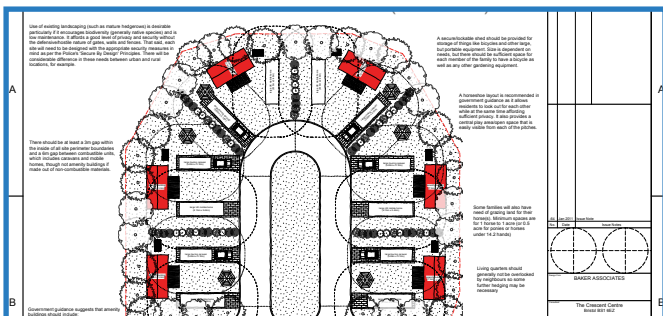


# Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

## Site Options Report: Part 2 Christchurch Site Assessments



Produced by Baker Associates on behalf of Dorset councils



## Contents

### **Part 2: Site assessments**

Appendix 1: Map of all sites assessed

Appendix 2: Stage 1 assessment report

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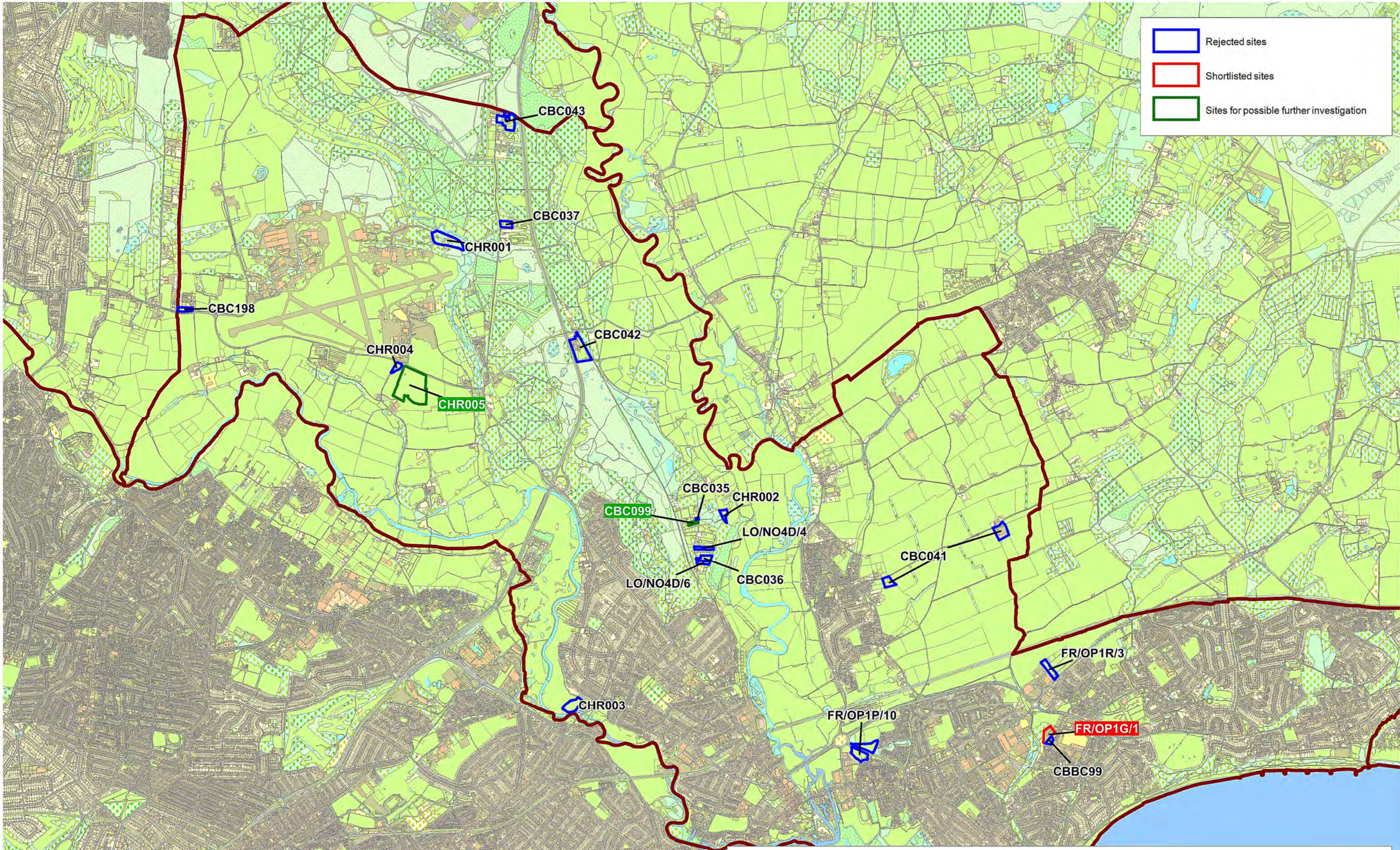
Appendix 4: Stage 2 - Rejected sites

Appendix 5: Stage 2 - Sites for possible further investigation






	Rejected sites
	Shortlisted sites
	Sites for possible further investigation



**Appendix 1 - Christchurch Borough Map**

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Site ref: CBBC99

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: CBC035

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	N/A	N/A	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: CBC036

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: CBC037

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Orange	Orange	Orange	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Orange	Orange

**Recommendation**

Consider at stage 2

Site ref: CBC041

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Orange	Orange	Green	N/A	Orange	N/A	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Orange	Orange	Orange	Orange	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: CBC042

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Orange	Orange	Orange	Green	Orange	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange	

**Recommendation**

Consider at stage 2

Site ref: CBC043

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Orange	Orange	Orange	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: CBC099

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: CBC198

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange	

**Recommendation**

Consider at stage 2

Site ref: CHR001

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Red	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Reject at stage 1



Site ref: CHR002

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Orange	Green	Green	N/A	N/A	Orange	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: CHR003

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Red	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Orange	Orange	Green	Green	Green	Green

**Recommendation**

Reject at stage 1

Site ref: CHR004

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: CHR005

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: FR/OP1G/1

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Orange	Green	Green	N/A	Green	Orange	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: FR/OP1P/10

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Orange	Orange	Orange	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Orange	Orange	Orange	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Orange	Orange	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: FR/OP1R/3

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: LO/NO4D/4

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

**Recommendation**

Consider at stage 2

Site ref: LO/NO4D/6

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Orange	Orange	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	Green	Green	Green

**Recommendation**

Consider at stage 2



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
FR/OP1G/1	Grange Road DSO Depot	Christchurch		
<b>Site address</b>				
Grange Road				
<b>Description of site</b>				
Council depot containing a number of industrial style units, with associated car parking and storage areas. Mature trees and landscaped frontage land onto Grange Road. Large car park adjacent to the south and residential properties set back to the east. Sports facilities to the north. Wooded area and green corridor to the west. Access onto the A337 Highcliffe Road and Christchurch Bypass.				
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: SHLAA</b> <input checked="" type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: other</b>				
<b>Planning history</b>				
No relevant planning history.				
<b>Policy constraints</b>				
Local Plan Policy L3 Existing Open Space (adjacent) Local Plan Policy ENV14 Site of Nature Conservation Interest (adjacent) Local Plan Policy ENV15 Green Corridors (adjacent) The employment land review and SHLAA process will appraise this site.				
<b>Availability</b>				
Christchurch Borough Council owned. In the short term the Waste Partnership (newly formed from all Councils in Dorset) will be using the site as well as the other functions and existing tenants. There may be an idea of "super depots" across the County in the future but no details on this yet. Any decision to relocate would require an alternative site to relocate to. Therefore in the short term the site is not available, but may be in the longer term.				
<b>Topography</b>				
Flat				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
2096		1280	827	494
<b>Site Access</b>				
Adequate or good access.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
The presence of existing industrial buildings on site would be an immediate constraint for Gypsy and Traveller use, although they could be converted into workshops and/or communal facilities if required. Highway authority: Good access from Grange Road onto the A337.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
No unacceptable impact on landscape Within the urban area and currently developed so redevelopment would have no material impact upon the landscape.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat The site is not within 400m of Dorset heathland.				

**Historic assessment**

No unacceptable impact on historic environment

**Noise**

Not affected by noise issues - Noise exposure category A

**Residential amenity/nuisance - impact of site on adjoining uses**

Potential impact of site on adjacent uses capable of mitigation

**Residential amenity/nuisance - impact of adjoining uses**

Unlikely impact on site from adjacent uses

**Summary of potential impacts**

There are residential properties in the vicinity so mitigation would be required to ensure no adverse impact upon residential amenity. There are existing trees and landscaped areas on site which would require protection.

**Achievability**

Site constraints capable of mitigation but extent and costs unclear

Redevelopment may require demolition of buildings which could be costly. There may be contaminated clean up costs involved.

**Conclusion**

Subject to the relocation of existing uses in the longer term, the site could provide a suitable site for Gypsy, Traveller or Travelling Showpeople uses. Mitigation measures would be required to ensure residential amenity for occupants and for nearby existing residents.

**Potential yield**

<b>2013-18</b>	0
<b>2018-23</b>	15
<b>2023-28</b>	0



Site ref	Site name	Settlement	Reason for rejection
CBC041	Land to the east of Burton	Burton	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The owner has confirmed that the land is not available for Gypsy and Traveller uses.
CBBC99	Car park adj. Council depot	Christchurch	The site is a brownfield site suitable for redevelopment. However, the agent to the owner has confirmed that the site is not available for Gypsy and Traveller uses.
CBC035	Three Oaks	Christchurch	A previous planning appeal has established that the site is unsuitable for permanent residential use, due to the policy of resisting an increase in residential uses in close proximity to protected Dorset Heathlands and the impact of development on the openness of the Green Belt.
CBC036	Plots 5/6 Dudmoor Farm Road	Christchurch	A previous planning appeal has established that the site is unsuitable for permanent residential use, due to the policy of resisting an increase in residential uses in close proximity to protected Dorset Heathlands and the impact of development on the openness of the Green Belt.
CBC042	Hurnwood Park	Christchurch	The site is within 400m of Dorset Heathlands and any net additional residential development would be contrary to policy protecting the heathlands.
CBC043	Bostwick Farm	Christchurch	The site is within 400m of Dorset Heathlands and any net additional residential development would be contrary to policy protecting the heathlands.
CBC198	Land south of Portland School	Christchurch	Subject to very special circumstances justifying development within the Green Belt, it is considered that the site could be suitable for Gypsy and Traveller uses. However, the owner has indicated that the site is not available for development.

Site ref	Site name	Settlement	Reason for rejection
CHR002	Sandacres	Christchurch	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site has an established use for 9 caravans, which therefore makes the site potentially suitable for Gypsy or Traveller uses, with appropriate landscaping and management arrangements. However, the owner has stated that the site is not available.
CHR004	Land at Hurn Court Farm (1)	Christchurch	The site is within the Green Belt and development would be exposed and likely to have an adverse impact on the landscape, once reclamation has been completed. There could also be costs associated with providing for an acceptable residential environment.
FR/OP1P/10	Land adjoining Purewell Cross Road	Christchurch	The site is subject to a series of environmental and physical constraints which render the site unsuitable for development.
FR/OP1R/3	Land north of Lyndhurst Road	Christchurch	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site has been identified as a key gateway site for a major new housing area and is therefore not available for Gypsy or Traveller use.
LO/NO4D/4	Plot 9 Dudmoor Farm Road	Christchurch	The site is unsuitable for permanent residential use, due to the policy of resisting an increase in residential uses in close proximity to protected Dorset Heathlands and the impact of development on the openness of the Green Belt.
LO/NO4D/6	Plot 4, Dudmoor Farm Road	Christchurch	The site is unsuitable for permanent residential use, due to the policy of resisting an increase in residential uses in close proximity to protected Dorset Heathlands and the impact of development on the openness of the Green Belt.
CBC037	Forest View	Hurn	The site has permanent permission for 4 caravans. There is potential in theory for the site capacity to be increased due to the northern part of the site currently being vacant scrubland. However, this would result in a net increase in residential development within 400m of Dorset Heathlands and would therefore be contrary to policy.



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
CBC099	Plots 22 B/C/D/E Dudmoor Farm Road	Christchurch		
<b>Site address</b>				
Dudmoor Farm Road				
<b>Description of site</b>				
Three existing unauthorised Gypsy occupied plots located adjacent to each other off Dudmoor Farm Road. Plots contain a number of static and touring caravans and a number of other structures.				
<input checked="" type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: SHLAA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input type="checkbox"/> <b>Source: other</b>				
<b>Planning history</b>				
Unauthorised Gypsy sites occupied for at least 25 years. Enforcement notices were served in the mid 1980s and the appeals against them dismissed. Injunctions were obtained in late 1995 and had to be complied with by 1996. Further action was delayed and no further action taken by the Council since that time.				
<b>Policy constraints</b>				
The site is allocated for a small scale country park (Policy L21). The site is within 400m of the heathland (ENV12), in the Green Belt (Local Plan Green Belt policies ENV16 - 20) and Avon Valley Environmental Sensitive Area.				
<b>Availability</b>				
The site contains 3 individual plots owned and occupied by Gypsy families.				
<b>Topography</b>				
The site is flat.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
1848		2873	2200	1219
<b>Site Access</b>				
Poor access but capable of being improved. Road of adequate or good standard.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
There are no specific physical constraints to this site, although Dudmoor Farm Road is a narrow private lane.				
<b>Green Belt assessment</b>				
Within Green Belt				
Gypsy and Traveller development is inappropriate development in the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations.				
<b>Landscape assessment</b>				
No unacceptable impact on landscape				
The landscape is sensitive to further change and erosion; further development in this area will contribute to the loss of landscape character. However, regularising existing development is unlikely to have an adverse impact.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat				
The site is within 400m of Dorset heathland, a Ramsar, SPA, SAC and SSSI. It is also within Avon Valley Environmental Sensitive Area. Whilst the site is within 400m of protected heathland, the existing uses of the site occurred before 2006, the base date for the current policy approach. A recent appeal has established that development would therefore have no adverse effect on the internationally important features.				

**Historic assessment**

No unacceptable impact on historic environment

**Noise**

Not affected by noise issues - Noise exposure category A

**Residential amenity/nuisance - impact of site on adjoining uses**

Unlikely impact of site on adjacent uses

**Residential amenity/nuisance - impact of adjoining uses**

Unlikely impact on site from adjacent uses

**Summary of potential impacts**

The site is within 400m of a Ramsar, SPA, SAC and SSSI. However, as the site was developed before 2006, the existing development would have no adverse effect on the internationally important features.

**Achievability**

No abnormal site constraints needing to be overcome

The site is currently occupied and therefore there are no achievability issues.

**Conclusion**

The site is within the Green Belt and special circumstances will be required to justify allocation. However, the site is currently occupied by three Gypsy families and has been developed for over 25 years. Allocating the site is not considered to result in any further adverse impact upon protected Dorset Heathlands or on the openness of the Green Belt.

**Potential yield**

<b>2013-18</b>	3
<b>2018-23</b>	0
<b>2023-28</b>	0



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
CHR005	Land at Hurn Court Farm (2)	Christchurch	
<b>Site address</b>			
Parley Lane			
<b>Description of site</b>			
A large site currently being extracted for sand and gravel, situated to the south of the entrance to Bournemouth Airport.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input type="checkbox"/> <b>Source: SHLAA</b> <input type="checkbox"/> <b>Source: public owned land</b> <input type="checkbox"/> <b>Source: current authorised</b> <input type="checkbox"/> <b>Source: site survey</b> <input type="checkbox"/> <b>Source: privately promoted</b> <input checked="" type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
The existing quarry was granted permission in October 2004 (Ref: 8/2001/0192) for the extraction and processing of sand and gravel and restoration to agricultural land. A condition attached to this planning permission requires that the development is completed (and restored) by 14 years from the date of commencement. The completion date is recorded as Sept 2019. Restoration to agriculture on a phased basis is required. Any completed restoration would usually require the removal of bunds.			
<b>Policy constraints</b>			
Local Plan Policy Green Belt ENV16 - 20 The site is within the Hurn Court Farm Preferred Area for the extraction of sand and gravel.			
<b>Availability</b>			
Availability has yet to be determined. The owner may be open to further discussions.			
<b>Topography</b>			
Generally level although there is some variation in levels in the quarry.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
4417	4667	1036	69
<b>Site Access</b>			
Adequate or good access.			
<b>Safety</b>			
Not affected by safety issues			
<b>Summary of physical constraints</b>			
No obvious physical constraints in the long term, provided that reclamation after sand and gravel extraction is achieved. Highway authority: Junction of Hurn Court Lane with Parley Lane is satisfactory.			
<b>Green Belt assessment</b>			
Within Green Belt  Gypsy and Traveller development is inappropriate development in the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations.			
<b>Landscape assessment</b>			
Impact capable of mitigation The quarry area is relatively discreet due to the bunds that contain it. There is potential to incorporate a modest development in the north western part where it would relate well to the access and lit road and terminal buildings, although significant mitigation would be required to strengthen its containment from the wider area.			
<b>Ecology assessment</b>			
No unacceptable impact on ecology, protected species or habitat  The site is not within 400m of Dorset heathland.			

**Historic assessment**

No unacceptable impact on historic environment

**Noise**

Likely to be affected by noise pollution but this is capable of mitigation - Noise exposure category B

**Residential amenity/nuisance - impact of site on adjoining uses**

Unlikely impact of site on adjacent uses

**Residential amenity/nuisance - impact of adjoining uses**

Unlikely impact on site from adjacent uses

**Summary of potential impacts**

The bunding provides good mitigation against the impact of development on the landscape and within its Green Belt location.

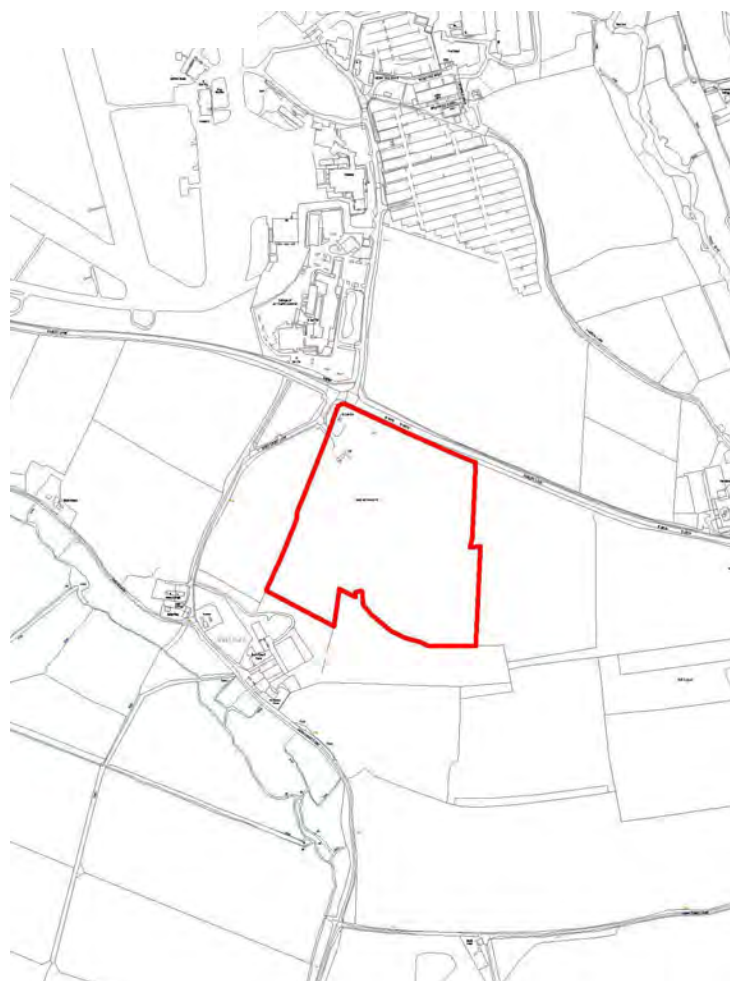
**Achievability**

Site constraints capable of mitigation but extent and costs unclear

Reclamation will presumably be delivered by the sand and gravel company but any expenses required to provide for a good residential environment are unclear.

**Conclusion**

The site is in Green Belt and therefore special circumstances would be required to justify allocation. However, bunding associated with the sand and gravel extraction means that development could be accommodated without adverse impact on the wider landscape, once reclamation has been completed. Availability has yet to be determined.

**Potential yield**

<b>2013-18</b>	0
<b>2018-23</b>	15
<b>2023-28</b>	0







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