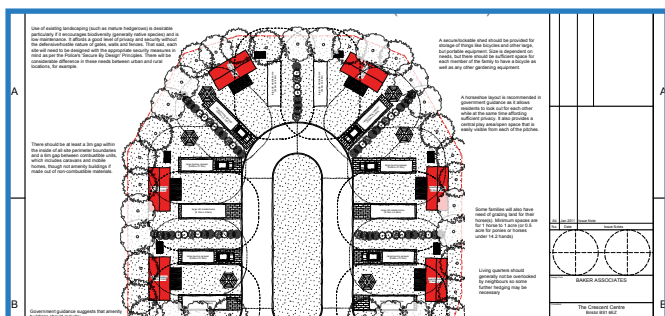


Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

Site Options Report: Part 2 East Dorset Site Assessments



Produced by Baker Associates on behalf of Dorset councils

Contents

Part 2: Site assessments

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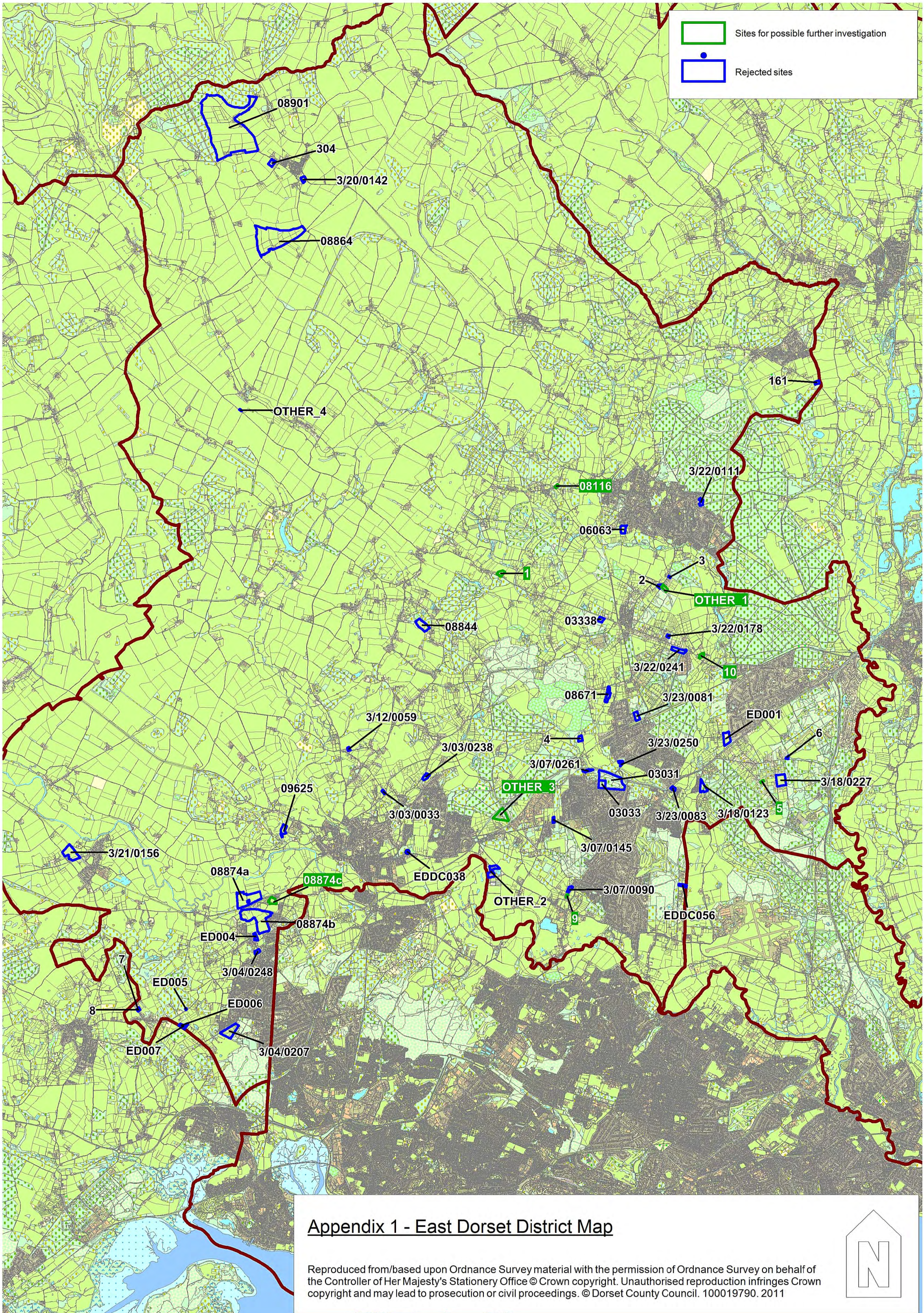
Appendix 2: Stage 1 assessment report

Appendix 3: Stage 2 - Shortlisted sites

Appendix 4: Stage 2 - Rejected sites

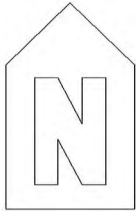
Appendix 5: Stage 2 - Sites for possible further investigation

- Sites for possible further investigation
- Rejected sites



Appendix 1 - East Dorset District Map

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Site ref: 03031

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	
Red	Red	Red	Green	Green	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange		Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: 03033

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		
Red	Red	Red	Green	Green	Red	Red	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange	N/A	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: 03338

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange	N/A	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 06063

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	N/A	N/A	Green	N/A	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08116

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	N/A	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08671

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	N/A	Orange	Orange	Orange	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08844

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	N/A	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08864

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	Orange	Green	Green	Green	N/A	Green	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08874a

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	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Orange	Orange	Orange	Orange	Orange	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08874b

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	Orange	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Orange	Orange	Orange	Orange	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08874c

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	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	Orange	Orange	Orange	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 08901

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	Orange	Green	Green	Green	N/A	Green	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 09625

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	N/A	Orange	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	N/A	N/A	Orange	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 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	
Orange	Orange	Orange	Green	Green	Green	Green	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 161

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	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 2

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	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 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		
Orange	Orange	Orange	Green	Green	Green	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 3/03/0033

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	N/A	Orange	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/03/0238

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/04/0207

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/04/0248

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/07/0090

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	Orange	Orange	Green	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/07/0145

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	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Orange	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/07/0261

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/12/0059

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/18/0123

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange	Green	Green	Green	Green	N/A	Green	N/A	Orange	Orange	Orange	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/18/0227

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/20/0142

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	Orange	Green	Green	Green	N/A	Green	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/21/0156

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	N/A	Orange	Orange	Orange	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/22/0111

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	Green	Orange	Green	Green	Green	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/22/0178

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	N/A	Green	N/A	Green	Orange	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/22/0241

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green				N/A	Green	Green	Orange	Orange	Orange	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/23/0081

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	N/A	Green	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/23/0083

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	Orange	Orange	Green	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 3/23/0250

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Orange	Green	Green	Green	Green	N/A	Green	N/A	Orange	Orange	Orange	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 304

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	Orange	Green	Green	Green	N/A	Green	N/A	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 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	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Orange	Orange	Orange	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 5

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	Green	Orange	Green	Green	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 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	Green	Orange	Green	Green	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: 7

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	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 8

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	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: 9

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	Green	Orange	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: ED001

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	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Orange	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	Green	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: ED004

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	Green	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: ED005

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	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Red

Recommendation

Consider at stage 2

Site ref: ED006

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	Orange	Orange	Green	Green	Orange	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: ED007

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	Orange	Orange	Green	Green	Green	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: EDDC038

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	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Orange	N/A	N/A	Orange	Green	Green	Green	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: EDDC056

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	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Orange	Orange	Orange	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: OTHER_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
Orange	Orange	Orange	Green	Green	Green	Orange	Green	N/A	Green	N/A	Green	Green	Orange	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: OTHER_2

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	Orange	N/A	N/A	N/A	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: OTHER_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	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Orange	Green	Green	Green	Green	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: OTHER_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		
Green	Green	Green	Green	Orange	Green	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Orange

Recommendation

Consider at stage 2

Appendix 3: Stage 2 - Shortlisted sites

There are none.

Site ref	Site name	Settlement	Reason for rejection
161	Rifle Club, Hillbury Road, Alderholt	Alderholt	The site is not available and has therefore been discounted at stage 2.
7	Plot 10/11 Poole Road	Barrow Hill	The site is in Green Belt and therefore special circumstances would be required to justify allocation, however Highway authority objection to the increased use of the access in this location make the site unachievable.
8	Plot 12/13 Poole Road	Barrow Hill	The site is in Green Belt and therefore special circumstances would be required to justify allocation, however Highway authority objection to the increased use of the access in this location make the site unachievable.
3/03/0033	Land adjacent to Smugglers Lane	Colehill	The site is rejected for being unsuitable due to its negative impact on landscape, Green Belt and Conservation Area status.
3/03/0238	Land off Colehill Lane	Colehill	The site is not available and has therefore be discounted at stage 2.
EDDC038	Leigh Road	Colehill	Rejected at stage 2 due to the cumulative potential impacts, including landscape, Green Belt. residential amenity, access and effect on adjacent country parks/recreation use.
08874a	County Farm - North of the A31	Corfe Mullen	Reject at stage 2 due to flood, Green Belt and landscape impacts.
08874b	County Farm - Brog Street	Corfe Mullen	Rejected due to landscape, Green Belt, recreational use, residential amenity, access and conservation considerations.

Site ref	Site name	Settlement	Reason for rejection
3/04/0207	Land at Naked Cross	Corfe Mullen	Unsuitable given proximity to protected heathland and other potential impacts including access and Green Belt.
3/04/0248	Land at Blandford Road and Newtown Lane	Corfe Mullen	Potential landscape, protected heathland, access and residential amenity issues result in this site being rejected at stage 2.
ED004	Violet Farm	Corfe Mullen	The site is not available and has therefore been discounted at Stage 2
ED005	Land adj Rushall Park Riding Stables	Corfe Mullen	The site is not available and has therefore been rejected at stage 2.
ED006	Newlands	Corfe Mullen	Rejected due to negative impact on the Green Belt and surrounding landscape incapable of acceptable mitigation
ED007	Jemeck	Corfe Mullen	Rejected due to negative impact on the Green Belt and surrounding landscape incapable of mitigation.
3/07/0090	Land off Angel Lane	Ferndown	The site has been rejected at stage 2 due to its proximity to protected heathland and Site of Special Scientific Interest (SSSI).
3/07/0261	Land at 140 Ameysford Road	Ferndown	The site has been rejected at stage 2 due to its proximity to protected heathland, poor access and proximity to neighbouring residential properties

Site ref	Site name	Settlement	Reason for rejection
3/23/0083	Land at St Leonards Farm	Ferndown	Rejected due to proximity to protected heathland. It should be noted that development is already located between the sites and this designated heathland.
08844	County Farm - Gaunts Common	Gaunts Common	Landscape and Green Belt issues make this site unsuitable and therefore it has been rejected.
3/12/0059	Plot to the rear of 29 Grange Lane	Grange	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The owner has confirmed that the site is not available for Gypsy and Traveller uses.
OTHER_4	Site at Sovell Down	Gussage St. Michael	The site is in a very isolated location and would require measures to ensure suitable and safe access onto a minor road. There are few physical constraints, the site is brownfield and is unlikely to have any wider impact upon the landscape or adjoining uses. However, the owner has confirmed that the site is not available.
OTHER_2	Little Canford Depot	Hampreston	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site is considered suitable with appropriate mitigation, however it is not available for Gypsy and Traveller use.
6	21 Barnsfield Road	Hants	Rejected due to proximity to heathland and the negative impact on the greenbelt and landscape in this area.
03338	Former Mannington Gypsy site	Mannington	The site should be rejected due to proximity to protected heathland and planning history/availability issues.

Site ref	Site name	Settlement	Reason for rejection
08864	Thorneydown Farm	Six Penny Handley / Cashmoor	This large site is very exposed and the only opportunity would be adjacent to the farm buildings. It is considered that the site is unsuitable and unlikely to be available for Gypsy and Traveller use in the short term.
08901	County Farm - Common Road	Sixpenny Handley	Rejected at stage 2 on landscape grounds.
3/20/0142	Land at Red Lane	Sixpenny Handley	The site would require appropriate landscaping mitigation and access to make the site suitable. However, it is not available for Gypsy and Traveller uses.
304	Farmland at Common Road, Sixpenny Handley	Sixpenny Handley	Rejected at stage 2 on landscape grounds.
3/18/0123	Land adjoining St Leonards Hospital	St Leonards	The site should be rejected at stage 2 for its recreational value and landscape and ecology impact.
3/18/0227	Field on Foxbury Road	St Leonards	Rejected due to proximity to protected heathland.
ED001	Land north of A31/Guppy's Farm	St Leonards	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The owner has confirmed that the site is not available for Gypsy and Traveller uses.
3/07/0145	Land adjoining 415 Wimborne Road East, Stapehill	Stapehill	Reject due to proximity of protected heathland.

Site ref	Site name	Settlement	Reason for rejection
3/21/0156	Black Horse Farm	Sturminster Marshall	A small part of this site could be suitable for development for Gypsy and Traveller uses and avoid an unacceptable impact on the openness of the Green Belt with suitable mitigation, but the site is not available.
3/22/0178	Land to the north of Sandhurst Drive, Three Legged Cross	Three Legged Cross	Rejected due to negative impact on protected heathland and openness of the Green Belt.
3/22/0241	Land adjacent to Woolsbridge Industrial Estate, Three Legged Cross	Three Legged Cross	Rejected due to landscape and ecology reasons.
06063	Land at Margards Lane	Verwood	Rejected due to proximity to protected heathland.
2	Harkwood Acres	Verwood	The site has been rejected. If intensification of use on the site was possible within the PDL section of the site (required to address landscape concerns) the site would still result in a net impact on protected heathland.
3	Land Adj. White Lodge	Verwood	The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site is within 400m of Dorset Heathlands and development would therefore be contrary to policy.
3/22/0111	Land at Noon Hill Road, Verwood	Verwood	Rejected on the grounds of its proximity to protected heathland.
08671	Gullivers Farm	West Moors	Suitable parts of the site are located in the flood plain and therefore the site has been rejected at stage 2

Site ref	Site name	Settlement	Reason for rejection
3/23/0081	Land at Blackfield Farm	West Moors	Rejected due to proximity to heathland and hope value for housing due to sites reserve housing allocation status.
3/23/0250	Land off Station Road	West Moors	Suitable parts of the site are located in the flood plain and therefore the site has been rejected at stage 2.
4	Acorn Nursery	West Moors	Suitable parts of the site are located in the flood plain and therefore the site has been rejected at stage 2.
EDDC056	Land at Barrack Road	West Parley	Rejected due to proximity to protected heathland and negative landscape and Green Belt impacts.
09625	Land south of Queen Elizabeth School	Wimborne Minster	The site has been rejected at Stage 2 due to access, landscape and ecology impacts.

Site ref	Site name	Settlement	
08116	Chipping Depot Woodlands	Woodlands	
Site address			
Verwood Road			
Description of site			
The site is located south of Verwood Road in Woodlands and comprises a County Council gravel depot. The site has two potential accesses from Verwood Road and is located near the edge of the settlement. Surrounding uses include residential properties to the south and west and woodland to the north and east.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
No known planning history			
Policy constraints			
Local Plan policy GB1 - Green Belt Local Plan policy LSCON2 – Area Great Landscape Value			
Availability			
The site is in public ownership (Dorset County Council) and is seen as strategically important for storage in the East Dorset area. However, the County Council have confirmed there may be potential for some of the site to be developed for Gypsy and Traveller uses.			
Topography			
The site is relatively flat.			
Accessibility to services (by car): GP surgery (m)		Primary school	Shop
2609		3423	2809
			Bus stop
			249
Site Access			
Adequate or good access. Adequate or good standard of road.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
The site already has two access points which could be utilised. Highway authority comments: Highway access could be made acceptable in terms of surface and visibility.			
Green Belt assessment			
In 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. Given the site is already in use as a depot and already impacts on the openness of the Green Belt, there is unlikely to be a net increase.			
Landscape assessment			
Impact capable of mitigation The site comprises previously developed land (PDL) and is therefore considered to be an appropriate site for development. Further boundary screening will be required to minimise its local impact, with particular attention being given to reinforcing screening alongside the road and adjoining residential properties.			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat PDL site not assessed			

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

The site is near some residential properties and appropriate mitigation will be required to address any potential impacts and ensure the site does not negatively impact on the wider landscape or residential amenity.

Achievability

No abnormal site constraints needing to be overcome

Available and potentially suitable without major mitigation. This achievable site should be considered further

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. Part of the site may be suitable, available and achievable for Gypsy and Traveller use, given the current uses impact on the Green Belt and subject to mitigation to maintain adjacent residential amenity.

**Potential yield**

2013-18	3
2018-23	0
2023-28	0

Site ref	Site name	Settlement	
08874c	County Farm - Candy's Lane	Corfe Mullen	
Site address			
County Farm			
Description of site			
The site comprises part of a larger County farm located to the North of Corfe Mullen. The site is accessed from Candy's Lane and is largely agricultural land. The fields off Candy's Lane are surrounded by the dismantled railway line to the south, residential properties to the east, a Caravan park and scrap yard to the west and the A31 and Sewage works to the north.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
No known planning history			
Policy constraints			
Local Plan policy GB1 Green Belt.			
Availability			
The site is in public ownership (Dorset County Council) although currently leased to a tenant. The County policy is not to sell this land, but there may be potential to rent a small part of it out in the medium term. Given likely lease arrangements for farm land, it might not be available in the short term.			
Topography			
The site is elevated forming the southern valley slopes of the Stour valley.			
Accessibility to services (by car): GP surgery (m)	Primary school	Shop	Bus stop
3766	3440	2823	321
Site Access			
Adequate or good access. Adequate or good standard of road.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
Lower areas of this sloping site are subject to flood risk. The site has reasonable access from Candy's Lane which narrows along the central section. Highway authority comments: Candy's Lane itself is narrow and has no footways although speeds are relatively slow. The exact point of access is unknown but several of the existing accesses have substandard visibility so this should be considered.			
Green Belt assessment			
In 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. The site has harsh urban edges and fringe development that already impacts on the Green Belt. This fringe area could, with appropriate mitigation, accommodate development.			
Landscape assessment			
Impact capable of mitigation			
The site has a generally well defined rural character and much of the land is exposed to views from the north; this tract of land contains much of Corfe Mullen to the south. The only potential opportunity to locate a small development would be at the northern lower edge between the sewage works and edge of the caravan park to the west, and immediately south of the development flanking the A31, although this would depend upon the scope to achieve an acceptable access.			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

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

Potential impact on site from adjacent uses

Summary of potential impacts

Adjacent uses such as the scrap yard, caravan park and sewerage works will all need to be taken into consideration in site design and layout if they are to be appropriately addressed. Noise from the A31 is also a potential issue, given the areas elevated position.

Achievability

Site constraints capable of mitigation but extent and costs unclear

Site access details remain to be resolved, but the site is potentially achievable and should be considered further.

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. The majority of the site is unsuitable, but a remaining section near the A31, caravan park and sewerage works should be considered further to determine its suitability and availability. Access may be possible near adjacent farm buildings on Candy's Lane.



Potential yield

2013-18	0
2018-23	0
2023-28	10

Site ref	Site name	Settlement		
1	Twin Acorn	Horton		
Site address				
Horton Road				
Description of site				
The site comprises agricultural buildings and hardstanding to the North of the Horton Road. At the time of survey there did not appear to be any unauthorised activity. The site is accessed from the Horton Road and is raised up above the road level, there are several existing buildings all of which appear to be in use.				
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
This site is currently not in use and is the subject of a confirmed Enforcement Notice preventing its use as a caravan site, which the council has chosen to under-enforce in the past. The site lies in the Green Belt.				
Policy constraints				
Local Plan policy GB1 - Green Belt Local Plan policy LSCON2 – Area Great Landscape Value Local Plan policy TRANS1, TRANS2, TRANS3, TRANS5 – District Distributor Roads (road south of site)				
Availability				
We have been unable to contact the owner to establish past use and future intentions for the site. Availability at this stage is unconfirmed but given its past use should be considered further				
Topography				
The site is relatively flat, but raised up above the main road to the south.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
4528		4462	3807	1454
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
Access via the existing access is considered suitable subject to highway authority approval. Highway authority comments: Visibility to the west may be restricted due to road alignment. Speed limit is 40mph but vehicle speeds often higher.				
Green Belt assessment				
In 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. Given the nature of the existing site there may be scope to include a unit as long as this is closely associated with/concealed by existing development, without undue additional harm.				
Landscape assessment				
Impact capable of mitigation				
The character of this area is becoming eroded by piecemeal development and ancillary uses, and this is all too evident along much of Horton Road. However, given the nature of the existing site (and assuming development is authorised) there may be scope to include a unit as long as this is closely associated with/concealed by existing development, without undue additional harm to landscape character (although this would need to be assessed through wider study, particularly in relation to views from the north). However, any such development that may be allowed must deliver substantial landscape improvements to the site so that an overall net benefit is achieved. If this is not possible development should not be permitted.				
Ecology assessment				
No unacceptable impact on ecology, protected species or habitat				

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

The site is near other residents properties and an appropriate buffer will be required to address any potential impact. Green Belt and Landscape issues will require extensive mitigation

Achievability

Site constraints capable of mitigation but extent and costs unclear

The site is considered achievable if the site is available and appropriate mitigation doesn't undermine viability

Conclusion

The site is in the Green Belt and therefore special circumstances would be required to justify its allocation. Landscape and Green Belt issues will require more detailed consideration but, if available, the site should be considered further.

**Potential yield**

2013-18	8
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
10	Oakley Farm	Three Legged Cross		
Site address				
Oakley Farm				
Description of site				
The site is in mixed use including a residential property near the road frontage and agricultural/commercial storage. The extent of the site need to be determined but it can be accessed from Ringwood Road and appears to comprise several fields to the rear of the initial yard. Surrounding uses includes a caravan park to the east, Ashley Heath Industrial estate to the north and agricultural/residential buildings to the south and east. (Alternative ref ED016)				
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
This site has a history of unauthorised use by Travellers, supported by the landowner. In January this year there were 3 touring vans on site.				
Policy constraints				
Local Plan policy NCON1, NCON2 – International Designation Local Plan policy GB1 - Green Belt				
Availability				
The owner has confirmed that he has allowed Gypsies and Travellers to stay over the summer as they pass through. The site has been confirmed as available, but confirmation is required whether this is for permanent or transit use.				
Topography				
The site appears to be largely level, lying close to the floodplain of Moors River.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
3079		3075	1611	934
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
The existing access could be suitable but might require some improvements. Highway authority comments: Vehicular access onto the C2 Ringwood Road is probably OK although there is a potential visibility issue to the west.				
Green Belt assessment				
In 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. Gypsy and Traveller use on the core (developed) part of the site is not considered to result in a net increase in the impact on the Green Belt. However development on the open sections of the site at the rear of the site would have a negative impact.				
Landscape assessment				
No unacceptable impact on landscape				
Whilst vegetation does provide some localised screening, the presence of scattered development is evident and the buildings and activities are apparent through the site entrance and through trees on the south eastern boundary approaching the site along the road from the south east. The site of the bungalow is PDL; adjoining parts may also be PDL and are also likely to be suitable for G&T development. However the status of open storage areas to the north is less clear; the grass areas are clearly undeveloped land. The strategy should be to limit development to PDL and achieve landscape improvements by ensuring that any unauthorised activities are pulled back to the developed core of the site. The south eastern boundary trees should be retained and ideally reinforced to limit views				
Ecology assessment				
Impact capable of mitigation				
The county ecologist says: Constraint of proximity to European designated heathland likely to override need for development in this location unless part of site within 400m can be omitted; if it can then development may be possible with appropriate mitigation of effects on heathlands in line with JDHIPP / emerging JDHDPD				

Site ref	Site name	Settlement		
5	51 Wayside Road	St Leonards		
Site address				
Wayside Road				
Description of site				
The site is located of Wayside Road, south of St Leonards within an area of development outside the defined settlement boundary. The site is well developed including an existing residential building and areas of driveway. The site is accessed similar to other properties on Wayside road. The site has a strong boundary brick wall and gate. Surrounding uses include a mix of low density residential and agricultural land representative of this area of St Leonards.				
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
There are 2 residential units on part of the site, which are lawful, and at the time of the January Count there was also 1 static van, 1 touring van and 2 camper vans which were unauthorised on the site. This site lies in the Green Belt and has been the subject of Council interventions over the years. The SHLAA has excluded sites in this area: Site is located wholly outside or is unrelated to defined list of settlements in Appendix D of methodology – except rural exception sites				
Policy constraints				
Roads (site north of road) Local Plan policy NCON1, NCON3, NCON4, NCON5 – SSSI Local Plan policy NCON1, NCON2 – International Designation Local Plan policy GB1 - Green Belt				
Availability				
Availability for intensification on site needs to be confirmed with the owner/occupier				
Topography				
The site is relatively flat				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
2708		4449	4355	1488
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
Existing access is suitable. Highway authority comments: Wayside Road is a private road and there are no safety issues which affect the public highway. Vehicle access is OK.				
Green Belt assessment				
In 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. The principal concern is that the area contains many similar plots which are, as yet, undeveloped and which, if developed incrementally, would lead to a cumulative and negative impact on the area and would conflict with Green Belt purposes, leading to sprawl and exacerbate the existing perception of encroachment into the countryside.				
Landscape assessment				
Impact capable of mitigation				
The site is already developed and in lawful use. It is contained on either side by development, and screened from Wayside Road (public views from other aspects are not available) by a rather harsh tall brick wall and developing conifer screen behind.				
Ecology assessment				
Impact capable of mitigation				
The county ecologist says: Development may be possible with appropriate mitigation of effects on heathlands in line with JDHIPP / emerging JDHDPD. The site is located outside 400 metres of protected 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

The remaining issue to be addressed is the increased impact on the Green Belt. At this stage the site should be considered further to determine if development contained within the existing site boundary would adversely impact on the openness of the Green Belt.

Achievability

No abnormal site constraints needing to be overcome

If available for intensification the site is considered potentially achievable

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. However, there may be some potential for limited intensification of the site, to the rear of the current home, if available and required to meet future needs.

**Potential yield**

2013-18	0
2018-23	2
2023-28	0

Site ref	Site name	Settlement		
9	Site off Pompeys Lane	Ferndown		
Site address				
Pompeys Lane				
Description of site				
The site is located off Pompeys Lane, south of Ferndown. At time of survey the site was vacant although previously occupied. Pompeys lane is unmade and in a poor state of repair. Surrounding uses include woodland, industrial units and other residential properties to the south.				
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
Planning permission was dismissed at appeal in 2006 following a non-determination appeal (LPA ref 3/05/0535) to site 1 mobile home and 1 touring caravan to house 1 gypsy family and erect amenity block. The site lies in the Green Belt and appears to be currently unoccupied, but a touring caravan remains on the property.				
Policy constraints				
Local Plan policy GB1 - Green Belt				
Availability				
The site is available due to past planning history				
Topography				
The site is flat				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
2149		2229	2119	217
Site Access				
Poor access but capable of being improved.Road of adequate or good standard.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
Pompeys lane is an unmade track in poor condition, Access improvements are likely to be required. Highway authority comments: Pompeys lane is a private road. Access from Pompeys Lane onto Ringwood Road is adequate.				
Green Belt assessment				
In 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.				
Landscape assessment				
Impact capable of mitigation				
The site is generally well screened but forms part of a small scale landscape that defines and contains the southern edge of the built up area. Various other developments lie within the locality giving a fragmented landscape that is vulnerable to further erosion. As such the area is susceptible to further incremental infilling and piecemeal development which, whilst may be acceptable on a site by site basis, would lead to a gradual erosion of openness, rural character, and separation.				
Ecology assessment				
Impact capable of mitigation				
Not within 400m of Dorset heathlands.				

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

Potential impact on site from adjacent uses

Summary of potential impacts

A mix of existing uses are located along the Pompey's Lane including residential and employment uses. Landscape and Green Belt issues are the most significant constraints.

Achievability

Site constraints capable of mitigation but extent and costs unclear

The site is within the Green Belt, in close proximity to uses that have fragmented the openness of the countryside in this area. The site is achievable subject to further consideration and mitigation of these issues.

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site is potentially suitable subject to access improvements and landscape/Green Belt mitigation measures. The site is located in area which has been subject to the erosion of the openness of the Green Belt and whilst generally well screened is an issue that should be considered further.

**Potential yield**

2013-18	1
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
OTHER_1	Keith Acres	Verwood		
Site address				
Keith Acres				
Description of site				
The site comprises an existing caravan site, surrounded by other linear development along Verwood Road. Surrounding uses include residential properties to the north and west, and open countryside to the south and east. The site is flat and grassy. At the time of survey the site appeared in use for caravans.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input checked="" type="checkbox"/> Source: other				
Planning history				
Certificate of Lawful (CLU) use for touring caravans (15) between April and September each year.				
Policy constraints				
Local Plan policy NCON1, NCON3, NCON4, NCON5 – SSSI Local Plan policy NCON1, NCON2 – International Designation Local Plan policy GB1 - Green Belt				
Availability				
Site availability needs to be considered further. We have been unable to contact the owner.				
Topography				
The site is relatively flat.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
853		1417	1388	470
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Not affected by safety issues				
Summary of physical constraints				
Existing access is potentially suitable. Highway authority comments: Good vehicle access to Verwood Road.				
Green Belt assessment				
In 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. There is however potential for a transit use based on the existing Certificate of Lawful Use to result in no net impact.				
Landscape assessment				
Impact capable of mitigation Potential for transit use based on CLU to result in no net impact.				
Ecology assessment				
No unacceptable impact on ecology, protected species or habitat Existing CLU means transit use based on CLU may result in no net impact. The county ecologist says: Constraint of proximity to European designated heathland likely to override need for development in this location; would be worth reviewing the Inspectors' reports on appeals				

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

Protected heathland, landscape impact and availability.

Achievability

No abnormal site constraints needing to be overcome

The site is in current use as a touring caravan site and therefore the site is achievable for continued use as a seasonal transit site, if available.

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. The site is potentially suitable for use as a transit site due to the existing Certificate of Lawful Use for touring caravans. Availability remains to be determined however.

**Potential yield**

2013-18	15
2018-23	0
2023-28	0

Site ref	Site name	Settlement		
OTHER_3	Uddens (Cannon Hill) Plantation	Ferndown		
Site address				
Uddens Drive				
Description of site				
The site is a generally flat, triangular site dominated by dense plantation forestry, containing large pines, beech and sweet hazelnut species. Surrounding uses include the A31 to the north and other agricultural land on all other sides. The Castleman Trailway runs along the south west boundary.				
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other				
Planning history				
In 2008 the County Council considered the site as a potential transit site with two adjoining 15 pitch and 10 pitch areas.				
Policy constraints				
Local Plan policy GB1 - Green Belt Local Plan policy WIMC012 - Public access Local Plan policy ARCON1 - Archaeology Local Plan policy FWP12 - Castleman Trailway				
Availability				
The site is owned by the Forestry Commission and confirmed as potentially available.				
Topography				
The site is level.				
Accessibility to services (by car): GP surgery (m)		Primary school	Shop	Bus stop
3368		2689	1990	657
Site Access				
Adequate or good access. Adequate or good standard of road.				
Safety				
Likely to be affected by safety issues but this capable of mitigation				
Summary of physical constraints				
Proximity to the A31. Safety fences would be required. Current open access land and adjacent bridleway and Castleman Trailway. Highway authority comments: No issues.				
Green Belt assessment				
In 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.				
Landscape assessment				
Further assessment required A previous landscape appraisal (2008) commented: The Cannon Hill site falls within "Heaths, Plantations and Oakwoods" in terms of landscape character. In any design proposals it will be important to retain, conserve and enhance this landscape setting and character through sensitive and appropriate design considerations.				
Ecology assessment				
Further assessment required A previous landscape appraisal (2008) commented: There is potential for the site to support nesting birds, common protected reptiles, notable Dorset plant species and bats - protected species. Surveys will be required. A Landscape and Nature Conservation Plan / site management plan will be essential to mitigate the effects of proposed development.				

Historic assessment

No unacceptable impact on historic environment

A previous landscape appraisal (2008) reported the views of the County Archaeologist: According to the Dorset Historic Environment Record, nothing of archaeological significance has been recorded within the site. It was the County Archaeologist's view that there is no particular archaeological reason for concern about the site.

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

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

There is potential impact on the recreational enjoyment of this open access land. This could be mitigated by zoning uses (e.g. exempting land from open access and separating bridleways/footpaths). Ecology, landscape and Green Belt impacts remain to be resolved.

Achievability

Site constraints capable of mitigation but extent and costs unclear

Subject to appropriate design and mitigation the site is considered achievable.

Conclusion

The site is in Green Belt and therefore special circumstances would be required to justify allocation. There are ecology, landscape and recreation management constraints. However, a previous report indicates that it may be possible to mitigate these through a robust management plan. Further investigation is required but the site should be considered further.



Potential yield

2013-18	0
2018-23	25
2023-28	0



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Planners and Development Economists