate land is identified and delivered for suitable alternative natural greenspace (SANG).

4.29 **Policy E1: Landscape** details where development will be permitted in the Dorset National Landscape. Examples include where the proposals would conserve and enhance the natural beauty of the area and are appropriate in terms or appearance, scale, height, layout and density and in compliance with other policies in the plan. It also sets out criteria for development in Non-Designated Landscapes and details that poorly designed development which harms the landscape character will be refused unless adverse impacts can be suitably mitigated or compensated for.

4.30 **Policy E2: Historic Environment** details how designated heritage assets and their settings will be protected and enhanced when assessing planning applications. It also details the significance of the East Devon and Dorset World Heritage Site and that development within the site or development which is likely to affect its setting will only be permitted where it can be demonstrated that the 'outstanding universal value' of the coastline will be protected.

4.31 **Policy E4: Assessing Flood Risk** sets out how flood risk should be assessed as part of planning applications. It requires applicants for planning permission to provide a Flood Risk Assessment for all proposals in Flood Zones 2 and 3. It also sets out that development will not be permitted where it would adversely impact on the future maintenance, upgrading or replacement of a flood defence scheme.

4.32 **Policy E7: Conservation of protected sites** sets out that development will only be permitted where it would not lead to an adverse effect upon the integrity of nationally, European and internationally protected nature sites. In the context of the Swanage Neighbourhood Plan, The Dorset Heathlands SPA to the north of the Neighbourhood Area is relevant to consider.

4.33 **Policy E10: Biodiversity and geodiversity** sets out the conditions where development that affects biodiversity and geodiversity will be permitted. Examples include proposals which ensure features of nature conservation are protected to prevent or avoid any adverse impact and proposals that seek opportunities to enhance biodiversity and geodiversity through the restoration, improvement or creation of habitats and/or ecological networks. It also requires biodiversity appraisals to be submitted where there are protected or important species and habitat features either within the site or close to it.

4.34 **Policy E12: Design** details the quality of design expected from proposals. It requires proposals to demonstrate design which positively integrates with surroundings, reflects the diverse but localised traditions of building materials found across Purbeck and limits opportunities for crime and anti-social behaviour among other requirements. It sets out that local policies in neighbourhood development plans should support the general principals around achieving high quality design.

4.35 **Policy H1: Local housing requirement** sets out that 2,976 homes will be required to enable Purbeck to meet its identified housing need over the plan period of 2018-2034.

4.36 **Policy H2: The housing land supply** illustrates the distribution of housing development across Purbeck. It sets out that 91 units are to be provided in Swanage over the plan period of 2018-2034.

4.37 **Policy H3: New housing development requirements** sets out the requirements that proposals for new homes must comply with, in addition to other relevant policies in the Purbeck Local Plan. Examples requirements include the demonstration of high-quality design in accordance with Policy E12, delivery of affordable homes, inclusion of details of suitable hard and soft landscaping schemes and the inclusion of details of links between homes for high-speed electronic communications network and, where possible, details of charging points for electric vehicles.

4.38 **Policy H8: Small sites next to existing settlements** details where residential development will be permitted on sites outside the Green Belt and adjoining settlement boundaries. It sets out a schedule of acceptable scales of proposed development proportionate to the size and character of the existing settlement, and part (d) sets out a caveat that development will be permitted provided the site does not lie within a neighbourhood plan area where small sites have been allocated to meet identified housing needs in a made neighbourhood plan.

4.39 **Policy H9: Housing Mix** details that unallocated sites delivering 20+ units will be encouraged to provide 5% for sale as self-build plots and 10% as accessible single-storey homes. It goes on to explain that local policies in neighbourhood development plans should support the general principles around providing the sizes and types of homes needed in Purbeck. It also sets out that, where justified with robust local evidence, local policies in neighbourhood plans may set distinct local requirements on the mix of different sizes and types of homes. Where neighbourhood plans set a distinct local requirement on the type of homes proposed this must be done in agreement with local health and social care providers.

4.40 **Policy EE1: Employment land supply** notes that provision is made for 46.01 hectares of available employment land at a range and choice of employment sites to enable the growth of high-quality employment opportunities and a prosperous local economy. It sets out a schedule of employment sites which will be safeguarded for employment uses including B2, B8 or any other light industrial uses falling outside these classes. Two of these sites are located in Swanage:

- ES9 – Prospect Business Park (2.2ha)
- ES10 – Victoria Avenue Estate (2.4ha)

4.41 **Policy EE3: Vibrant town and local centres** sets out the Purbeck Plan's support for the provision of an additional 700sqm (net) convenience retail floorspace. Swanage is an identified retail centre in Purbeck. Policy EE3 also sets out when out of town retail proposals for main town centre uses will be permitted and when development leading to the loss of uses within Class E will be permitted.

4.42 **Policy IM1: Tools for delivery – the Purbeck Local Plan implementation strategy** states that The Council will take a proactive approach to development management and policy preparation and work with partners and applicants for development to address potential obstacles and enable sustainable

development to proceed. It details the measures the Council will take to overcome issues affecting implementation.

Swanage Local Plan (Adopted 2017)

4.43 **Policy SS: Swanage Settlement** sets out that c.200 homes will be provided in settlement extensions on the edge of Swanage through allocations at Northbrook Road East, Northbrook Road West and land at Prospect Farm.

4.44 **Policy SHM: Swanage Housing Mix** details that a mix of dwelling types and sizes to meet the needs of current and future households in Swanage will be encouraged on all new residential developments, and this should be in accordance with the Council's current SHMA unless robust local evidence indicates otherwise. It states that provision of housing and accommodation for people with care needs will also be encouraged within the town.

4.45 **Policy STCD: Swanage Townscape Character and Development** sets out guidelines for conserving and enhancing the existing townscape character of Swanage.

4.46 **Policy STC: Swanage Town Centre** details where proposals to enhance the town centre will be supported. It states the level of new floor space required at Swanage is the majority of 1000sqm (net) of non-food retail floor space and the majority of 1100sqm (net) of food floorspace.

4.47 **Policy TCR: Town Centre Redevelopment** sets out a strategy for the redevelopment of the town centre, including requirements for proposals for the town centre redevelopment site (Land between Kings Road West and the railway station. It notes that a small extent of residential development may be supported on site.

4.48 **Policy KCD: Kings Court Depot Site** sets out that the former depot site at Kings Court could potentially accommodate employment and/or some residential development including affordable housing, or the relocation of existing non-retail uses from the Town Centre Redevelopment site, if required. It also states that any redevelopment proposals on this site will need to ensure that all other relevant policy requirements are met.

4.49 **Policy SGI: Swanage Green Infrastructure** requires all development proposals in Swanage to take account of the Swanage Green Infrastructure Strategy.

4.50 **Policy SA: Swanage Allotments** requires proposals for the provision of allotments outside the Swanage Settlement Boundary will be supported providing it can be demonstrated that the proposals will not harm the AONB.

4.51 **Policy OSR: Open Space and Recreation** sets out the open space, sport and recreation sites which will be safeguarded in line with policy GI (Green Infrastructure, Recreation and Sports Facilities.

Emerging Dorset Local Plan (Regulation 18 Consultation Version, January 2021)

4.52 The site assessment work was undertaken in the context of the 2021 Regulation 18 Local Plan – since this time, Dorset Council published and consulted on a new Regulation 18 Local Plan Options document.

4.53 **Policy DEV1: The housing requirement and the need for employment land in Dorset** sets out that over the period of 2021-2038, provision is made for a deliverable supply of housing land to accommodate a minimum of 30,481 dwellings, and a minimum of 131 hectares of employment land.

4.54 **Policy DEV2: Growth in the south eastern Dorset functional area** sets out how and where housing growth will be delivered in the parts of the south eastern Dorset functional area covered by the south east Dorset Green Belt and beyond the Green Belt. It also sets out how and where employment growth will be delivered. Figure 2.6 states that there is a potential supply of 150 homes from option sites in Swanage.

4.55 **Policy DEV9: Neighbourhood Plans** sets out that neighbourhood plans should be prepared to positively contribute to the local plan vision and strategic priorities and be in general conformity with its strategic policies; to identify the infrastructure needed to support development; and to ensure that policies and proposals are deliverable. It notes that where provision is made for housing, the housing requirement figure for a neighbourhood plan area should be met and where possible exceeded.

4.56 **Policy ENV1: Green infrastructure:** strategic approach sets out the expectation of developers with regards to the provision and enhancement of the green infrastructure network. It also sets out that proposals must make adequate provision for the long-term management and maintenance of the green infrastructure network.

4.57 **Policy ENV2: Habitats and Species** sets out the requirements in place to protect, conserve and enhance International and European Sites, National Sites (SSSI and NNR), Local Sites (SNCI and LNR), protected species, ancient woodland, ancient and veteran trees, and hedges.

4.58 **Policy ENV4: Landscape** notes that all development should conserve and enhance the landscape and seascape. It states that mitigation measures must be appropriate to and make a positive contribution to the character of the landscape/seascape setting of the area. It sets out the specific requirements for development in AONB's, on the Heritage Coast and in other valued landscapes.

4.59 **Policy ENV5: Heritage Assets** sets out the how the impact of development proposals will be assessed against the significance of the heritage assets being affected.

4.60 **Policy ENV6: Geodiversity** details where development will be permitted in World Heritage Sites/their setting and that development should maintain Regionally Important Geological and Geomorphological Sites for their scientific and educational value.

4.61 **Policy ENV7: Achieving high quality design** sets out the standard of design that is required of development proposals.

4.62 **Policy ENV13: Flood risk** sets out that development should be located in areas of lowest risk from flooding, and that where opportunities exist, developments should deliver a reduction in flood risk. It also notes that the Council will support planning applications for new flood defence and flood management schemes providing they accord with the relevant planning policies.

4.63 **Policy HOUS1: Housing Mix** sets out that new residential developments of all tenures should contribute towards achieving sustainable and balanced communities through an appropriate mix of homes. It requires at least 20% of all dwellings across all tenures to be provided at the Accessible and Adaptable Dwellings standard, and notes that development proposals should look to meet specific housing needs identified through neighbourhood plans.

4.64 **Policy HOUS12: Gypsy Traveller and Travelling Showpeople site allocations** sets out the sites allocated in Dorset to meet the needs of Gypsies. Travellers, Travelling Showpeople and 'travellers who are excluded from the planning definition'. This policy sets out the circumstances under which planning applications will be permitted on allocated sites. Land at Washpond Lane and Ulwell Road, Swanage is identified in the emerging Local Plan for allocation.

4.65 **Policy ECON1: Protection of key employment sites** sets out where proposals for employment uses and proposals which would lead to the loss of employment uses will be permitted.

4.66 **Policy COM1: Making sure new development makes suitable provision for community infrastructure** sets out when provision should be made for community infrastructure.

4.67 **Policy SWAN2: Northbrook Road East** sets out the requirements for this site including its proposed use for residential development and for the provision of Suitable Alternative Natural Green Space (SANG). This site has now been built out.

4.68 **Policy SWAN3: Land to the west of Prospect Allotments** sets out the requirements for this site including its proposed use as residential including provision of a care facility. It sets out that development should be of high-quality design, soften the development in views from the Purbeck Ridge and make use of existing footpath connections to enable pedestrian and cycle routes into the town centre and to nearby facilities.

Evidence base documents

4.69 The site assessment is informed by a range of evidence base documents which support the adopted Local Plans and the emerging Neighbourhood Plan including the following:

- Dorset SHLAA 2024[15];

[15] Available at: https://www.dorsetcouncil.gov.uk/w/land-availability

- East Dorset & Purbeck Areas Landscape & Heritage Study[16]
- List of nominated heritage assets that meet the criteria for inclusion on the Dorset Council Local Heritage List[17]

[16] Available at: https://www.dorsetcouncil.gov.uk/documents/35024/337048/East+Dorset+%26+Purbeck+Stage+2++Tier+1+%26+2_+Part+2+%28Swanage+onward%29.pdf/45abf566-4d5b-6d7b-7473-8afceba5eb85

[17] Available at: https://www.dorsetcouncil.gov.uk/documents/d/guest/local-heritage-list-for-verification-2024

5. Site Assessment

5.1 A total of 24 potential development sites within Swanage were identified. 9 sites have been assessed in full, 5 sites were assessed through a review of the 2024 SHLAA outputs, 3 sites were not assessed due to the fact that they were already being brought forward for assessment and 7 sites were not assessed on instruction from Swanage Town Council as they had been excluded through an earlier sifting exercise conducted by the Town Council's planning consultants. These are presented as references to the 'Old Map' which is included in the Site Assessment List from ONH dated April 2025. AECOM have not had sight of the 'Old Map' and are therefore unable to comment on or verify details. For completeness, this list is included in **Appendix C.**

5.2 The review of the SHLAA outputs can be found in full in **Appendix A** of this report.

5.3 **Table 4.1** sets out a summary of the sites included in this study and rationale for their exclusion from assessment where applicable.

Table 5.1 Summary of Sites

Ref.	Location	Gross Site Area (ha)	Outcome
SNP-1	Former Post Office, Kings Roast West, and existing Sorting Office (Behind on Kings Road East)	0.15	Included for Full Assessment
SNP-2	Site of Former St Mary's Primary School/off Manor Road	0.47	Not assessed - planning permission granted and site being built out as of June 2025 site visit.
SNP-3	Former Police Station	0.1	Assessed through SHLAA Review – See Appendix A
SNP-4	Land off Priests Way	0.49	Included for Full Assessment of western part only – eastern part has planning permission for 8 units.
SNP-5	Harrow House, former International Language School, Harrow Drive, Walrond Road	1.28	Included for Full Assessment

Ref.	Location	Gross Site Area (ha)	Outcome
SNP-6	Purbeck View School, Northbrook Road	0.79	Included for Full Assessment
SNP-7	Purbeck Cliffs (Boundary Close)	0.53	Included for Full Assessment
SNP-8	Greyseed Farm (Northern Parcel)	0.63	Assessed through SHLAA Review – See Appendix A
SNP-9	Greyseed Farm (Southern Parcel)	4.17	Assessed through SHLAA Review – See Appendix A
SNP-10	Kings Court Business Centre	0.24	Included for Full Assessment despite assessment in SHLAA (LA/SWAN/011) as site area has changed.
SNP-11	Land north and northwest of Prospect Allotments, and including Prospect Allotments	11.8	Included for Full Assessment
SNP-12	Land off Cauldron Barn Road	0.39	Assessed through SHLAA Review – See Appendix A
SNP-13	Land on corner of Ulwell Road and Washpond Lane	0.51	Assessed through SHLAA Review – See Appendix A
SNP-14	Wordsworth House, Belle Vue Road (former care home)	0.3	Not assessed - planning permission granted and site being built out as of June 2025 site visit.
SNP-15	Former Greystone Garage and bungalow to the rear of the Texaco garage, Victoria Avenue	0.15	Included for Full Assessment

Ref.	Location	Gross Site Area (ha)	Outcome
SNP-16	Land adjoining 23 De Moulham Road	0.14	Not assessed - planning permission granted and site being built out as of June 2025 site visit.
SNP-17	Land at Priests Road	0.13	Included for Full Assessment
Old Map Ref. 1	Closed Bank on Institute Rd (Former NatWest Bank) - Upper floors only	0.01	Excluded by QB following initial sifting exercise due to site size and coastal flood risk. Not to be assessed.
Old Map Ref. 2	Shore Road (Space above the amusement arcade)	0.2	Excluded by QB following initial sifting exercise due to flood risk (Flood Risk Zones 2/3), vulnerability to coastal change and structural limitations of upper floor development. Not to be assessed.
Old Map Ref. 3	Car park at rear of library	0.02	Excluded by QB following initial sifting exercise due to flood risk (Flood Risk Zones 2/3), proximity to listed buildings and location within Town Centre Area/Secondary Retail Frontage. Not to be assessed.
Old Map Ref. 4	Former Lloyds Bank – 1st Floor and above	0.01	Excluded by QB following initial sifting exercise due to extant planning permission for change of use from Class E to mixed use with Class E on ground floor and residential on first and second floor. Not to be assessed.
Old Map Ref. 8	Jewson	0.087	Excluded by QB following initial sifting exercise due to availability and potential loss of employment site if redeveloped. Not to be assessed.
Old Map Ref. 10	Former St Mark's primary school playing field & court, Jubilee Road	0.057	Excluded by QB following initial sifting exercise due to potential loss of sports facility and community space if redeveloped. Not to be assessed.
Old Map Ref. 16	Land at Townsend Road	0.41	Excluded by QB following initial sifting exercise as site is in SSSI and adjacent to a nature reserve. Not to be assessed.

5.4 **Figure 4-1** provides a map of all identified sites for full assessment or for a review of SHLAA conclusions.

5.5 **Table 4.2** sets out a summary of the findings of the assessment of potential development sites within the neighbourhood area.

5.6 The table gives 'traffic light' rating for each site, indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan. **Red** indicates the site is not appropriate for allocation and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for development if certain issues can be resolved or constraints mitigated.

5.7 A map of the site assessment ratings is also shown in **Figure 4-2.**

5.8 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use, in line with the methodology in Chapter 2 of this report.

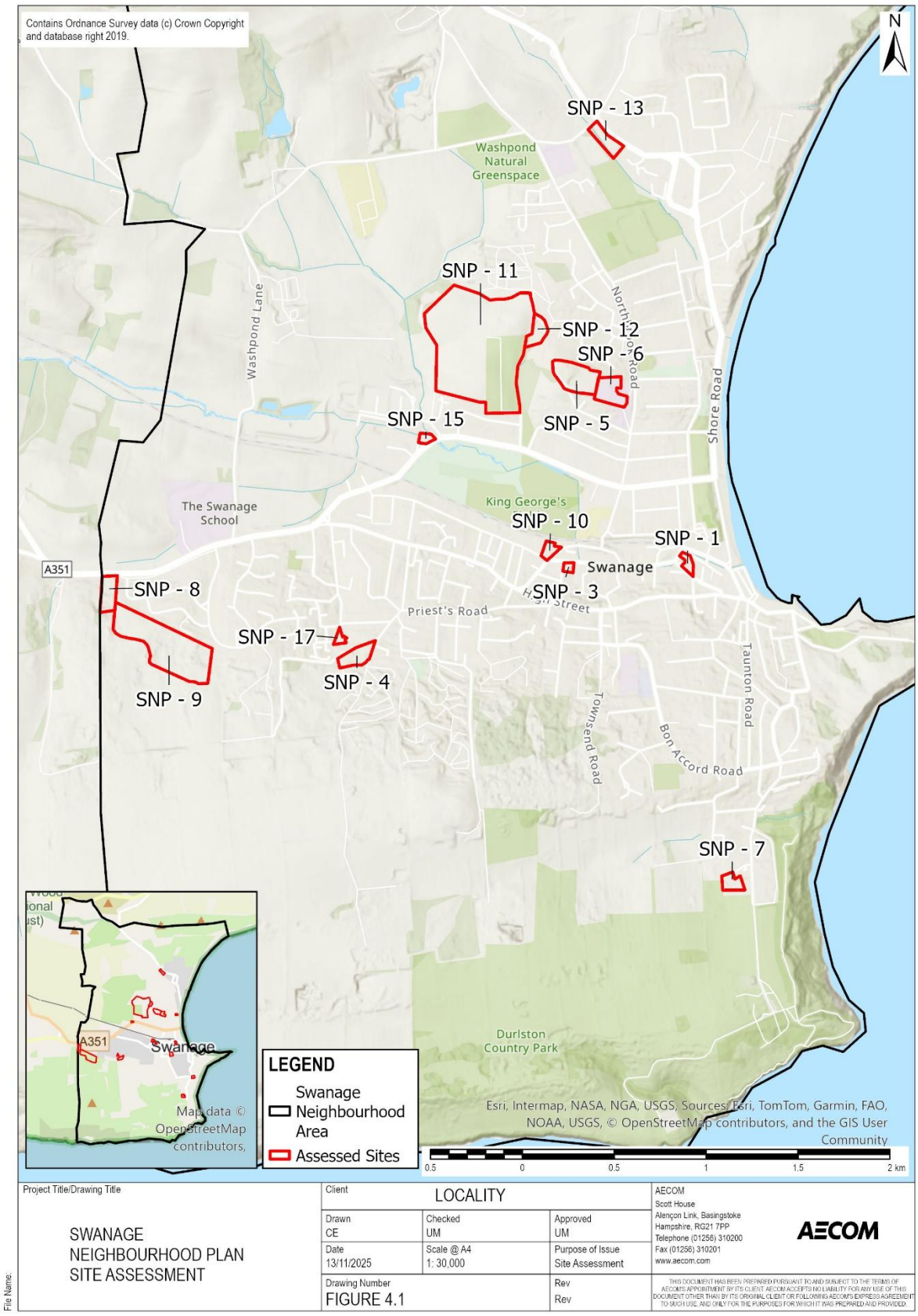


Figure 5-1 Map of all assessed sites

Table 5.2 Site Assessment Summary

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
SNP - 1	Former Post Office, Kings Road West, and existing Sorting Office (behind on Kings Road East)	0.15	4	Residential	**Amber**	The site is within an AONB and Nature Improvement Area. It is located within Flood Zone 3 and within a conservation area. The cottages opposite the site along Kings Road East are Grade II listed. The site is located within an urban area and is surrounded by other development, meaning any potential re-development of the site could be acceptable if it is sensitively designed so as not to adversely impact on the historical character of its surroundings. The site is already being used for retail and as a Royal Mail sorting office. As such, development of the site could result in the loss of employment and retail space, Meanwhile, potential future re-development could be conditioned to include active ground floor uses fronting Kings Road East and Kings Road West to mitigate the loss of existing retail and employment on site and to contribute positively to the vitality of the town centre. The Swanage Local Plan (para.220 and 221) sets out that this site has potential to accommodate new development if the existing use becomes redundant. The site's location is highly sustainable and within the town centre boundary - the site is close to public transport links and town centre amenities. However, the existing buildings on site may need to be demolished to accommodate residential development which could impact development viability and

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						the site is currently in use and under multiple ownerships meaning it is not currently available. As such, the site would be suitable for redevelopment if proposals were designed sensitively. The site is in Flood Zone 3 and is likely to require a site-specific Flood Risk Assessment and sequential/exception test. The achievability of the site is unknown without further viability evidence with regards to potential need for demolition, and the site is currently not available due to its existing use. Ahead of any development, the availability of the site would need to be confirmed in order to demonstrate that the site is no longer required by Royal Mail, and to rule out any availability issues arising from multiple ownerships. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. It could accommodate 4 dwellings. The site is potentially suitable, available and achievable.
SNP-3	Former Police Station	0.1	40	Residential	**Green**	SNP-3 is located within the settlement boundary and is within the AONB, within the Poole Harbour Recreation area and within 5k of the Dorset Heathlands. Just 2.5% of the site is within Flood Zone 2 but the SHLAA notes the site Is potentially impacted by flooding from other sources including surface water and reservoir flooding. This site was considered suitable in the SHLAA and planning permission was granted in 2016 for alterations and

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						extensions to the former police station to facilitate conversion to 6 dwellings, however work has not begun and as such, planning permission has expired. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. The SHLAA conclusions of suitable, available and achievable for 40 units are still considered valid in the context of the Neighbourhood Plan.
SNP - 4	Land off Priests Way	0.49	4	Residential	**Amber**	The eastern part of this site was granted outline planning permission for 8 dwellings with associated access in 2020, and in 2024 a reserved matters application was granted for up to 8 dwellings (with 7 proposed). This part of the site is therefore unsuitable for allocation, and the western part only (0.25ha) is being considered. The site is within an AONB and Nature Improvement Area, and part of the site is Grade 3 Agricultural Land but it is unknown if this is 3a or 3b and the land is not currently being used for agricultural purposes. The site is not in the most sustainable location and is at the very edge of the settlement boundary. The site is considered to have a medium level of landscape and visual amenity due to its high level of visual enclosure, edge of settlement location and views south onto a sensitive landscape out of the site. The site is a mix of previously developed land and greenfield, and its development would constitute infill as there is existing development surrounding the site. The western part of the

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						site is under one private ownership title and its availability is unknown. Due to the high level of visual enclosure on site, it was not possible to confirm if development had commenced from outside the site boundary. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. As a whole, the site could accommodate 11 units at 30dph. Given that 7 have already been proposed on the eastern part of the site, 4 units could be accommodated on the western part of the site. The need to demolish and clear existing development on the site may increase development costs. Existing planning permission on the site demonstrates some interest in developing the site for residential use and therefore the suitability and achievability of development in the eastern part of the site which also sets a precedent for the western part of the site. As such, the western part of the site is considered to be potentially suitable, available and achievable.

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
SNP - 5	Harrow House, former International Language School, Harrow Drive, Walrond Road	1.28	30	Residential	**Amber**	The site is within an AONB and Nature Improvement area and is within the setting of Cauldron Barn Farmhouse and Barn (Grade II listing) located northwest of the site. The development of this site would potentially include loss of a community and sports facility (school) but this would require verification as it was unclear at the time of the site visit (June 2025) if these facilities were still operational and being used by the public. The site is located on top of a hill in a very sensitive location with views out onto open countryside. It is located at the edge of the settlement boundary and is not the most sustainably located site in terms of access to town centre amenities and public transport links. Development proposals which consider this re-development of existing buildings or the demolition and development of buildings of a similar scale and design could be appropriate given the existing precedent on site. A planning application for the conversion of existing building and erection of up to 93 dwellings on the site is currently pending decision. This number of dwellings is over double that which could be provided at a density of 30dph. If this planning permission is granted, SNP-5 could come forward without the need for an allocation in the Neighbourhood Plan, but allocation of the site could demonstrate support for its re-development. Submission of planning application indicates an interest in developing the site, and so it is presumed the site is available

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						for development. Despite constraints on the site, sensitively designed proposals could be accommodated and retention of the existing building would mitigate viability constraints arising from the need for demolition. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. At 30dph, the site could accommodate 30 dwellings. It is therefore considered the site is potentially suitable, available and achievable.
SNP - 6	Purbeck View School, Northbrook Road	0.79	18	Residential	**Amber**	The site is within an AONB and Nature Improvement Area, and the Chapel within the site is a locally listed asset which would require protection if the site was to be redeveloped. The school on site is permanently closed and so it is not considered that the redevelopment of this site would constitute any loss of community value. The site is located on top of a hill in a very sensitive location with views out onto open countryside. It is located almost at the edge of the settlement boundary and is not the most sustainably located site in terms of access to town centre amenities and public transport links. A planning application for 93 units on the site to the west is currently pending decision, which if approved would set precedent for the redevelopment of this site due to their proximity to one another as well as

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						their extremely similar locations and contexts. Development proposals which consider the re-development of the existing building on site or the demolition and development of buildings of a similar scale and design could be appropriate given the existing precedent on site. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. It is therefore considered the site is potentially suitable, available and achievable if the multiple owners of the site are supportive of re-development, if availability is confirmed with all owners and if landscape impacts can be mitigated through good design. The site can accommodate 18 dwellings. Any proposals should ensure design complements proposals on the adjacent site, SNP-5.
SNP - 7	Purbeck Cliffs (Boundary Close)	0.53	12	Residential	**Amber**	The site is within an AONB and adjacent to the South Dorset Coast SSSI, Isle of Portland to Studland Cliffs SAC, Durlston National Nature Reserve and the St Albans Head to Durlston SAC. It is also within a Nature Improvement Area. The site falls into Grade 3 Agricultural Land but it is unknown if this is 3a or 3b and the land is not currently being used for agricultural purposes. The site is adjacent to lowland meadow which is a designated priority habitat. It is recommended that opportunities are taken to ensure any development proposals for this site make provisions for the enhancement and protection of the priority habitat. The site is located within the

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						setting of Durlston Castle Historic Landscape, which is located to the east of the site, but existing screening limits the sites potential impact on the historic landscape. The site touches the settlement boundary and is considered to be far away from town centre amenities and public transport links and a medium distance from the closest primary and secondary schools. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. Despite the high level of constraints on this site, it is considered that sensitively designed and adequately screened development on this site would be possible due to the existing residential use and high level of visual enclosure on the site. At a density of 30dph, up to 12 units could be delivered on site and so ways to incorporate a higher number than the suggested 2 units would be encouraged to ensure the sustainable and efficient use of land whilst being sympathetic to the sensitive surroundings.
SNP-8	Greyseed Farm (Northern Parcel)	0.63	0	Residential	**Red**	The existing SHLAA concluded this site was unsuitable due to the potential for development to cause adverse landscape impacts and obscure the boundary with the neighbouring settlement of Langton Matravers. It also concluded development could have an adverse impact on the adjacent

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						conservation area. Meanwhile, the site is already developed, with a number of agricultural buildings present. The site is located outside of but adjacent to the settlement boundary and lies within an AONB and Nature Improvement Area. The whole site falls under grade 3 agricultural land but it is unknown whether this is 3a or 3b. The southern part of the site is covered by Deciduous woodland, which is a priority habitat and as such, development of this area would constitute a loss of priority habitat which would require mitigation. There is a public right of way running through the middle of the site and potential for ground contamination arising from agricultural uses. The site is not in the most sustainable location and is not adequately close to town centre amenities or public transport links. However, the site is close to local primary and high schools. SNP-8 is adjacent to a conservation area to the north-west of the site and a Grade II listing north-west of the site which contributes to the sensitivity of this site. The site has a medium level of landscape sensitivity - long views onto open countryside are available from within this site due to its sloping topography, but the site itself does not contain any valued features. That said, the development of SNP-8 would inevitably impact the visual amenity of neighbouring SNP-9 which is a visually open site with a high level of intervisibility with the surrounding landscape and is accessed via SNP-8.

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						The site is highly sensitive in terms of visual amenity - it is located at the entrance to the settlement of Swanage and is highly visible from the main road, meaning any development would need to be sensitively designed if it is to constitute an improvement to the current settlement entrance. As concluded in the SHLAA, any further development or densification of uses on SNP-8 would erode the strategic gap between Swanage and Langton Matravers and result in the merging of neighbouring settlements. SNP-8 falls under two ownership titles (one of these being Dorset Council) and development of this site would constitute a loss of community value as the land is being leased as a County Farm. There is potential for abnormal costs associated with the development of this site arising from demolition of existing structures and remediation of any contamination arising from agricultural use which could impact future development viability. As such, the site is not considered to be suitable for development due to its level of constraints, potential for deliverability and viability issues and its sensitive visual and landscape value.
SNP-9	Greyseed Farm (Southern parcel)	4.17	0	Residential	**Red**	This site was assessed in the SHLAA which concluded that this site is unsuitable due to access issues, edge of settlement location and unacceptable impacts on the landscape.

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						Access to SNP-9 would be reliant on SNP-8 which highlights interdependencies between the two sites. This is not practical or conducive to development given the sensitive location at the edge of the settlement and given the sensitivity of the landscape in this area. The scale and sloping topography of the site further contributes to its sensitivity. As such, the site is not considered to be suitable for development due to its sensitive location, lack of viable access options and due to the sensitivity of the landscape surrounding the site.
SNP - 10	Kings Court Business Centre	0.24	0	Residential	**Red**	The existing SHELAA assessed the whole of Kings Court Business Centre, but this site assessment examines only the eastern half of the site s has been represented in the Call for Sites. The SHELAA concluded this site was suitable for development if no longer required for employment purposes due to its brownfield status and urban location within the settlement boundary. The site is within an AONB and falls within a Nature Improvement Area. The eastern edge of the site falls within Flood Zone 2. Analysis of utilities infrastructure in the area revealed an underground power line to the east of the site which may require relocation or protection if the site were to be developed - this could impact development viability. The site may also require remediation if there is any land

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						contamination arising from its existing use as industrial/employment land which could also impact development viability. The sites urban location and brownfield status means it holds very little landscape value and is generally not visually sensitive. The site is within the setting of a conservation area and so high quality, sympathetic design would be required in any redevelopment of SNP-10. It is considered that any redevelopment opportunity presents great potential to better align the design, functionality and aesthetic of this site with its surroundings, and potentially deliver an uplift in community value. The site is in a sustainable location - it is within the settlement boundary and close to town centre amenities and public transport links. Redevelopment of SNP-10 would constitute the loss of an employment site, however the SHELAA evidence points out the site is suitable for development if employment uses on site are no longer required. The site forms part of a larger site allocation under Policy KCD in the adopted Swanage Local Plan. Since neighbourhood plans should not duplicate Local Plan allocations, the Neighbourhood Plan cannot allocate this site for another use unless a new Local Plan is adopted which does not retain the allocation. Overall, SNP-10 is not available, achievable and suitable for allocation for residential development. The Neighbourhood Plan group could discuss this site further with the LPA to

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						determine if they would be supportive of its removal from the current Local Plan allocation.
SNP - 11	Combined Site - Land north and northwest of allotments AND allotments	11.8	197	Residential	**Amber**	This site comprises an emerging local plan allocation (SWAN3) and site assessed as part of the SHELAA (LA/SWAN/002). Site 11 also comprises the Prospect Allotments to the east and south-east of SWAN3 and land. This assessment has been undertaken in the context of the SHELAA conclusions for LA/SWAN/002 which were that the site is suitable subject to policy change and that appropriate assessment would be required to ascertain whether development would adversely affect the integrity of European Sites. The site is currently being used as allotments and agricultural land and falls within an AONB and Nature Improvement Area. The site contains a PRoW which crosses the northern part of the site. It falls under the SWAN2 assessment area in the Landscape Assessment Study, which concludes the site has a moderate to high landscape sensitivity and plays a role in the rural backdrop to the settlement edge of Swanage. The site also has very high visual sensitivity, with high intervisibility with the surrounding landscape and its visually open setting. These findings were verified on site and considered valid as of June 2025. The existing access to the site via Prospect Crescent would likely require improvement if the site were to be developed,

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						which may impact economic viability of potential development. Development of SNP-11 would significantly alter the visual character of the site and its surroundings. The site is within the setting of Cauldron Barn Farmhouse and Barn (Grade II listed asset) to the east of the site, and is adjacent to and connected to the existing settlement boundary. Any development would need to be sensitively designed as not to impact the setting of listed heritage assets, sensitive landscape and AONB. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. Overall, the site is potentially suitable for development if landscape and access constraints can be mitigated. Prospect Allotments are designated as safeguarded open space in the adopted local plan under Policy OSR, and so the Neighbourhood Plan could only consider allocation of the land outside of the allotments which totals ~8.79ha. At a density of 30dph, 197 units could be accommodated on site but it is proposed as an allocation for approx. 150 dwellings in the emerging Local Plan and this reduced quantum of development is likely to offer greater potential for mitigation of landscape and visual impact. As the site is an emerging Local Plan allocation, engagement with the LPA is recommended to

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						determine if its allocation in the Neighbourhood Plan would be supported.
SNP - 12	Land off Cauldron Barn Road	0.39ha	11	Residential	**Amber**	This site was assessed in the SHLAA which concluded that there was potential for conversion of existing buildings on this site. It notes that the site is in a prominent position within the AONB and that there are potential adverse landscape impacts arising from residential development of which it would not be possible to mitigate satisfactorily. The site is located within the AONB and in a Nature Improvement Area. The site is currently being used as offices and a car park associated with the adjacent park homes site. In 2020, a planning application was approved to convert a former shower/toilet block associated with the park homes site and to form a new road and car parking which has now been built out. The site is not located nearby to local services or public transport links. The site is located near a secondary school and close to open space and recreation facilities. The site is highly sensitive in terms of landscape and visual amenity and is also located within the setting of a GII listed asset (Cauldron Barn Farmhouse). The landscape and visual sensitivity of the site (as reflected in the SHLAA assessment) means this site is not suitable for development other than the conversion of existing buildings. Any intensification of development on this site would not be suitable given its sensitivity.

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. This site is unsuitable for development and the conclusions drawn in the SHLAA remain valid. This site is within a prominent position within the AONB and potential landscape impacts arising from residential development cannot be mitigated satisfactorily. However, there is potential to convert existing buildings on site rather than provide new, additional development (which is not appropriate). Conversion may be more appropriately handled through the Development Management process rather than through allocation in the Neighbourhood Plan.
SNP - 13	Land on corner of Ulwell Road and Washpond Lane	0.51ha	12	Residential	**Amber**	This site was assessed in the SHLAA which concluded that SNP-13 was a greenfield potential infill site located amongst existing residential development towards the edge of the settlement. It stated the site is located outside but adjacent to the settlement boundary and that around half of the site was in Flood Zone 2. The site is also allocated as a Gypsy and Traveller site in the emerging Dorset Local Plan. (Policy HOUS12: Gypsy, Traveller and Travelling Showpeople site allocations).

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						The site is located within the AONB and in a Nature Improvement Area. The southwestern edge of the site is in flood zone 2 and 3 and the site is at medium risk of surface water flooding. Half of the site is grade 3 agricultural land but it is unknown whether this is 3a or 3b. The site is not in a sustainable location - it is not close to town centre amenities or public transport links but is close to a primary school and open space and recreation facilities. Due to a high level of screening and presence of existing development in all directions, any development of this site would be unlikely to have significant impacts on the landscape or visual amenity in the area. As the site is an emerging Local Plan allocation, engagement with the Local Planning Authority is recommended to determine if its allocation in the Neighbourhood Plan would be supported. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. Overall, the site is potentially suitable for residential development with a capacity of 12 dwellings provided that the Local Planning Authority are supportive of its allocation, and that Flood Risk can be mitigated. SHLAA conclusions are

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						considered to be valid in the context of the Neighbourhood Plan.
SNP - 15	Former Greystone Garage and bungalow to the rear of the Texaco garage, Victoria Avenue	0.15ha	4 (net)	Residential	**Amber**	This site is located within the AONB, within a Nature Improvement Area and is adjacent to the King George Playing Field. There is a PRoW adjacent to the site to the west and there is a power line adjacent to the site in the north and west as well as a substation in proximity to the site which would need to be considered throughout any development on the site. Re-development of the entirety of SNP-15 would constitute the loss of employment space offered by the Texaco petrol station and the car repair shop and flower arranging business consented in 2019 under 6/2018/0677 (presuming these premises are still trading - this was not possible to verify during June 2025 site visit). The sites current and previous uses contribute to the possibility of ground contamination - one building on site was part of Swanage Gas Works, and the site comprises part of an operational petrol station on site. The site is in a semi-sustainable location due to its proximity to the town centre and amenities, and its close proximity to the nearest secondary school. In terms of landscape and visual amenity, the site is unlikely to be sensitive to development given its urbanised location and surroundings. Any conversion of existing buildings on site or development of a similar density to the existing structures on site would not require mitigation for impacts on visual amenity. Views from the existing site

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						onto King George's Playing field are obstructed by hedgerow and long views onto further countryside to the north-west are obstructed by existing buildings on site and by the Prospect Business Park. The Old Gas Works building on site is a non-designated (locally listed) heritage asset, and so any development would need to be sensitive to this asset. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. To conclude, SNP-15 is potentially suitable for development. It is unknown whether the site is available and the parcel is split into multiple ownership titles. It is not possible to make assumptions about the achievability of re-development of this site without evidence to confirm there would be no abnormal costs arising from the need to remediate contamination potentially arising from petrol station and car repair uses. The site is in a somewhat sustainable location and it is considered that sensitively designed proposals would not impact negatively on the landscape or visual amenity of its immediate surroundings including the AONB. The site could accommodate an additional 4 dwellings, taking the gross housing number on site to 5 dwellings.

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
SNP - 17	Land at Priests Road	0.13ha	3	Residential	**Green**	This site is located within the AONB and within a Nature Improvement Area. Planning permission was granted for 3 dwelllinghouses in March 2021 but was not implemented. A new application is pending decision on this site (P/FUL/2023/06848) for the same number of units (3). The site is located in a semi-sustainable location - it is close to the town centre and its amenities and is a reasonable distance from public transport links and cycle routes. The site is not considered to be within a reasonable distance of publicly accessible open space/recreational facilities. Long views onto the surrounding landscape are available from the site, however the residential and urban character of the sites immediate surroundings lend themselves to the conclusion that the site is not sensitive in terms of landscape. The committee report for 6/2020/0154 which was approved in 2021 concludes that the site is not designated open space and recreation land in the local plan and any impacts of residential development on the landscape could be mitigated with tree and hedgerow planting. Similarly, the site has low to medium sensitivity with regards to visual amenity - the site is open and currently has no screening to reduce visual impacts of potential development however there would be opportunities to do so as part of an emerging proposal as reflected by landscape conclusions in the previous planning decision on this site. There is a conservation area located to the north of the site, meaning any proposal for development would need to be

Site ref.	Site Address / Location	Gross Site Area (Ha)	Capacity (Indicative number of homes)	Land use being considered	Suitability rating (R/A/G)	Site Assessment Summary
						sensitively designed so as not to result in a negative impact on the historical character of its surroundings. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. To conclude, this site is considered suitable for development and could accommodate up to 3 dwellings as per the extant permission. Sensitively designed proposals would not have an adverse impact on the landscape, visual amenity or setting of the conservation area. The site is located in a reasonably sustainable location and it can be presumed the site is available and achievable based on the fact there is a single owner for the site, and there is appetite to develop as per the previous and pending planning application. The previous planning approval also demonstrates that the site is suitable for development. If the pending planning application is approved, this site would not require allocation in order to come forward for development.

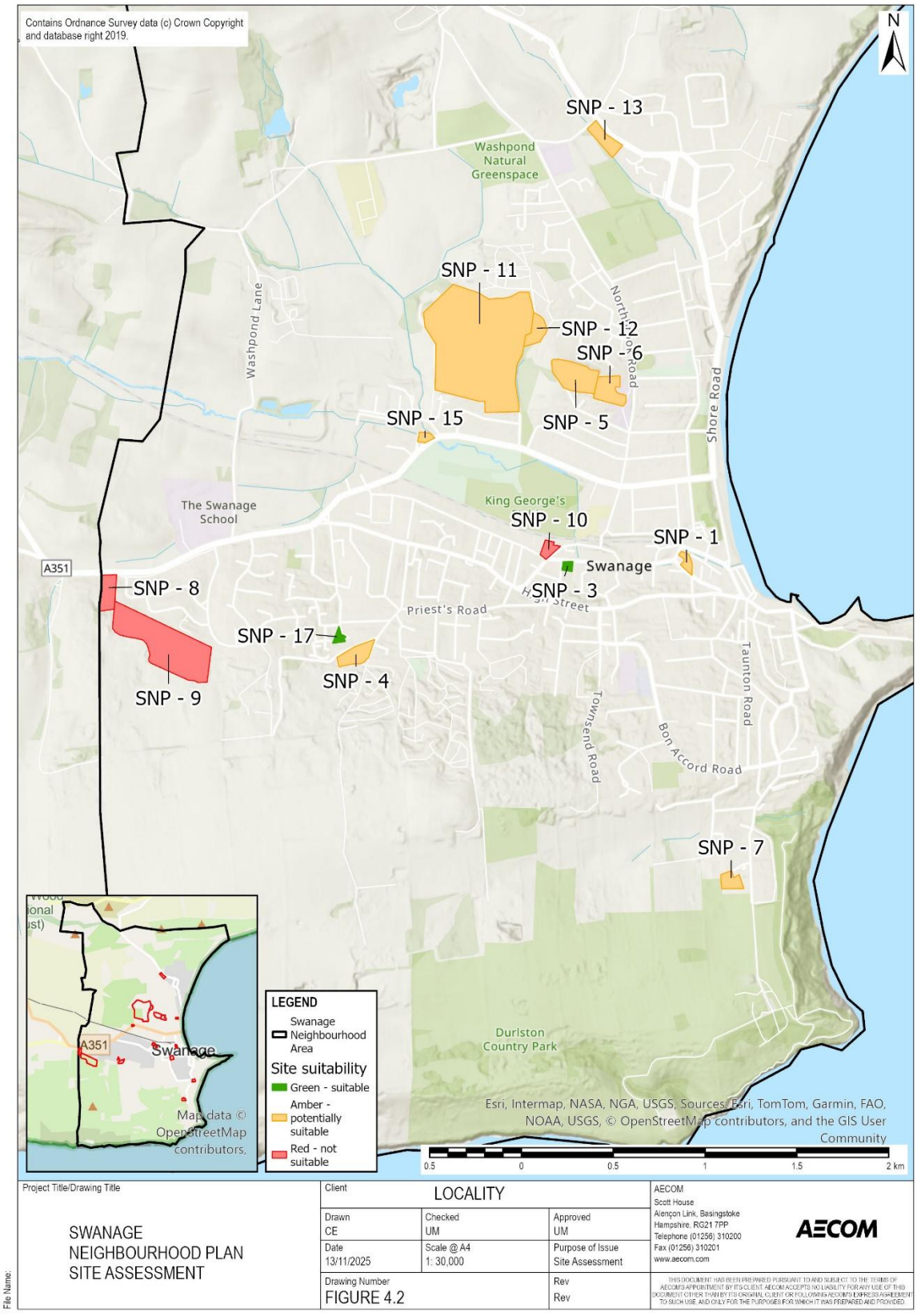


Figure 5-2 Map of Site Suitability

6. Conclusions

Site Assessment Conclusions

6.1 Of the 14 potential development sites within the neighbourhood area that were identified and taken forward for assessment (either in full or through a review of SHELAA conclusions), 11 have been identified as suitable or potentially suitable for residential development, and therefore can form a shortlist of sites to consider for neighbourhood plan allocation, subject to resolving or mitigating identified constraints:

- SNP-1, Former Post Office, Kings Road West and existing Sorting Office (behind on Kings Road)
- SNP-3, Former Police Station
- SNP-4, Land off Priests Way
- SNP-5, Harrow House, former International Language School, Harrow Drive, Walrond Road
- SNP-6, Purbeck View School, Northbrook Road
- SNP-7, Purbeck Cliffs (Boundary Close)
- SNP-11, Land north and northwest of allotments AND allotments (combined site)
- SNP-12, Land off Cauldron Barn Road
- SNP-13, Land on corner of Ulwell Road and Washpond Lane
- SNP-15, Former Greystone Garage and bungalow to the rear of the Texaco garage, Victoria Avenue
- SNP-17, Land at Priests Road

Next Steps

6.2 Should the Neighbourhood planning group decide to propose allocations for residential development, the next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, based on:

- The findings of this site assessment;
- An assessment of viability;
- The aims and objectives of the Neighbourhood Plan;
- Community consultation and consultation with landowners;
- Discussions with Dorset Council;
- Any other evidence that becomes available; and
- Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

Other considerations

Conformity with the strategic policies of the Local Plan

Sites that are proposed for allocation in a draft Local Plan should not be duplicated in a Neighbourhood Plan, therefore the Town Council should discuss proposed site allocations with Dorset Council to ensure a mutual understanding of how the housing requirement for the Neighbourhood Area will be met.

Viability

6.3 If a site or sites are selected for allocation, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with xx District Council and with landowners and site developers. In addition, the Local Plan evidence base may contain further evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations

Affordable housing

6.4 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the proposed sites.

Appendix A SHLAA Review

Table 6.1. SHLAA[18] Review

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
SNP-3	LA/SWAN/009	Former Police Station	Suitable, Available and Achievable – 40 units @ 60dph **Townscape / landscape character** Site is within the settlement boundary and surrounded by 2 - 3 storey homes. **Environmental** Within the Area of Outstanding Natural Beauty (AONB). Within 5k of the Dorset Heathlands and within the Poole Harbour recreation area **Environmental mitigation** The scale and extend of development should be limited in these areas subject to demonstrated exceptional circumstances. Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Commercial uses associated with harbour use and recreation, such as yacht/sailing clubs, marinas and moorings, outdoor activities place, hotels and cafés/restaurants, may result in a likely significant effect due to recreational pressure. Such proposals will be considered on a case-	SNP-3 is located within the settlement boundary and is within the AONB, within the Poole Harbour Recreation area and within 5k of the Dorset Heathlands. Just 2.5% of the site is within Flood Zone 2 but the SHLAA notes the site Is potentially impacted by flooding from other sources including surface water and reservoir flooding. This site was considered suitable in the SHLAA and planning permission was granted in 2016 for alterations and extensions to the former police station to facilitate conversion to 6 dwellings, however work has not begun and as such, planning permission has expired. The SHLAA conclusions of suitable, available and achievable for 40 units are still considered valid in the context of the Neighbourhood Plan.

[18] Available at: https://wa.dorsetcouncil.gov.uk/ShelaaWebsite/pages/Search.aspx

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			by-case basis and where applicable, applicants will need to provide evidence to allow the Council to assess the effect of development on the Poole Harbour SPA and Ramsar. **Flood risk** 2.5% of the site affected by Flood Risk Zone 2. The site is potentially affected by flooding from other sources including from surface water and reservoir flooding. **Flood risk mitigation** Apply the sequential test, and where necessary the exceptions test relating to flood risk. Where appropriate, apply a sequential approach to re-development to manage and mitigate residual flood risks. **Relevant policy considerations** Within development boundary. Policy FR: Flood Risk **Conclusions** A developable site that could be particularly suitable for supported living due to its close proximity to the GP and town centre.	
SNP-8	LA/SWAN/012	Greyseed Farm (Northern Parcel)	Unsuitable, Available, Potentially Achievable - 0 units **Townscape / landscape character** Edge of settlement location with open countryside to the South and residential development to the East. The most Eastern	The existing SHLAA concluded this site was unsuitable due to the potential for development to cause adverse landscape impacts and obscure the boundary with the neighbouring settlement of Langton Matravers. It also concluded development could have an adverse impact on

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			dwellings of the village of Langton Matravers are adjacent to the West with little separation. Residential development would further obscure the boundary between the settlements and has the potential to result in adverse landscape impacts. The Langton Matravers Conservation Area is adjacent to the West. **Environmental** Within the Area of Outstanding Natural Beauty (AONB) and Poole Harbour recreation area. **Environmental Mitigation** The scale and extend of development should be limited in these areas subject to demonstrated exceptional circumstances. Commercial uses associated with harbour use and recreation, such as yacht/sailing clubs, marinas and moorings, outdoor activities place, hotels and cafés/restaurants, may result in a likely significant effect due to recreational pressure. Such proposals will be considered on a case-by-case basis and where applicable, applicants will need to provide evidence to allow the Council to assess the effect of development on the Poole Harbour SPA and Ramsar **Flood risk** The site is potentially affected by flooding from other sources including from groundwater emergence.	the adjacent conservation area. Meanwhile, the site is already developed, with a number of agricultural buildings present. The site is located outside of but adjacent to the settlement boundary and lies within an AONB and Nature Improvement Area. The whole site falls under grade 3 agricultural land but it is unknown whether this is 3a or 3b. The southern part of the site is covered by Deciduous woodland, which is a priority habitat and as such, development of this area would constitute a loss of priority habitat which would require mitigation. There is a public right of way running through the middle of the site and potential for ground contamination arising from agricultural uses. The site is not in the most sustainable location and is not adequately close to town centre amenities or public transport links. However, the site is close to local primary and high schools. SNP-8 is adjacent to a conservation area to the north-west of the site and a Grade II listing north-west of the site which contributes to the sensitivity of this site. The site has a medium level of landscape sensitivity - long views onto open countryside are available from within this site due to its sloping topography, but the site itself does not contain

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			Flood risk mitigation Apply the sequential test, and where necessary the exceptions test relating to flood risk. Where appropriate, apply a sequential approach to re-development to manage and mitigate residual flood risks. **Relevant policy considerations** Outside the development boundary. **Conclusion** A prominent site at the edge of the settlement with potential for adverse landscape impacts. Residential development would further obscure the boundary with the neighbouring settlement Langton Matravers. Potential for impact on adjacent Conservation Area. An unsuitable site.	any valued features. That said, the development of SNP-8 would inevitably impact the visual amenity of neighbouring SNP-9 which is a visually open site with a high level of intervisibility with the surrounding landscape and is accessed via SNP-8. The site is highly sensitive in terms of visual amenity - it is located at the entrance to the settlement of Swanage and is highly visible from the main road, meaning any development would need to be sensitively designed if it is to constitute an improvement to the current settlement entrance. As concluded in the SHLAA, any further development or densification of uses on SNP-8 would erode the strategic gap between Swanage and Langton Matravers and result in the merging of neighbouring settlements. SNP-8 falls under two ownership titles (one of these being Dorset Council) and development of this site would constitute a loss of community value as the land is being leased as a County Farm. There is potential for abnormal costs associated with the development of this site arising from demolition of existing structures and remediation of any contamination arising from agricultural use which could impact future development viability.

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
				As such, the site is not considered to be suitable for development due to its level of constraints, potential for deliverability and viability issues and its sensitive visual and landscape value.
SNP-9	LA/SWAN/013	Greyseed Farm (Southern parcel)	Unsuitable, Available, Achievable – 0 units **Townscape / landscape character** Southern edge of settlement location with residential development to the North and open countryside to the South. Residential development would have potential for adverse landscape impacts. **Environmental** Within the Area of Outstanding Natural Beauty (AONB) and Poole Harbour nutrient catchment area. **Environmental mitigation** The scale and extend of development should be limited in these areas subject to demonstrated exceptional circumstances. Commercial uses associated with harbour use and recreation, such as yacht/sailing clubs, marinas and moorings, outdoor activities place, hotels and cafés/restaurants, may result in a likely significant effect due to recreational pressure. Such proposals will be considered on a case-by-case basis and where applicable, applicants will need to provide evidence to allow the Council to assess the effect of	This site was assessed in the SHLAA which concluded that this site is unsuitable due to access issues, edge of settlement location and unacceptable impacts on the landscape. Access to SNP-9 would be reliant on SNP-8 which highlights interdependencies between the two sites. This is not practical or conducive to development given the sensitive location at the edge of the settlement and given the sensitivity of the landscape in this area. The scale and sloping topography of the site further contributes to its sensitivity. As such, the site is not considered to be suitable for development due to its sensitive location, lack of viable access options and due to the sensitivity of the landscape surrounding the site.

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			development on the Poole Harbour SPA and Ramsar. **Flood risk** The site is potentially affected by flooding from other sources including from groundwater emergence **Flood risk mitigation** Apply the sequential test, and where necessary the exceptions test relating to flood risk. Where appropriate, apply a sequential approach to re-development to manage and mitigate residual flood risks. **Relevant policy considerations** Outside the development boundary. **Conclusion** A large sloping site at the edge of the settlement and within the AONB. Residential development would potentially have adverse landscape impacts. Potential access issues. An unsuitable site.	
SNP-12	LA/SWAN/007	Land off Cauldron Barn Road	Potentially Suitable, Available, Achievable – 11 units @ 28dph **Townscape / landscape character** The site is well related to the settlement boundary but within the Area of Outstanding Natural Beauty (AONB). Due to the sites prominent position there is some potential for some adverse landscape impacts from housing	This site was assessed in the SHLAA which concluded that there was potential for conversion of existing buildings on this site. It notes that the site is in a prominent position within the AONB and that there are potential adverse landscape impacts arising from residential development of which it would not be possible to mitigate satisfactorily.

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			development which cannot be mitigated satisfactorily. **Environmental** Within the Area of Outstanding Natural Beauty (AONB). Within 5k of the Dorset Heathlands and within Poole Harbour recreation area. **Environmental mitigation** The scale and extend of development should be limited in these areas subject to demonstrated exceptional circumstances. Appropriate assessment needed to ascertain whether development will adversely affect the integrity of European sites. Commercial uses associated with harbour use and recreation, such as yacht/sailing clubs, marinas and moorings, outdoor activities place, hotels and cafés/restaurants, may result in a likely significant effect due to recreational pressure. Such proposals will be considered on a case-by-case basis and where applicable, applicants will need to provide evidence to allow the Council to assess the effect of development on the Poole Harbour SPA and Ramsar. **Flood risk** The site is potentially affected by flooding from other sources including from surface water and groundwater emergence. **Flood risk mitigation**	The site is located within the AONB and in a Nature Improvement Area. The site is currently being used as offices and a car park associated with the adjacent park homes site. In 2020, a planning application was approved to convert a former shower/toilet block associated with the park homes site and to form a new road and car parking which has now been built out. The site is not located nearby to local services or public transport links. The site is located near a secondary school and close to open space and recreation facilities. The site is highly sensitive in terms of landscape and visual amenity and is also located within the setting of a GII listed asset (Cauldron Barn Farmhouse). The landscape and visual sensitivity of the site (as reflected in the SHLAA assessment) means this site is not suitable for development other than the conversion of existing buildings. Any intensification of development on this site would not be suitable given its sensitivity. This site is unsuitable for development and the conclusions drawn in the SHLAA remain valid. This site is within a prominent position within the AONB and potential landscape impacts arising from residential development cannot be mitigated

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			Apply the sequential test, and where necessary the exceptions test relating to flood risk. Where appropriate, apply a sequential approach to re-development to manage and mitigate residual flood risks. **Relevant policy considerations** Outside the development boundary, Policy LHH: Landscape, Historic Environment and Heritage - PLP1 Policy TA: Tourist accommodation and attractions - PLP1 - loss of tourism **Conclusion** Due to the sites prominent position in the AONB there is some potential for some adverse landscape impacts from housing development which cannot be mitigated satisfactorily. There is some potential for conversion of the existing buildings.	satisfactorily. However, there is potential to convert existing buildings on site rather than provide new, additional development (which is not appropriate). Conversion may be more appropriately handled through the Development Management process rather than through allocation in the Neighbourhood Plan.
SNP-13	LA/SWAN/010	Land on corner of Ulwell Road and Washpond Lane	Potentially Suitable, Available, Achievable **Townscape / landscape character** Residential adjacent to the southern border and across the road to the north and east. Cricket club to the south. Playing field to the west **Environmental** Within the Area of Outstanding Natural Beauty (AONB). Within 5k of the Dorset Heathlands. Within Poole Harbour recreation area.	This site was assessed in the SHLAA which concluded that SNP-13 was a greenfield potential infill site located amongst existing residential development towards the edge of the settlement. It stated the site is located outside but adjacent to the settlement boundary and that around half of the site was in Flood Zone 2. The site is also allocated as a Gypsy and Traveller site in the emerging Dorset Local Plan.

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			Environmental mitigation AONB: The scale and extent of development should be limited in these areas subject to demonstrated exceptional circumstances. Dorset Heathlands: Development within the 400m-5km zone would have to provide mitigation including a SAMM contribution, and/or a Heathland Infrastructure Project (such as a SANG). Poole Harbour recreation area: Commercial uses associated with harbour use and recreation, such as yacht/sailing clubs, marinas and moorings, outdoor activities place, hotels and cafés/restaurants, may result in a likely significant effect due to recreational pressure. Such proposals will be considered on a case-by-case basis and where applicable, applicants will need to provide evidence to allow the Council to assess the effect of development on the Poole Harbour SPA and Ramsar. **Flood risk** 50.5% of the site affected by Flood Risk Zone 2. 50.5% of the site affected by Flood Risk Zone 3. 50.5% of the site affected by Flood Risk Zone 3b indicative. The site is potentially affected by flooding from other sources including surface water **Flood risk mitigation**	(Policy HOUS12: Gypsy, Traveller and Travelling Showpeople site allocations). The site is located within the AONB and in a Nature Improvement Area. The southwestern edge of the site is in flood zone 2 and 3 and the site is at medium risk of surface water flooding. Half of the site is grade 3 agricultural land but it is unknown whether this is 3a or 3b. The site is not in a sustainable location - it is not close to town centre amenities or public transport links but is close to a primary school and open space and recreation facilities. Due to a high level of screening and presence of existing development in all directions, any development of this site would be unlikely to have significant impacts on the landscape or visual amenity in the area. As the site is an emerging Local Plan allocation, engagement with the Local Planning Authority is recommended to determine if its allocation in the Neighbourhood Plan would be supported. Overall, the site is potentially suitable for residential development with a capacity of 12 dwellings provided that the Local Planning Authority are supportive of its allocation, and that

AECOM Ref	SHLAA Ref.	Site Location	SHLAA Conclusion	AECOM Conclusion
			Apply the sequential test, and where necessary the exceptions test relating to flood risk. Where appropriate, apply a sequential approach to re-development to manage and mitigate residual flood risks. **Relevant policy considerations** Outside of the settlement boundary **Conclusion** A greenfield potential infill site located amongst residential development towards the edge of the settlement. Located outside but adjacent to the settlement boundary. Sloping with half the site within Flood Zones 2. A suitable site subject to policy change.	Flood Risk can be mitigated. SHLAA conclusions are considered to be valid in the context of the Neighbourhood Plan.

Source: Dorset Council & AECOM Analysis

Appendix B Site Assessment Proformas

Site Assessment Reference sheet

Assessment of Suitability

Statutory environmental designation

Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:

- Ancient Woodland
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Landscape (also known as Area of Outstanding Natural Beauty)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?

Yes (red)	No (green)	Partly or adjacent (amber)

Non-statutory environmental designations

Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:

- Green Infrastructure Corridor
- Local Wildlife Site (LWS)
- Public Open Space
- Site of Importance for Nature Conservation (SINC)
- Nature Improvement Area
- Regionally Important Geological Site
- Other

Yes (red)	No (green)	Partly or adjacent (amber)

Nutrient Neutrality

Site falls within a habitats site which may require nutrient neutrality, or is likely to fall within its catchment?

No (green)	Yes (amber)

Flood Zone

Site is predominantly, or wholly, within Flood Zones 2 or 3?

See guidance notes:

- Flood Zone 1: Low Risk (green)
- Flood Zone 2: Medium Risk (amber)
- Flood Zone 3 (less or more vulnerable site use): Medium Risk (amber)
- Flood Zone 3 (highly vulnerable site use): High Risk (red)

High Risk (red)	Low Risk (green)	Medium Risk (amber)

Surface water flooding

Site is at risk of surface water flooding?

See guidance notes:

- Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk (green)
- >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk (amber)

Low Risk (green)	Medium Risk (amber)

Agricultural land Classification

Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?

Yes (red)	No (green)

Potential to support priority species

Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:

- UK BAP Priority Habitat;
- a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);
- wildlife corridors (and stepping stones that connect them); and/or
- an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?

Yes (red)	No (green)

Air Quality Management Area (AQMA)

Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?

Yes (red)	No (green)

Topography

Is the site:

Flat or relatively flat (green) / Gently sloping or uneven (amber) / Steeply sloping (red)

Steeply sloping (red)	Flat or relatively flat (green)	Gently sloping or uneven (amber)

Vehicular access

Is there existing vehicle access to the site, or potential to create suitable access?

No (red)	Yes (green)

Pedestrian access

Is there existing pedestrian access to the site, or potential to create suitable access?

No (red)	Yes (green)

Cycle access

Is there existing cycle access to the site, or potential to create suitable access?

No (red)	Yes (green)

Significant trees

Are there other significant trees within or adjacent to the site?

No (green)	Within/Adjacent (amber)

Tree Preservation Orders

Are there any known Tree Preservation Orders on the site?

No (green)	Yes (amber)

Veteran or ancient trees

Are there veteran/ancient trees within or adjacent to the site?

Within (red)	No (green)	Adjacent (amber)

Public Rights of Way

Are there any Public Rights of Way (PRoW) crossing the site?

No (green)	Yes (amber)

Ground contamination

Is the site likely to be affected by ground contamination?

No (green)	Yes (amber)

Utilities infrastructure

Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?

No (green)	Yes (amber)

Loss of social, amenity or community value

Would development of the site result in a loss of social, amenity or community value?

No (green)	Yes (amber)

Accessibility

Distance to train station (m)

>1200m (red)	<400m (green)	400-1200m (amber)

Distance to bus / tram stop (m)

>800m (red)	<400m (green)	400-800m (amber)

Distance to town / local centre / shop (m)

>1200m (red)	<400m (green)	400-1200m (amber)

Distance to open space / recreation facilities (m)

>800m (red)	<400m (green)	400-800m (amber)

Distance to primary school (m)

>1200m (red)	<400m (green)	400-1200m (amber)

Distance to secondary school (m)

>3900m (red)	<1600m (green)	1600-3900m (amber)

Distance to Cycle route (m)

>800m (red)	<400m (green)	400-800m (amber)

Landscape sensitivity

Is the site low, medium or high sensitivity in terms of landscape?

- High sensitivity (red): the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

- Medium sensitivity (amber): the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- Low sensitivity (green): the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)

Visual amenity

Is the site low, medium or high sensitivity in terms of visual amenity?

- High sensitivity (red): the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.
- Medium sensitivity (amber): the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- Low sensitivity (green): the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.

High sensitivity (red)	Low sensitivity (green)	Medium sensitivity (amber)

Designated heritage asset

Would the development of the site cause harm to a designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (red)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Directly impact and/or mitigation not possible (red)	Limited or no impact or no requirement for mitigation (green)	Some impact, and/or mitigation possible (amber)

Non-designated heritage asset

Would the development of the site cause harm to a non-designated heritage asset or its setting?

- Directly impact and/or mitigation not possible (amber)
- Some impact, and/or mitigation possible (amber)
- Limited or no impact or no requirement for mitigation (green)

Limited or no impact or no requirement for mitigation (green) Directly impact and/or mitigation not possible; or	Some impact, and/or mitigation possible (amber)

Green Belt

Is the site in the Green Belt?

Yes (red)	No (green)

Planning Policy

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

Yes / No / Unknown

Other relevant planning policies

Are there any other relevant planning policies relating to the site?

Greenfield / mix / PDL

Is the site:

- Greenfield (red)
- A mix of greenfield and previously developed land (amber)
- Previously developed land (green)

Greenfield (red)	Previously developed land (green)	A mix of greenfield and previously developed land (amber)

Relationship with settlement

Is the site within, adjacent to or outside the existing built up area?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)

Settlement boundaries

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

- Within (green)
- Adjacent to and connected to (amber)
- Outside and not connected to (red)

Outside and not connected to (red)	Within (green)	Adjacent to and connected to (amber)

Coalescence

Would development of the site result in neighbouring settlements merging into one another?

No (green)	Yes (amber)

Size and character

Is the size of the site large enough to significantly change the size and character of the existing settlement?

No (green)	Yes (amber)

Assessment of Availability

Site availability

Is the site available for development?

No (red)	Yes (green)

Legal or ownership issues

Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?

Yes (red)	No (green)

Timeframe

Is there a known time frame for availability?

Available now / 0-5 years / 6-10 years / 11-15 years

Assessment of Achievability

Viability

Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?

Yes (red)	No (green)

Conclusions

Site capacity (assessed)

What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)

Timeframe

What is the likely timeframe for development

(0-5 / 6-10 / 11-15 / 15+ years)

Other key information

Overall rating

The site is suitable and available (green)

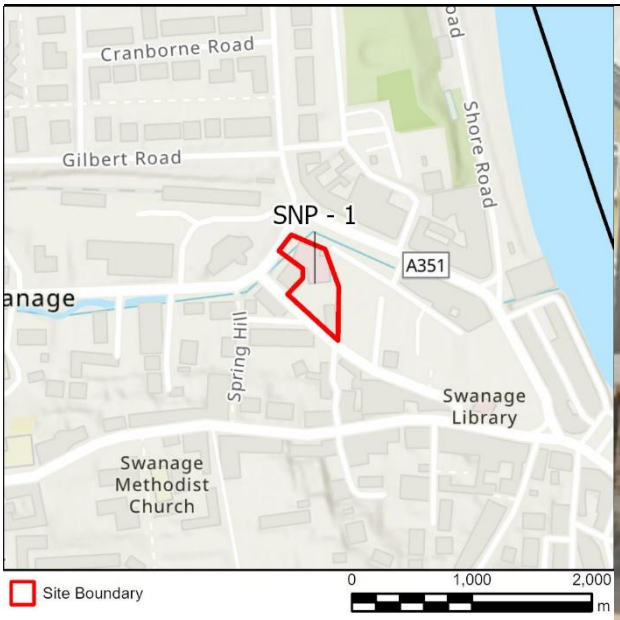
The site is potentially suitable, and available (amber)

The site is not currently suitable, and available (red)

Site is not currently suitable, and available (red)	Site is suitable and available (green)	Site is potentially suitable, and available (amber)

Site SNP-1

Site Details	
Site Address	Former Post Office, Kings Road West, and existing Sorting Office (behind on Kings Road East)
Gross Site Area (ha)	0.15ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Post Office Depot.
Land use being considered (if known)	Residential
Development capacity (if known)	25
Site identification method / source	NP Group
Planning history	No planning applications on this site.
Neighbouring uses	Residential and Commercial

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	R	Almost all of the site is in Flood Zone 3.
Surface water flooding	G	Low Risk

Within best agricultural land	G	No			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat or relatively flat			
Vehicular access	G	Yes - Existing off Kings Road East			
Pedestrian access	G	Yes - Existing off Kings Road East			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	A	Underground power line adjacent to the site to the south and west			
Loss of social, amenity or community value	A	Yes - redevelopment could result in the loss of some local retail space.			
Distance to train station (m)	G	<400m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	A	Medium sensitivity: Site is in an urban setting but opposite listed cottages			
Visual amenity	A	Medium Sensitivity: may impact setting of listed buildings opposite.			
Designated heritage asset harm	R	Within Conservation area and within setting of 2x GII Listings to south-west and west of site.			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies		Within town centre boundary. Paragraph 220 and 221 of the adopted Swanage Local Plan sets out that if the existing use becomes redundant, this site would provide a good opportunity for redevelopment to provide additional retail floor space in Swanage Town Centre.			
Greenfield / mix / PDL	A	PDL			
Built-up area	G	Within existing BUA (infill)			
Settlement boundaries	G	Within the existing settlement boundary			

Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	A	Multiple owners on the site - Title No. DT342832 (Trillium RMF Ltd), Title No. DT468092 (Royal mail group ltd), Title No. DT447202 (South coast management Swanage Ltd), Title No. DT481341 (Private ownership),Title No. DT280742 (Private ownership)
Timeframe		Unknown
Assessment of Viability		
Viability	A	Yes - existing buildings would need to be demolished.
Conclusions		
Site capacity (assessed)		4 dwellings
Timeframe		Unknown
Other key information		QB Notes: SNP Report - 750sqm Non-Resi ground floor/potential. No recent applications for supermarket. DC Comments - Flood zone 2/3. Cottages opposite are listed. Have the post office expressed an interest in vacating this site? Site is in Town Centre Area. Future plans for Sorting Office? Former Post Office currently being used as charity shop (Weldmar Hospice). Leave on list. Also list in economic development.
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary		The site is within an AONB and Nature Improvement Area. It is located within Flood Zone 3 and within a conservation area. The cottages opposite the site along Kings Road East are Grade II listed. The site is located within an urban area and is surrounded by other development, meaning any potential re-development of the site could be acceptable if it is sensitively designed so as not to adversely impact on the historical character of its surroundings. The site is already being used for retail and as a Royal Mail sorting office. As such, development of the site could result in the loss of employment and retail space, Meanwhile, potential future re-development could be conditioned to include active ground floor uses fronting Kings Road East and Kings Road West to mitigate the loss of existing retail and employment on site and to contribute positively to the vitality of the town centre. The Swanage Local Plan (para.220 and 221) sets out that this site has potential to accommodate new development if the existing use becomes redundant.

	The site's location is highly sustainable and within the town centre boundary - the site is close to public transport links and town centre amenities. However, the existing buildings on site may need to be demolished to accommodate residential development which could impact development viability and the site is currently in use and under multiple ownerships meaning it is not currently available. As such, the site would be suitable for redevelopment if proposals were designed sensitively. The site is in Flood Zone 3, and is likely to require a site-specific Flood Risk Assessment and sequential/exception test. The achievability of the site is unknown without further viability evidence with regards to potential need for demolition, and the site is currently not available due to its existing use. Ahead of any development, the availability of the site would need to be confirmed in order to demonstrate that the site is no longer required by Royal Mail, and to rule out any availability issues arising from multiple ownerships. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. It could accommodate 4 dwellings. The site is potentially suitable, available and achievable.

Site SNP-4

Site Details	
Site Address	Land off Priests Way
Gross Site Area (ha)	0.49 ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Residential
Land use being considered (if known)	Residential
Development capacity (if known)	8
Site identification method / source	NP Group
Planning history	Site has outline pp for 8 dwellings, reserved matters application (submitted in 2023) is for 7 dwellings. - Planning application: 6/2020/0240 - dorsetforyou.com (Dec 2020) - Planning application: P/RES/2023/03476 - dorsetforyou.com (Mar 2024)
Neighbouring uses	Residential and Caravan Site

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No

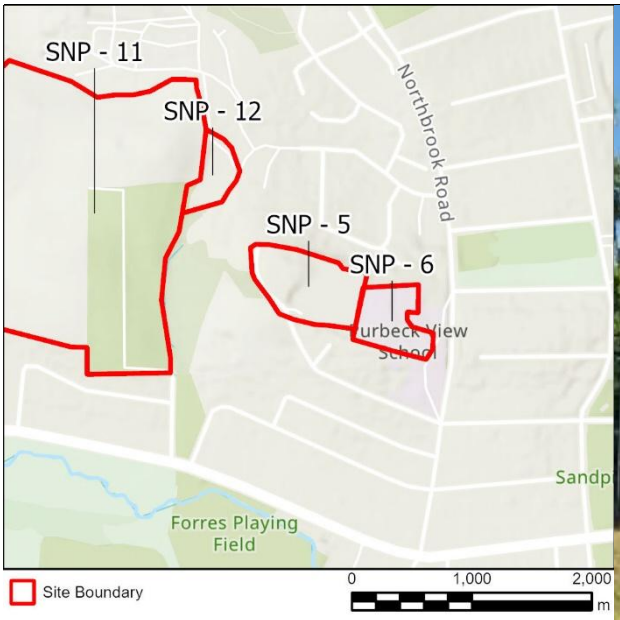
Surface water flooding	G	Low Risk			
Within best agricultural land		Grade 3 - Unknown			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography		Unable to confirm In site due to high level of visual enclosure			
Vehicular access	G	Yes - Existing off Priests Way			
Pedestrian access	G	Yes - Existing off Priests Way and PROW			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	PROW adjacent to north and east of site but not crossing			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium Sensitivity: Estimated that the site has valued features and views out of the site are definitely sensitive.			
Visual amenity	A	Medium Sensitivity: Very high level of visual enclosure, but development may impact sensitive views to an extent.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies	G	No			
Greenfield / mix / PDL	A	A mix of greenfield and PDL			
Built-up area	G	Within existing BUA (infill)			
Settlement boundaries	G	Within the existing settlement boundary			

Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	G	Western part of the site which is being considered is under one ownership.
Timeframe		Unknown
Assessment of Viability		
Viability	A	Yes - existing buildings would need to be demolished.
Conclusions		
Site capacity (assessed)		4 dwellings
Timeframe		Unknown
Other key information		QB Notes: SNP Report - 750sqm Non-Resi ground floor/potential. No recent applications for supermarket. DC Comments - Flood zone 2/3. Cottages opposite are listed. Have the post office expressed an interest in vacating this site? Site is in Town Centre Area. Future plans for Sorting Office? Former Post Office currently being used as charity shop (Weldmar Hospice). Leave on list. Also list in economic development.
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary		The eastern part of this site was granted outline planning permission for 8 dwellings with associated access in 2020, and in 2024 a reserved matters application was granted for up to 8 dwellings (with 7 proposed). This part of the site is therefore unsuitable for allocation, and the western part only (0.25ha) is being considered. The site is within an AONB and Nature Improvement Area, and part of the site is Grade 3 Agricultural Land but it is unknown if this is 3a or 3b and the land is not currently being used for agricultural purposes. The site is not in the most sustainable location, and is at the very edge of the settlement boundary. The site is considered to have a medium level of landscape and visual amenity due to its high level of visual enclosure, edge of settlement location and views south onto a sensitive landscape out of the site. The site is a mix of previously developed land and greenfield, and its development would constitute infill as there is existing development surrounding the site. The western part of the site is under one private ownership title and its availability is unknown.

	Due to the high level of visual enclosure on site, it was not possible to confirm if development had commenced from outside the site boundary. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. As a whole, the site could accommodate 11 units at 30dph. Given that 7 have already been proposed on the eastern part of the site, 4 units could be accommodated on the western part of the site. The need to demolish and clear existing development on the site may increase development costs. Existing planning permission on the site demonstrates some interest in developing the site for residential use and therefore the suitability and achievability of development in the eastern part of the site which also sets a precedent for the western part of the site. As such, the western part of the site is considered to be potentially suitable, available and achievable.

Site SNP-5

Site Details	
Site Address	Harrow House, former International Language School, Harrow Drive, Walrond Road
Gross Site Area (ha)	1.28ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Education
Land use being considered (if known)	Residential
Development capacity (if known)	93
Site identification method / source	NP Group
Planning history	SNP Report - Outline Planning Application for up to 93 residential dwellings: P/OUT/2024/03253 (Decision pending as of 01 August 2025)
Neighbouring uses	Residential and playing fields to the south-west

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No
Surface water flooding	G	Low Risk

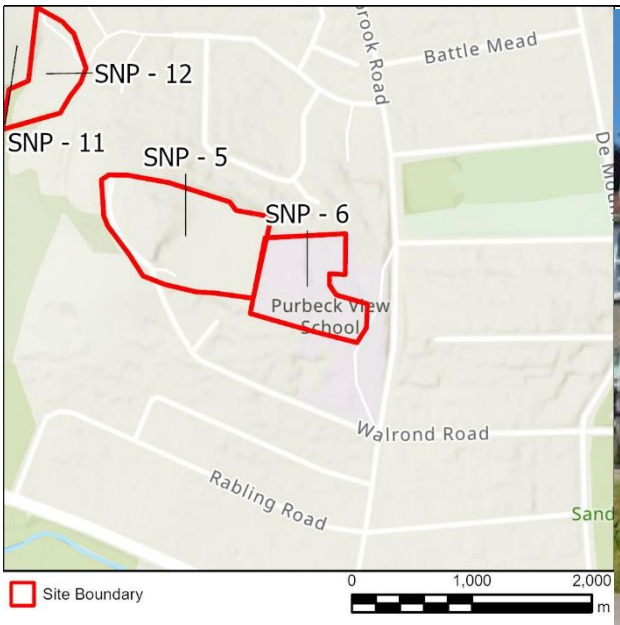
Within best agricultural land	G	No			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography	R	Located on top of a hill, steeply sloping			
Vehicular access	G	Yes - Existing off Walrond Rd			
Pedestrian access	G	Yes - Existing off Walrond Rd			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	High Sensitivity: Located on top of a hill, views to onto open countryside.			
Visual amenity	A	Medium Sensitivity: Site located on top of a hill but visually enclosed due to surrounding hedgerow.			
Designated heritage asset harm	A	Within Setting of Cauldron Barn Farmhouse and Barn (GII Listing) northwest of the site			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies	G	No			
Greenfield / mix / PDL	G	PDL			
Built-up area	A	Adjacent to and connected to the existing BUA			
Settlement boundaries	G	Within the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability	G	Yes – Call for sites			
Legal or ownership issues	G	No -Title No. DT467795			

Timeframe		Unknown
Assessment of Viability		
Viability		Unknown - development of western part of the site would likely require demolition of existing buildings which could impact viability.
Conclusions		
Site capacity (assessed)		30 dwellings
Timeframe		Unknown
Other key information		QB Notes: Issues include loss of community facility and loss of sports facilities. In a "Groundwater susceptibility to flooding" area. In 2022 Dorset Council issued an EIA Screening Opinion for a scheme to demolish existing buildings and erect around 41 dwellings and 52 apartments. No planning application has been submitted since then. DC planning officers have expressed the view that the existing historic building is a non-designated heritage asset, and therefore should be retained and renovated sympathetically.
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary		The site is within an AONB and Nature Improvement area and is within the setting of Cauldron Barn Farmhouse and Barn (Grade II listing) located northwest of the site. The development of this site would potentially include loss of a community and sports facility (school) but this would require verification as it was unclear at the time of the site visit (June 2025) if these facilities were still operational and being used by the public. The site is located on top of a hill in a very sensitive location with views out onto open countryside. It is located at the edge of the settlement boundary and is not the most sustainably located site in terms of access to town centre amenities and public transport links. Development proposals which consider this re-development of existing buildings or the demolition and development of buildings of a similar scale and design could be appropriate given the existing precedent on site. A planning application for the conversion of existing building and erection of up to 93 dwellings on the site is currently pending decision. This number of dwellings is over double that which could be provided at a density of 30dph. If this planning permission is granted, SNP-5 could come forward without the need for an allocation in the Neighbourhood Plan, but allocation of the site could demonstrate support for its re-development.

	Submission of planning application indicates an interest in developing the site, and so it is presumed the site is available for development. Despite constraints on the site, sensitively designed proposals could be accommodated and retention of the existing building would mitigate viability constraints arising from the need for demolition. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. At 30dph, the site could accommodate 30 dwellings. It is therefore considered the site is potentially suitable, available and achievable.

Site SNP-6

Site Details	
Site Address	Purbeck View School, Northbrook Road
Gross Site Area (ha)	0.79ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Education
Land use being considered (if known)	Residential
Development capacity (if known)	24
Site identification method / source	NP Group
Planning history	
Neighbouring uses	Residential/School (?)

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No

Air Quality Management Area (AQMA)	G	No			
Topography	R	On top of a hill, steeply sloping			
Vehicular access	G	Yes - off existing unmarked road from Walrond Rd/Northbrook Rd			
Pedestrian access	G	Yes - off existing unmarked road from Walrond Rd/Northbrook Rd			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	High Sensitivity: Located on top of a hill, views to onto open countryside.			
Visual amenity	A	Medium Sensitivity: Site located on top of a hill but visually enclosed due to surrounding hedgerow.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	R	Local Listing within site - Chapel at Purbeck View School			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies	G	No			
Greenfield / mix / PDL	G	PDL			
Built-up area	A	Adjacent to and connected to the existing BUA			
Settlement boundaries	G	Within the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		Unknown			

Legal or ownership issues	A	Multiple ownership - Two titles - Title No. DT264518 Cambian Heritage II Ltd and Title No. DT377405 Cambian Autism Services Ltd
Timeframe		Unknown
Assessment of Viability		
Viability		Unknown but presume No due to need to preserve local listing and not demolish.
Conclusions		
Site capacity (assessed)		18 dwellings
Timeframe		Unknown
Other key information		QB Notes: Is there any indication that this site is likely to be vacated? In a "Groundwater susceptibility to flooding" area. "School now permanently closed, potential site in conjunction with Harrow House (No. 11). Check numbers. Leave on list "
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary		The site is within an AONB and Nature Improvement Area, and the Chapel within the site is a locally listed asset which would require protection if the site was to be redeveloped. The school on site is permanently closed and so it is not considered that the redevelopment of this site would constitute any loss of community value. The site is located on top of a hill in a very sensitive location with views out onto open countryside. It is located almost at the edge of the settlement boundary and is not the most sustainably located site in terms of access to town centre amenities and public transport links. A planning application for 93 units on the site to the west is currently pending decision, which if approved would set precedent for the redevelopment of this site due to their proximity to one another as well as their extremely similar locations and contexts. Development proposals which consider the re-development of the existing building on site or the demolition and development of buildings of a similar scale and design could be appropriate given the existing precedent on site. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved.

	It is therefore considered the site is potentially suitable, available and achievable if the multiple owners of the site are supportive of re-development, if availability is confirmed with all owners and if landscape impacts can be mitigated through good design. The site can accommodate 18 dwellings. Any proposals should ensure design complements proposals on the adjacent site, SNP-5.

Site SNP-7

Site Details	
Site Address	Purbeck Cliffs (Boundary Close)
Gross Site Area (ha)	0.53ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Residential
Land use being considered (if known)	Residential
Development capacity (if known)	2
Site identification method / source	NP Group
Planning history	No planning applications on this site.
Neighbouring uses	Residential and Open Green Space

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB, Adjacent to South Dorset Coast SSSI, Isle of Portland to Studland Cliffs (SAC), Durlston National Nature Reserve and St Albans Head to Durlston SAC.
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No
Surface water flooding	G	Low Risk
Within best agricultural land		Grade 3 - unknown
Potential to support priority species	R	Adjacent to Priority Habitat - Lowland Meadow

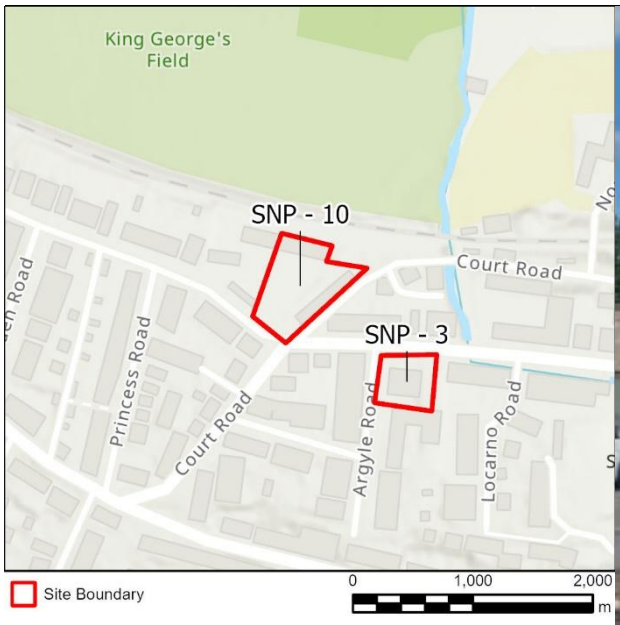
Air Quality Management Area (AQMA)	G	No			
Topography		Appears flat but could only access part of the site - unable to verify for whole of site.			
Vehicular access	G	Yes - existing off Boundary Close			
Pedestrian access	G	Yes - existing off Boundary Close			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	R	>1200m	Distance to bus / tram stop (m)	R	>800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	A	1600-3900m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity		n/a - unable to access site so could not assess landscape sensitivity in full.			
Visual amenity		n/a - unable to access site so could not assess visual impact, however presumably low sensitivity due to the level of enclosure that made it difficult to assess landscape sensitivity.			
Designated heritage asset harm	A	Within Setting of Durlston Castle Historic Landscape to east of the site.			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			
Other relevant planning policies	G	No			
Greenfield / mix / PDL	G	PDL			
Built-up area	A	Adjacent to and connected to the existing BUA			
Settlement boundaries	G	Within the existing settlement boundary			
Coalesce neighbouring sites	G	No			
Size and character	G	No			
Assessment of Availability					
Site availability		Unknown			
Legal or ownership issues	A	No Title No. DT358807			

Timeframe		Unknown
Assessment of Viability		
Viability		Unknown but presume No
Conclusions		
Site capacity (assessed)		12 dwellings
Timeframe		Unknown
Other key information		QB Notes: Existing dwelling on the site and adj to SSSI. May be capacity for 2 extra dwellings within the existing settlement boundary. "DC SHLAA Boundary looks wrong – outside settlement boundary. Status of any discussion re: development of existing property fronting Boundary Close. (See DC's comments re: potential for 2 additional dwellings within existing settlement boundary). Leave on list " 09/05 - SHLAA map looks a bit bigger than the SNP map?
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable
Summary		The site is within an AONB and adjacent to the South Dorset Coast SSSI, Isle of Portland to Studland Cliffs SAC, Durlston National Nature Reserve and the St Albans Head to Durlston SAC. It is also within a Nature Improvement Area. The site falls into Grade 3 Agricultural Land but it is unknown if this is 3a or 3b and the land is not currently being used for agricultural purposes. The site is adjacent to lowland meadow which is a designated priority habitat. It is recommended that opportunities are taken to ensure any development proposals for this site make provisions for the enhancement and protection of the priority habitat. The site is located within the setting of Durlston Castle Historic Landscape which is located to the east of the site, but existing screening limits the sites potential impact on the historic landscape. The site touches the settlement boundary and is considered to be far away from town centre amenities and public transport links and a medium distance from the closest primary and secondary schools. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. Despite the high level of constraints on this site, it is considered that sensitively designed and adequately screened development on this site would be possible

	due to the existing residential use and high level of visual enclosure on the site. At a density of 30dph, up to 12 units could be delivered on site and so ways to incorporate a higher number than the suggested 2 units would be encouraged to ensure the sustainable and efficient use of land whilst being sympathetic to the sensitive surroundings.

Site SNP-10

Site Details	
Site Address	Kings Court Business Centre
Gross Site Area (ha)	0.24ha
SHLAA/HELAA Reference	**LA/SWAN/011**



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Site photograph taken by AECOM.

Existing land use	Employment (SNP report stated potentially also light industrial)
Land use being considered (if known)	Residential
Development capacity (if known)	20
Site identification method / source	NP Group
Planning history	No planning applications on this site.
Neighbouring uses	Residential, Rail line to the north and open playing fields beyond rail line.

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB,
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	A	Eastern edge of the site is in Flood Zone 2.
Surface water flooding	G	Low Risk
Within best agricultural land	G	No
Potential to support priority species	G	No

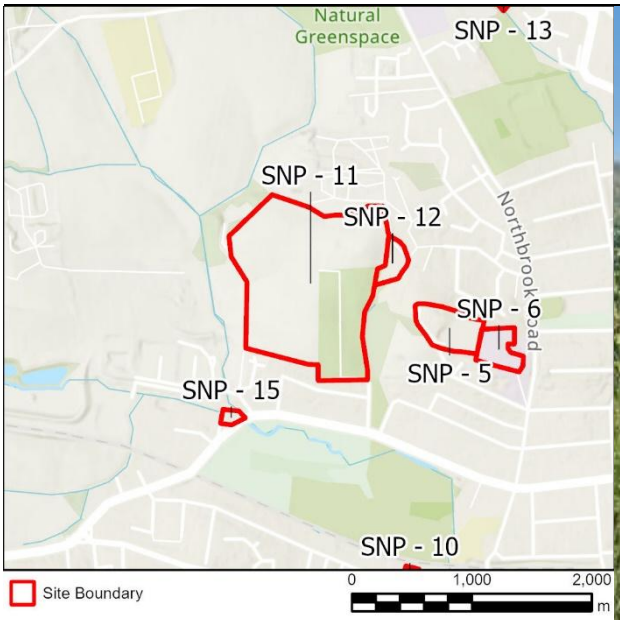
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat			
Vehicular access	G	Yes - Existing off Kings Road, Potential off Court Road			
Pedestrian access	G	Yes - Existing off Kings Road, Potential off Court Road			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	G	No			
Ground contamination		Unknown – potentially from industrial uses			
Utilities infrastructure	A	Underground power line to the east of the site			
Loss of social, amenity or community value	A	Yes - loss of employment/industrial site			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	G	<400m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	G	<400m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	G	Low sensitivity: Urban location and surroundings			
Visual amenity	G	Low sensitivity: Urban location and surroundings, development unlikely to impact any identified views.			
Designated heritage asset harm	A	Within setting of conservation area to the north-east, east and south.			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	R	Yes - Employment Site			
Other relevant planning policies		Existing Swanage Local Plan - Policy KCD: Kings Court Depot Site The former depot site at Kings Court, off Kings Road West (Map 13) is suitable for redevelopment. The site lies partly within flood zones 2 and 3 and this will determine the type and level of development most appropriate at this location. The site could potentially accommodate employment, and/or some residential development (including affordable housing), or the relocation of existing non-retail uses from the Town Centre Redevelopment site, if required. The Council is producing a Strategic Flood Risk Assessment (Level 2) which includes this site. However, a site specific flood risk assessment will also need to be produced by the developer. Any proposals for development will need to take			

		account of the SFRA Level 2, and will need to demonstrate how any necessary site specific flood defence or adaptation measures have been incorporated as an intrinsic part of the scheme. Any redevelopment proposals will also need to ensure that all other relevant policy requirements are met, including those of policy D (Design) of PLP1.
Greenfield / mix / PDL	G	PDL
Built-up area	G	Within existing BUA (infill)
Settlement boundaries	G	Within the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability	G	SHELAA - Yes
Legal or ownership issues	G	No -Title No. DT362461
Timeframe		Unknown
Assessment of Viability		
Viability		Unknown - Potentially from contamination associated with Industrial Use
Conclusions		
Site capacity (assessed)		N/A
Timeframe		Unknown
Other key information		QB Notes: Loss of employment site. DC owned site - note that the entire site is now being promoted by DC Assets Team for redevelopment (approx. 0.4 ha). Estimated capacity looks a little high - assume 50dph and therefore 20 dwellings might be more reasonable. Parts of site in Flood Zone 2/3. "DC SHLAA Potential loss of employment site/ Flood Zone 2/3. However, potential for new mixed use site. DC owned and entire site being promoted for redevelopment. Leave on list. Also list in economic development." *09/05 - SNP map is only the eastern half of LA/SWAN/011
Overall rating (Red/Amber/Green)	R	Red: The site is not currently suitable, available and achievable.
Summary		The existing SHELAA assessed the whole of Kings Court Business Centre, but this site assessment examines only the eastern half of the site s has been represented in the Call for Sites. The SHELAA concluded this site was suitable for development if no longer required for employment purposes due to its brownfield status and urban location within the settlement boundary. The site is within an AONB and falls within a Nature Improvement Area. The eastern edge of the site falls within Flood Zone 2. Analysis of utilities infrastructure in the area revealed an underground power line to the east of the site which may require relocation or protection if the site were to be developed - this could impact development viability. The

	site may also require remediation if there is any land contamination arising from its existing use as industrial/employment land which could also impact development viability. The sites urban location and brownfield status means it holds very little landscape value and is generally not visually sensitive. The site is within the setting of a conservation area and so high quality, sympathetic design would be required in any redevelopment of SNP-10. It is considered that any redevelopment opportunity presents great potential to better align the design, functionality and aesthetic of this site with its surroundings, and potentially deliver an uplift in community value. The site is in a sustainable location - it is within the settlement boundary and close to town centre amenities and public transport links. Redevelopment of SNP-10 would constitute the loss of an employment site, however the SHELAA evidence points out the site is suitable for development if employment uses on site are no longer required. The site forms part of a larger site allocation under Policy KCD in the adopted Swanage Local Plan. Since neighbourhood plans should not duplicate Local Plan allocations, the Neighbourhood Plan cannot allocate this site for another use unless a new Local Plan is adopted which does not retain the allocation. Overall, SNP-10 is not available, achievable and suitable for allocation for residential development. The Neighbourhood Plan group could discuss this site further with the LPA to determine if they would be supportive of its removal from the current Local Plan allocation.

Site SNP-11

Site Details	
Site Address	Combined Site - Land north and northwest of allotments AND allotments
Gross Site Area (ha)	11.8 ha
SHLAA/HELAA Reference	**LA/SWAN/002**



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Site photograph taken by AECOM.

Existing land use	Agriculture & Allotments
Land use being considered (if known)	Residential
Development capacity (if known)	225
Site identification method / source	NP Group
Planning history	No planning applications on this site.
Neighbouring uses	Residential/Green open space

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB,
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No
Surface water flooding	G	Low Risk - small part of the site at risk.
Within best agricultural land	G	No
Potential to support priority species	G	No

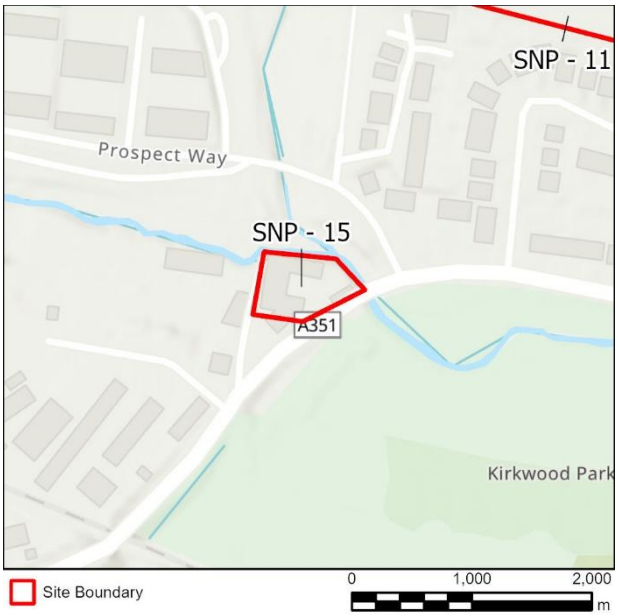
Air Quality Management Area (AQMA)	G	No			
Topography	A	Undulating			
Vehicular access	G	Yes - Existing access off Prospect Crescent but would likely require improvement if development were to come forward.			
Pedestrian access	G	Yes - Existing access off Prospect Crescent and PROW in northern part of site.			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Yes - PROW across the eastern and southern parts of site			
Ground contamination		Unknown – potentially from industrial uses			
Utilities infrastructure	A	Power Line adjacent to north			
Loss of social, amenity or community value	A	Yes - loss of allotments			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-1200m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	R	>800m			
Landscape sensitivity	R	SWAN2 Assessment Area - Moderate/High Landscape Sensitivity. Sensitive features of this landscape include its sloping, elevated landform (most notably in the south), its role as a rural backdrop to the settlement edge of Swanage and key views to the distinctive landform features of Ballard Down and Godlingston Hill. The sensitivity of this landscape is also elevated by its position within the Dorset AONB, with special qualities of the AONB including relative tranquillity and its striking landform. The sensitivity of this landscape is slightly reduced by its lack of identified features of cultural heritage or natural conservation significance.			
Visual amenity		Check on Site			
Designated heritage asset harm	A	Within Setting of Cauldron Barn Farmhouse and Barn (GII Listing) east of the site			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	R	Yes - SWAN3 - Proposed for residential development including provision of a care facility.			

Other relevant planning policies		
Greenfield / mix / PDL	R	Greenfield
Built-up area	A	Adjacent and connected to the existing BUA
Settlement boundaries	A	Adjacent and connected to the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	A	Yes
Assessment of Availability		
Site availability	G	SHELAA - Yes
Legal or ownership issues	G	No - Title No. DT426539
Timeframe		Unknown
Assessment of Viability		
Viability		Unknown but presume No
Conclusions		
Site capacity (assessed)		197 dwellings
Timeframe		Unknown
Other key information		QB Notes: Prospect Allotments. Identified as an AH exception site in the Swanage LP. Owned by Swanage TC. I assume there is demand for allotments in the town, so a replacement allotment site would need to be found. In a "Groundwater susceptibility to flooding" area. 09/05 - Allocated as Dorset council preferred sites (SWAN3) in DC Local Plan Jan 2021
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable.
Summary		This site comprises an emerging local plan allocation (SWAN3) and site assessed as part of the SHELAA (LA/SWAN/002). Site 11 also comprises the Prospect Allotments to the east and south-east of SWAN3 and land. This assessment has been undertaken in the context of the SHELAA conclusions for LA/SWAN/002 which were that the site is suitable subject to policy change and that appropriate assessment would be required to ascertain whether development would adversely affect the integrity oFSWAN3 f European Sites. The site is currently being used as allotments and agricultural land and falls within an AONB and Nature Improvement Area. The site contains a PRoW which crosses the northern part of the site. It falls under the SWAN2 assessment area in the Landscape Assessment Study, which concludes the site has a moderate to high landscape sensitivity and plays a role in the rural backdrop to the settlement edge of Swanage. The site also has very high visual sensitivity, with high

	intervisibility with the surrounding landscape and its visually open setting. These findings were verified on site and considered valid as of June 2025. The existing access to the site via Prospect Crescent would likely require improvement if the site were to be developed, which may impact economic viability of potential development. Development of SNP-11 would significantly alter the visual character of the site and its surroundings. The site is within the setting of Cauldron Barn Farmhouse and Barn (Grade II listed asset) to the east of the site, and is adjacent to and connected to the existing settlement boundary. Any development would need to be sensitively designed as not to impact the setting of listed heritage assets, sensitive landscape and AONB. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. Overall, the site is potentially suitable for development if landscape and access constraints can be mitigated. Prospect Allotments are designated as safeguarded open space in the adopted local plan under Policy OSR, and so the Neighbourhood Plan could only consider allocation of the land outside of the allotments which totals ~8.79ha. At a density of 30dph, 197 units could be accommodated on site but it is proposed as an allocation for approx. 150 dwellings in the emerging Local Plan and this reduced quantum of development is likely to offer greater potential for mitigation of landscape and visual impact. As the site is an emerging Local Plan allocation, engagement with the LPA is recommended to determine if its allocation in the Neighbourhood Plan would be supported.

Site SNP-15

Site Details	
Site Address	Former Greystone Garage and bungalow to the rear of the Texaco garage, Victoria Avenue
Gross Site Area (ha)	0.15 ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Garage & Residential
Land use being considered (if known)	Residential
Development capacity (if known)	10
Site identification method / source	Call for Sites
Planning history	6/2018/0677 - Permission granted for Change of use of existing outbuilding from storage ancillary to car repair business, to a mixed use for flower arranging business (B1 Use Class), and office and kitchen for existing car repair business. Extensions and alterations to existing building including raising roof to form storage area for car repair business at first floor.
Neighbouring uses	Commercial/Open Green Space

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB,
Non-statutory environmental designations	R	Adjacent to King George Playing Field, Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No

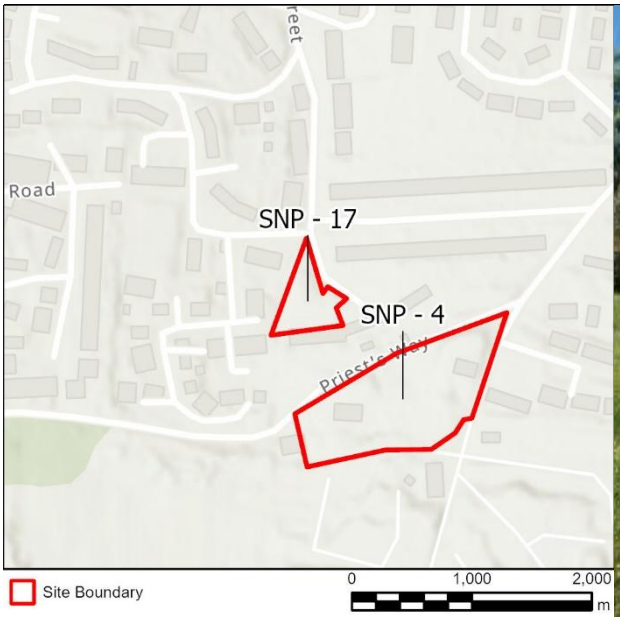
Flood Zone	G	No			
Surface water flooding	G	Northern edge falls slightly into surface water flood risk			
Within best agricultural land	G	No			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography	G	Flat			
Vehicular access	G	Yes - Existing off A351 High Street			
Pedestrian access	G	Yes - Existing off A351 High Street			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Adjacent PROW to west of site.			
Ground contamination		Unknown but very possibly - a building on site looks to have once been part of Swanage Gas Works, and there is a petrol station currently on site.			
Utilities infrastructure	A	Power line adjacent to north and west, substation in proximity to the west of the site.			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	A	400-800m	Distance to open space / recreation facilities (m)	A	400-800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	G	Low sensitivity: Urban location and surroundings			
Visual amenity	G	Low sensitivity: Urban location and surroundings, development unlikely to impact any identified views. Views onto King George's Playing field are obstructed by hedgerow and views north-west are obstructed by existing buildings on site and by Prospect business park.			
Designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Non-designated heritage asset harm	R	Local Listing Within the site - The Old Gas Works, Swanage, BH19 1AS.			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	A	No, but adjacent to employment site allocation to the west.			
Other relevant planning policies	G	No			
Greenfield / mix / PDL	G	PDL			

Built-up area	G	Within existing BUA (infill)
Settlement boundaries	G	Within the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	A	Multiple ownership - Title No. DT263068 (private owner), Title No. DT351897(Dorset council), Title No. DT267495 (n's retail ltd)
Timeframe		Unknown
Assessment of Viability		
Viability		Unknown but presume No
Conclusions		
Site capacity (assessed)		4 dwellings (net)
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	A	Amber: The site is potentially suitable, available and achievable.
Summary		This site is located within the AONB, within a Nature Improvement Area and is adjacent to the King George Playing Field. There is a PRoW adjacent to the site to the west and there is a power line adjacent to the site in the north and west as well as a substation in proximity to the site which would need to be considered throughout any development on the site. Re-development of the entirety of SNP-15 would constitute the loss of employment space offered by the Texaco petrol station and the car repair shop and flower arranging business consented in 2019 under 6/2018/0677 (presuming these premises are still trading - this was not possible to verify during June 2025 site visit). The sites current and previous uses contribute to the possibility of ground contamination - one building on site was part of Swanage Gas Works, and the site comprises part of an operational petrol station on site. The site is in a semi-sustainable location due to its proximity to the town centre and amenities, and its close proximity to the nearest secondary school. In terms of landscape and visual amenity, the site is unlikely to be sensitive to development given its urbanised location and surroundings. Any conversion of existing buildings on site or development of a similar density to the existing structures on site would not require mitigation for impacts on visual amenity. Views from the existing site onto King George's Playing field are obstructed by hedgerow and long views onto further

	countryside to the north-west are obstructed by existing buildings on site and by the Prospect Business Park. The Old Gas Works building on site is a non-designated (locally listed) heritage asset, and so any development would need to be sensitive to this asset. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. To conclude, SNP-15 is potentially suitable for development. It is unknown whether the site is available and the parcel is split into multiple ownership titles. It is not possible to make assumptions about the achievability of re-development of this site without evidence to confirm there would be no abnormal costs arising from the need to remediate contamination potentially arising from petrol station and car repair uses. The site is in a somewhat sustainable location and it is considered that sensitively designed proposals would not impact negatively on the landscape or visual amenity of its immediate surroundings including the AONB. The site could accommodate an additional 4 dwellings, taking the gross housing number on site to 5 dwellings.

Site SNP-17

Site Details	
Site Address	Land at Priests Road
Gross Site Area (ha)	0.13ha
SHLAA/HELAA Reference	**n/a**



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Site photograph taken by AECOM.

Existing land use	Private Green Space
Land use being considered (if known)	Residential
Development capacity (if known)	3
Site identification method / source	Call for Sites
Planning history	SNP Report - PP previously obtained, further app submitted and no decision as yet (Apr25). Still pending decision (01 August 2025) Application ref P/FUL/2023/06848 (pending decision) and 6/2020/0154 (granted March 2021)
Neighbouring uses	Residential

Assessment of Suitability		
Statutory environmental designation	R	Dorset AONB
Non-statutory environmental designations	R	Nature Improvement Area (Wild Purbeck)
Nutrient Neutrality	G	No
Flood Zone	G	No
Surface water flooding	G	Low Risk

Within best agricultural land	G	No			
Potential to support priority species	G	No			
Air Quality Management Area (AQMA)	G	No			
Topography	A	Uneven, undulating			
Vehicular access	G	Yes - Existing off Bell Street			
Pedestrian access	G	Yes - Existing off Bell Street			
Cycle access	G	Yes - via vehicular access			
Tree Preservation Orders	G	No			
Significant trees	G	No			
Veteran or ancient trees	G	No			
Public Rights of Way	A	Adjacent PROW to west of site.			
Ground contamination		Unknown			
Utilities infrastructure	G	No			
Loss of social, amenity or community value	G	No			
Distance to train station (m)	A	400-1200m	Distance to bus / tram stop (m)	A	400-800m
Distance to town / local centre / shop (m)	G	<400m	Distance to open space / recreation facilities (m)	R	>800m
Distance to primary school (m)	A	400-1200m	Distance to secondary school (m)	G	<1600m
Distance to Cycle route (m)	A	400-800m			
Landscape sensitivity	A	Medium Sensitivity - long views available out of the site but the small scale and urban setting of SNP-17 reduce sensitivity. The committee report for the 2021 permission and Dorsets landscape team essentially conclude that the site isn't protected by the open space and recreation policy and that proposals are acceptable provided any planning decision is conditioned to require hedgerow and tree planting to improve and enhance green infra network.			
Visual amenity	A	Medium sensitivity - development on this site would not be screened in any way. The site has an open character and is surrounded by other residential development. Proposals which are sensitively designed as to reflect the existing character of the area would be acceptable.			
Designated heritage asset harm	A	Within setting of conservation area to north of the site.			
Non-designated heritage asset harm	G	Limited or no impact or no requirement for mitigation			
Green Belt	G	No			
Is the site allocated for a particular use or designated as open space in the adopted and / or emerging Local Plan	G	No			

Other relevant planning policies	G	No
Greenfield / mix / PDL	R	Greenfield
Built-up area	G	Within existing BUA (infill)
Settlement boundaries	G	Within the existing settlement boundary
Coalesce neighbouring sites	G	No
Size and character	G	No
Assessment of Availability		
Site availability		Unknown
Legal or ownership issues	G	No - Title No. DT327465
Timeframe		Unknown
Assessment of Viability		
Viability		Unknown but presume No
Conclusions		
Site capacity (assessed)		3 dwellings
Timeframe		Unknown
Other key information		
Overall rating (Red/Amber/Green)	G	Green: The site is suitable, available and achievable.
Summary		This site is located within the AONB and within a Nature Improvement Area. Planning permission was granted for 3 dwelllinghouses in March 2021 but was not implemented. A new application is pending decision on this site (P/FUL/2023/06848) for the same number of units (3). The site is located in a semi-sustainable location - it is close to the town centre and its amenities and is a reasonable distance from public transport links and cycle routes. The site is not considered to be within a reasonable distance of publicly accessible open space/recreational facilities. Long views onto the surrounding landscape are available from the site, however the residential and urban character of the sites immediate surroundings lend themselves to the conclusion that the site is not sensitive in terms of landscape. The committee report for 6/2020/0154 which was approved in 2021 concludes that the site is not designated open space and recreation land in the local plan and any impacts of residential development on the landscape could be mitigated with tree and hedgerow planting. Similarly, the site has low to medium sensitivity with regards to visual amenity - the site is open and currently has no screening to reduce visual impacts of potential development however there would be opportunities to do so as part of an emerging proposal as reflected by

	landscape conclusions in the previous planning decision on this site. There is a conservation area located to the north of the site, meaning any proposal for development would need to be sensitively designed so as not to result in a negative impact on the historical character of its surroundings. As per the Dorset Heathlands Planning Framework 2020-2025 SPD, certain development within 400m-5km of the heathland area requires avoidance or mitigation measures to be implemented to allow development to be approved. To conclude, this site is considered suitable for development and could accommodate up to 3 dwellings as per the extant permission. Sensitively designed proposals would not have an adverse impact on the landscape, visual amenity or setting of the conservation area. The site is located in a reasonably sustainable location and it can be presumed the site is available and achievable based on the fact there is a single owner for the site, and there is appetite to develop as per the previous and pending planning application. The previous planning approval also demonstrates that the site is suitable for development. If the pending planning application is approved, this site would not require allocation in order to come forward for development.

Appendix C Site Assessment List from ONH Consultants

SWANAGE NEIGHBOURHOOD PLAN: SITE ASSESSMENT LIST

Apr-25

New Map No.	Old Map No.	Site name	Established use	SHLAA reference	Gross Site Area (Ha)	Total Housing Number	Committed Number	Potential for Allocation	Other Uses	Planning history
1	5	Post Office Station Road	Post office depot	-	0 15	25	0	25	750m2 Non Resi Ground Floor / Potential for supermarket	No recent applications
2	6	Former St Mary's School, Manor Road	Education	-	0 47	30	0	30		No recent applications
3	7	Former Police Station	Non-residential institution	LA/SWAN/009	0 1	6	6	0		6/2020/0226 Granted - Variation of condition 2 of PP 6/2016/0618 (Alterations and extensions to former police station to facilitate conversion to 6 dwellings) to form habitable accommodation in roof space and enlarge extension to create 3 x 3 bed and 3 x 4 bed dwellings.
4	9	Land off Priests Way	Residential	-	0 49	8	8	0		Planning permission 20.12.20: 6/2020/0240 for 8 dwellings.
5	11	Harrow House	Education	-	1 28	93	0	93		Outline Planning Application for up to 93 residential dwellings: P/OUT/2024/03253.
6	12	Purbeck View School	Education	-	0 79	24	0	24		
7	13	Purbeck Cliffs	Residential	LA/SWAN/006	0 531	2	0	2		No recent applications
8	14	Greyseed Farm (Northern Parcel)	Agriculture	LA/SWAN/012	0 63	8	0	8		No recent applications
9	15	Greeseed Farm (Southern Parcel)	Agriculture	LA/SWAN/013	4 17	94	0	94		No recent applications
10	17	Kings Court Business Centre	Employment	LA/SWAN/011	0 2	20	0	20	Some light industrial?	No recent applications
11	18/21	Prospect Smallholding & Allotments	Agriculture and Allotments	LA/SWAN/002	11 8	225	0	225		No recent applications
12	19	Cauldron Barn Caravan Site Car Park	Residential	LA/SWAN/007	0 39	12	0	12		No recent applications
13	20	Land on corner of Ulwell Road and Washpond Lane	Paddock	LA/SWAN/010	0 51	10	0	10	CLT looking to secure site for 10 dwellings	No recent applications
14	-	Wordsworth House, Belle Vue Road	Residential institution	-	?	16	16	0		P/P obtained Dec 2023 & 2024. Not started yet. Planning application: P/FUL/2022/07397. Planning application: P/VOC/2024/03250.
15	-	Former Greystone Garage and bungalow, Victoria Avenue	Garage and residential	-	?	10	0	10		
16	-	Land adjoining 23 De Moulham Road	Residential	-	?	4	4	0		P/P obtained Dec 2023 & Feb 2025. Not started yet. Planning application: P/FUL/2023/03413.
17	-	Land at Priests Road	Private green space	-	?	3	3	0		P/P previously obtained, further app submitted and no decision as yet. Planning application: P/FUL/2023/06848. Planning application: 6/2020/0154
						590	37	553		