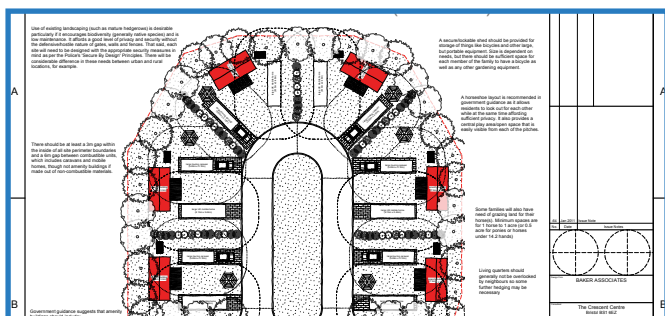


# Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

## Site Options Report: Part 2 North Dorset 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


Appendix 3: Stage 2 - Shortlisted sites

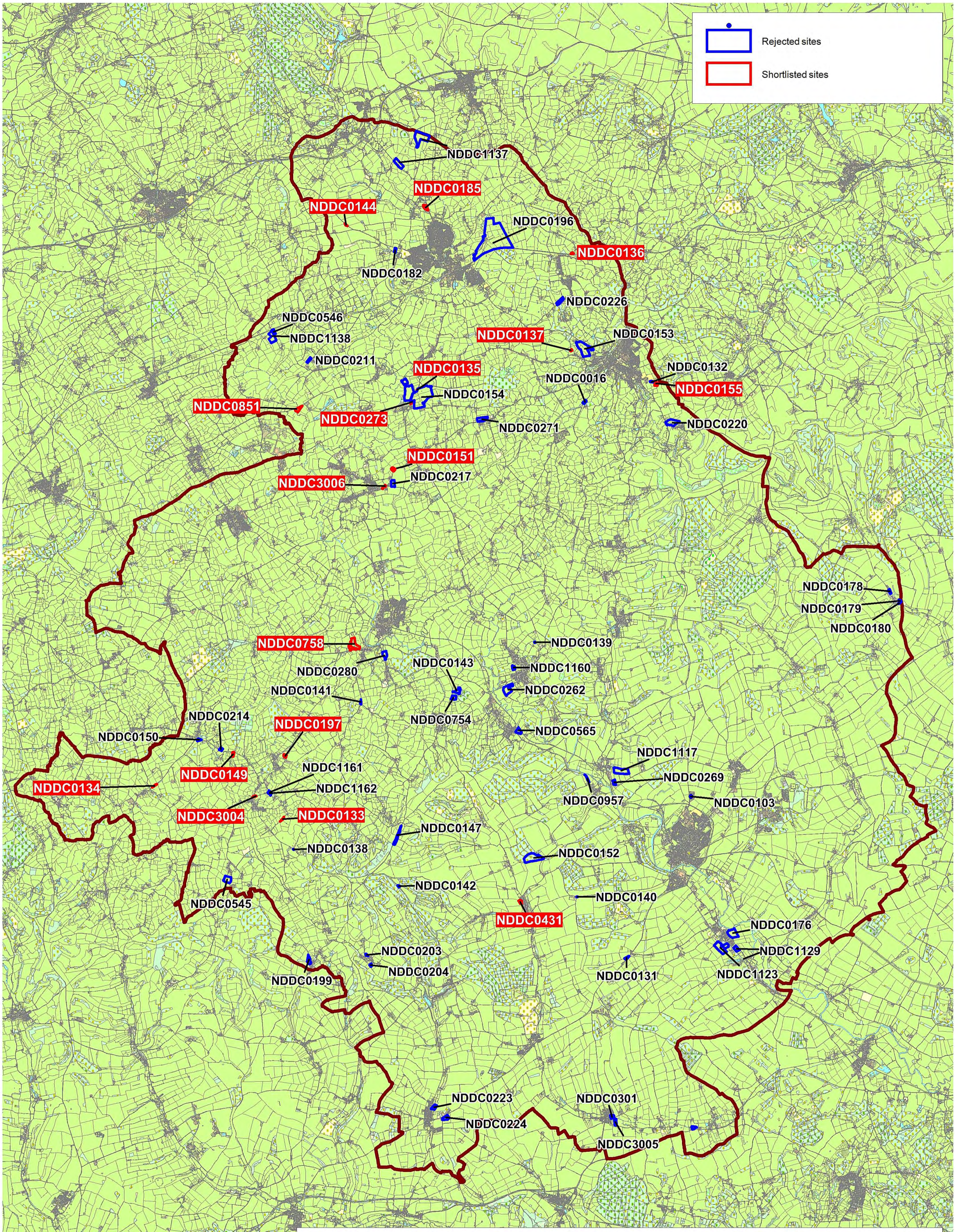
Appendix 4: Stage 2 - Rejected sites

Appendix 5: Stage 2 - Sites for possible further investigation



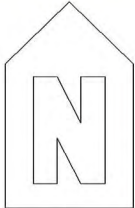


-  Rejected sites
-  Shortlisted sites



**Appendix 1 - North Dorset District Map**

Reproduced from/based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. © Dorset County Council. 100019790. 2011





Site ref: NDDC0016

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0103

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

**Recommendation**

Reject at stage 1

Site ref: NDDC0131

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0132

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0133

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0134

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0135

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0136

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0137

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0138

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0139

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0140

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0141

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0142

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0143

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

**Recommendation**

Reject at stage 1



Site ref: NDDC0144

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0147

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0149

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0150

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0151

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0152

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0153

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0154

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0155

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0176

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0178

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0179

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0180

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

**Recommendation**

Reject at stage 1

Site ref: NDDC0182

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0185

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0196

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	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Orange	Green	Green	Green	Orange

**Recommendation**

Consider at stage 2

Site ref: NDDC0197

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0199

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0203

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0204

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0211

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0214

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0217

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0220

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0223

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0224

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0226

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0262

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0269

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0271

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0273

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0280

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0301

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0302

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0431

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0545

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0546

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0565

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0754

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0758

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

**Recommendation**

Consider at stage 2



Site ref: NDDC0851

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

**Recommendation**

Consider at stage 2

Site ref: NDDC0957

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1117

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

**Recommendation**

Reject at stage 1

Site ref: NDDC1123

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1129

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1137

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1138

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1160

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

**Recommendation**

Consider at stage 2

Site ref: NDDC1161

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	N/A	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	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: NDDC1162

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	N/A	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	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: NDDC3004

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

**Recommendation**

Consider at stage 2

Site ref: NDDC3005

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

**Recommendation**

Consider at stage 2

Site ref: NDDC3006

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	Orange	Green	Green	Green	N/A	N/A	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

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0144	Land at Woodhouse Cross	Gillingham		
<b>Site address</b>				
Land at Woodhouse Cross				
<b>Description of site</b>				
A small roadside site, located to the south of the B3081 in open countryside to the west of Woodhouse Cross, west of Gillingham. The site is partially contained along roadside by some scrub and slightly raised earthworks in wide verge, with tall hedgerow curving around the west side. The site is currently occupied by caravans, lorries and cars.				
<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>				
This is a site tolerated by DCC and is currently occupied. DCC has previously considered the site as one of their preferred transit sites within the County. It is however relatively small and would probably only accommodate 3 pitches Relevant Planning History: None				
<b>Policy constraints</b>				
Local Plan Policy 1.33 Limestone Ridges Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is currently occupied by Travellers. The site has no strategic importance in terms of storage of materials by the County Council.				
<b>Topography</b>				
Level site situated on elevated ridge.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
4115		3286	3840	2838
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Likely to be affected but capable of mitigation				
<b>Summary of physical constraints</b>				
Proximity of site to road could cause safety issues, but landscaping could provide adequate mitigation. Highway authority: Site located off the B30181. High speed section of road subject to national speed limit. Visibility at the access could be improved.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site lies on broad rounded ridge within North Dorset Limestone Ridges LCA. The impact of the existing site is very limited and restricted to the immediate road frontage, where the wide verge provides an opportunity to provide screening (perhaps with a boarded fence set back in the site and a belt of hedge/scrub planting in front). Tree planting may also be introduced opposite the site at the back of the eastern verge which would further reduce longer distance views that may be available. There is little scope to reinforce the western hedgerow, which should be protected and retained. Although caravans within the site will be more apparent through this hedge in winter the site is very well concealed in views from the west. Overall, with suitable mitigation, the site is considered suitable in landscape terms.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat				



**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**

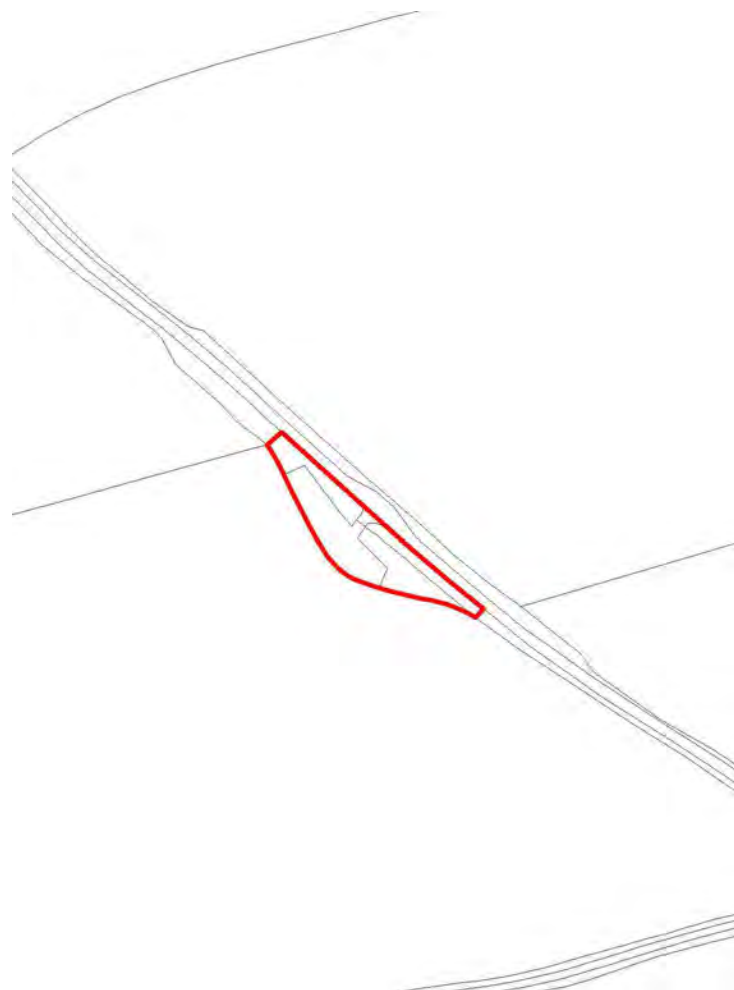
There are limited landscape impacts which could be softened through appropriate mitigation and screening.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

The site is suitable for Gypsy and Traveller uses subject to appropriate landscape screening.

**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>		
NDDC0133	Land at Thickthorn Lane	Hazelbury Bryan		
<b>Site address</b>				
Thickthorn Lane				
<b>Description of site</b>				
A well established existing Gypsy site located on a long narrow site adjacent Thickthorn Lane, to the south of Hazelbury Bryan. Northern part of site occupied by at least two caravans within area of hard standing with southern part hard surfaced and containing debris (possibly following earlier G&T use), with small timber stable at southern end. Parts of roadside hedge removed and replaced by 2m high concrete block wall; new fence erected along central part of boundary. Eastern side formed by partial hedgerow. Pylons cross northern extremity of site.				
<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>				
This site contains an extended family, with over five caravans. The site has a longstanding history of being occupied. The site has now received permanent personal permission.				
<b>Policy constraints</b>				
Local Plan Policy 1.32 AONB Local Plan Policy 1.33 Chalk Uplands Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is currently occupied by Gypsies.				
<b>Topography</b>				
Broadly level site.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
8266		158	2328	158
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
The site is long and narrow but is currently occupied and therefore no overriding physical constraints exist. Highway authority comments: Site located off the C34. Existing access lacks adequate visibility onto the highway - could be improved if the adjacent wall/hedgerows are lowered/trimmed/set back?				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Unacceptable impact of site upon landscape not capable of mitigation Site located within an area of high quality and strong rural character just within the edge of the AONB, within the South Blackmore Rolling Vales LCA. The site is locally intrusive, with local views into it from the lane and across fields from the south; these views are likely to be more open in winter and the narrowness of the site indicates little if any scope for mitigation through further planting. The treatment of the much of the roadside frontage is wholly at odds with the attractive and otherwise strong rural character of the lane which forms the edge to the AONB. Permitting development on the site is likely to make it difficult to resist further development in the other, already disturbed parts, which has the same character. Overall, development of the site is inappropriate in the high quality landscape of the AONB.				
<b>Ecology assessment</b>				
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**

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 locally intrusive from a landscape impact perspective.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

Whilst the site is locally intrusive from a landscape perspective there may be some opportunity to soften impact through mitigation measures.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0149	Little Crate Farm	Hazelbury Bryan		
<b>Site address</b>				
The Common				
<b>Description of site</b>				
Existing temporary Gypsy site located on a rectangular strip of land within open countryside to the east of Kings Stag and west of Woodrow, and to the south of The Common. The northern part appears to be occupied by a low rise chalet-style dwelling and caravan, some sheds and hardstanding accessed off the narrow lane (also a Byway Open to All Traffic) to the west. The boundaries on all sides are formed by thick hedgerows. A detached house to the west has views towards the site although a belt of trees and the roadside hedgerow appear to provide a good level of screening. There are open views into the site to the caravan through the site entrance.				
<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 checked="" 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>				
This site contains one family and 1 caravan. A personal, temporary planning permission was granted in 2007 and expires on 31 October 2011. Relevant Planning History: 07/0832				
<b>Policy constraints</b>				
Local Plan Policy 1.33 Blackmore Vale Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is a well established site in Gypsy and Traveller use.				
<b>Topography</b>				
Gently sloping to south.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
8104		2665	2213	1355
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
No overriding physical constraints. Highway authority comments: Site located off the D31815. Junction with main road is poor, in terms of available visibility to the east - could be improved by the removal/setting back of hedgerow.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site lies in South Blackmore Rolling Vales LCA. It is well contained, except at site access, and existing low profile development has no appreciable detrimental impact on the character of the locality or views. However, development should be limited to the northern part of the site and existing tall hedgerows should be retained and protected; reinforcement of the northern hedgerow would be beneficial and the site access remaining discrete.				
<b>Ecology assessment</b>				
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 has no appreciable landscape impact and any potential impact on nearby existing residential properties is screened by vegetation and hedgerow..

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

This existing available site is suitable for Gypsy and Traveller uses. However, development should be limited to the northern part of the site.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC3004	Land at Pleck	Hazelbury Bryan / Pleck		
<b>Site address</b>				
Partway Lane				
<b>Description of site</b>				
Triangular site bounded by Partway Lane and Coney lane, a no through road with public access. The southern most part of the site contains an access to a large agricultural barn, adjacent feed silo and vehicle parking and circulation areas. To the north lies a large agricultural field. Power lines cross the northern part of the site. Mature hedgerows and trees on boundaries. Adjacent to community/utility building.				
<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 type="checkbox"/> <b>Source: other</b>				
<b>Planning history</b>				
SHLAA Site Ref: 2/24/0408 Site identified as suitable but not currently achievable in SHLAA. Outside settlement boundary therefore longer term potential for 65 dwellings (2012-2026). May wish to retain some employment use on the site.				
<b>Policy constraints</b>				
Local Plan Policy 1.24-27 Conservation Area (adjacent) Local Plan Policy 1.33 Northern Scarp Hills Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is available in principle but owners would like to enter further discussion as to price and terms.				
<b>Topography</b>				
Wonston sits on the northern edge of a ridge; the site is level in the south west corner, falling away gently to north east.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
9872		1680	162	360
<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>				
Power lines cross site. Possible contamination relating to lockups on site - old chicken sheds. Existing access on corner, may need improving. Highway authority comments: Existing access onto the C20 lacks adequate visibility to the south - difficult to improve due to high bank. Narrow approach roads.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site located in the South Blackmore Rolling Vales LCA. There is some limited scope to accommodate a well designed and sympathetic small scale development in the south western portion of the site (the yard area). This would not lead to a significant reduction in the gap between the two settlements. The removal of the barn and other related structures would be beneficial and mitigation in the form of boundary planting and strengthening would help to provided containment; planting in particular along the north eastern boundary of the yard would be essential, although development is likely to be locally prominent in the short to medium term until this is established. Consideration could be given to some low mounding (rather than a geometric bund) to provide initial enclosure along this edge.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat  There are no known ecological resources likely to be affected by redevelopment of this site.				



**Historic assessment**

Impact capable of mitigation

The site adjoins the northern end of the Conservation Area. The removal of the barn and other related structures would be beneficial and mitigation in the form of boundary planting and strengthening would help to provided containment and avoid any adverse impact upon the Conservation Area.

**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**

Proximity to existing residential property.

**Achievability**

Site constraints capable of mitigation but extent and costs unclear

Development may require demolition of shed/barn and site levelling. Identified in SHLAA as having long term potential for housing.

**Conclusion**

The southern part of the site, containing the existing barn/shed and surrounds may be appropriate for development, subject to improving the access and additional planting / screening.

**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>		
NDDC0197	Land at Military Lane	Kingston / Hazelbury Bryan		
<b>Site address</b>				
The Ferns Back Lane				
<b>Description of site</b>				
Two grass fields, the larger northern one of which incorporates a complex of four unscreened chicken sheds (part occupied by an engineering business) and related trackways. Site includes a house adjoining the access to the chicken farm. Site to the south of Military Lane to the east of Kingston. Hedgerow bordering Military Lane. Residential properties bordering the west of the site.				
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" 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>				
SHLAA Site Ref: 2/24/0409 Reasons for exclusion: Site is away from the main facilities in Hazelbury Bryan and extends settlement away from the main centre therefore excluded.				
<b>Policy constraints</b>				
Local Plan Policy 1.33 Northern Scarp Hills Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is available in principle but owners would like to enter further discussion as to price and terms.				
<b>Topography</b>				
Largely level.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
6097		2500	2689	211
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
No overriding physical constraints. Highway authority comments: Existing access onto back lane is okay - might need some minor improvement to visibility.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site within South Blackmore Rolling Vales LCA and a landscape of moderate to low quality locally, being fragmented by development along roads radiating from Kingston and urban fringe influences. Boundary hedgerows provide some local containment although the site is overlooked by some development nearby and there are views of the sheds from the road at the access. The best opportunity to accommodate development with minimum harm to the landscape and views from property appears to be within the north eastern part of the site where the existing buildings would provide containment in views, with access off the existing access. However, extensive mitigation will be required to reinforce the roadside vegetation to prevent views in winter and also to limit views from the entrance.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat  There are no known ecological resources likely to be affected by redevelopment of this site.				





<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0151	Site at Todber Road	Marnhull		
<b>Site address</b>				
Todber Road				
<b>Description of site</b>				
Recently formed G&T site occupying rectangular field of former pasture with internal fencing subdivisions; the north western end being occupied by one mobile home. Site located adjacent to the north of the B3092, located within open countryside to the east of Marnhull. Field contained by reasonable hedgerows on all sides containing some trees except along B3092 to south east where a new entrance has been formed giving views of entrance fencing and across site.				
<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>				
A personal temporary permission exists for 1 mobile home and 1 touring caravan for 1 Gypsy family expiring on 31 October 2013. Relevant Planning History: 09/0957				
<b>Policy constraints</b>				
Local Plan Para. 1.32 Key Road Network Local Plan Para. 1.32 Regular Frequent Bus Route Local Plan Policy 1.33 Limestone Ridges Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is currently occupied by a Gypsy family.				
<b>Topography</b>				
Level.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
1528		1244	1674	64
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
There are no overriding physical constraints.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site with reasonable access appears reasonably contained except in views from road; potential for views into site from adjoining rights of way which are likely to be more open in winter. The site appears to have been laid out to accommodate further pitches. Whilst some further development may be accommodated without significant further harm substantial mitigation should be incorporated into the site to reinforce the boundaries, screen fences, and close of the view from the road and provide privacy. The boundary hedgerows and trees should also be safeguarded. There is some risk of encouraging further speculative development in similar adjoining fields if this site were to be allowed which would lead to an unacceptable cumulative impact on the rural character of the area.				
<b>Ecology assessment</b>				
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**

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**

No appreciable potential impact, although footpath in next field but not directly adjacent.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

This site is available and suitable for Gypsy and Traveller uses, but further intensification in the immediate area should be resisted on cumulative landscape impact grounds.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC3006	Land at Crown Road	Marnhull		
<b>Site address</b>				
Crown Road				
<b>Description of site</b>				
A large grazing field on the eastern edge of Marnhull. The northern part slopes steeply down to Sodom Lane on the northern boundary, whilst the southern part is largely flat and abuts in two places the B3092 Crown Road. A footpath crosses the northern and western parts of the site. The southwestern part of the site is wooded and appears to be part of a former quarry. There is a house (The Pines), set in secluded grounds formed by dense vegetation which projects into the southern side of the site.				
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" 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>				
SHLAA Site Ref: 2/37/0432 Site included in SHLAA as suitable but not currently achievable. Outside of settlement boundary therefore longer term potential. Identified yield of 150 dwellings for potential delivery 2012-2026.				
<b>Policy constraints</b>				
Para. 1.32 Existing Distributor Road Para. 1.32 Regular Frequency Bus Route Local Plan Policy 1.33 Limestone Ridges Landscape Character Area Local Plan Policy 3.1 Rural Priority Area Local Plan Policy 4.10 North Dorset Cycleway				
<b>Availability</b>				
The landowner has expressed an interest in potential development of this site for Gypsy and Traveller uses. He confirms that the site is available.				
<b>Topography</b>				
Undulating southern part of site slopes gently then more steeply northwards.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
780		840	1642	7
<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>				
Northern part of the site slopes steeply. Access onto B3092 would require improvement. Highway authority comments: The existing agricultural access onto the B3092 is not ideal in terms of available visibility. Access could be gained from Sodom Lane?				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site lies within the North Dorset Limestone Ridges LCA. Much of the site is unsuitable for development due to visual exposure and topography. The south western part contains a former quarry and this has produced a discreet sunken area immediately west of The Pines. This may provide an opportunity for a discreet low impact development although access is a constraint. Significant mitigation would be required, particular to provide containment in local views from houses to the west. Whilst the south eastern corner of the site may also offer a reasonably discreet location for development, it is not considered suitable as development would erode the rather narrow gap that separates development.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat  There are no known ecological resources likely to be affected by redevelopment of this site.				



## Historic assessment

Impact capable of mitigation

There are two listed buildings in proximity to the site. Shaston View (Grade II) and Laburnham Cottage (Grade II). Development could be achieved without adversely affecting the setting of these buildings.

## 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 capable of mitigation

## Summary of potential impacts

There are residential amenity issues relating to proximity of properties on western edge and related to property on southern boundary. There are 2 listed buildings adjacent to the site.

## Achievability

Site constraints capable of mitigation but extent and costs unclear

Topography to north makes this part of the site expensive to develop. Identified in SHLAA as having long term potential for housing.

## Conclusion

A small part of the site on the south eastern boundary may be capable of development, with mitigation. On the south western boundary, the former quarry could also be investigated further although there appear to be access constraints.



### Potential yield

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

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0185	Plant World	Milton on Stour		
<b>Site address</b>				
Kendall Lane				
<b>Description of site</b>				
Largely developed site of plant nursery (Plantworld) to the south of Milton on Stour and north of Gillingham, with buildings, glasshouses/polytunnels, yard, and storage areas. Some good boundary vegetation providing enclosure particularly to southern edge along much of Kendall's Lane. Access off Kendall Lane and new access formed off B3092 along eastern boundary.				
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" 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>				
SHLAA Site Ref: 2/20/0488 Reasons for exclusion: Not directly associated with a settlement and due to proximity/desirability of linking Milton-on-Stour to Gillingham, excluded for potential.				
<b>Policy constraints</b>				
Local Plan Para. 1.32 Existing distributor road and frequent bus route Local Plan Policy 1.33 Blackmore Vale Local Plan Policy 3.1 Rural Priority Area Local Plan Policy Drainage Requirement MS1				
<b>Availability</b>				
This site is not at the moment but may be in future, depending on how the current retail season goes. The owner is positive about possible use for Gypsies and Travellers. The Council, however, does not wish to threaten the current business in any way.				
<b>Topography</b>				
A level site set within broadly level surroundings.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
788		584	3480	337
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
Large buildings on site. No other obvious physical constraints. Highway authority: Access onto Kendall lane is poor and the increased use of the junction of this lane with the B3092 would be resisted. The new access from the site onto the B3092 is of an acceptable standard.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Generally quite well contained site with parts suitable for redevelopment without wider harm, although boundary vegetation should be respected, reinforced, and managed. Planting required along B3092 to provide containment, especially near new access and cut down views into site. Hedgerow to the north also requires reinforcement to provide comprehensive screen to edge of Conservation Area which lies not far to the north. A sensitive treatment is required due to the site's location on the approach to the village, proximity to a large house, and immediately adjoining a house on west side where a sensitive edge treatment is required.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat  There are no known ecological resources likely to be affected by redevelopment of this site.				

**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**

Development would not have an adverse impact on the landscape although additional planting would be required to prevent impact on adjoining residential properties.

**Achievability**

Site constraints capable of mitigation but extent and costs unclear

Any development would need to be considered within the context of an existing commercial use.

**Conclusion**

If the site, or part of it, were to be made available in the future, the site is considered suitable for Gypsy, Traveller or Travelling Showpeople uses subject to retaining and enhancing existing landscaping and appropriate boundary treatment.

**Potential yield**

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



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0136	The Corner	Motcombe		
<b>Site address</b>				
Elm Hill				
<b>Description of site</b>				
Well established existing Gypsy site to the north of Elm Hill / Motcombe, immediately beyond the railway line, consisting of single storey chalet style house, garden and hard-standing and gates. Site bordered by hedgerows and trees to the south and accessed off a lane.				
<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 checked="" 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>				
The site contains one family and a single caravan. A personal temporary permission was granted in 1996 expiring on 30 September 2005. In 2001 permission enabled the caravan to be replaced by a wooden dwelling and extended the temporary period until 31 March 2011. A 2004 application sought removal of conditions and the subsequent appeal granted temporary permission until 30 June 2013. Relevant Planning History: 96/0220 98/0476 00/0582 01/0906 04/0671 04/1041				
<b>Policy constraints</b>				
Local Plan Policy 1.32 Blackmore Vale Local Plan Policy 3.1 Rural Priority Area Local Plan Policy MC1 Drainage Requirement				
<b>Availability</b>				
The site is currently occupied by a Gypsy family.				
<b>Topography</b>				
Level site with rising ground to north.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
6190		2408	1723	798
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
The site is a well established site with no overriding physical constraints. Highway comments: Site located off the C16. Narrow approach from the south due to height-restricted bridge. Access onto highway okay.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
No unacceptable impact on landscape An established site lying within the North Blackmore Rolling Vales LCA. Woodland lies to the south separating the site from the railway line on a high embankment. The north eastern boundary is defined by a watercourse and a strong hedgerow with trees which contains views from the land rising steeply to the north. These provide a high degree of enclosure. A hedge contains the site and much of the building from the lane with views limited to the site gateway. Existing development has little impact due to the high level of enclosure around the site. The existing single storey building is discrete. The site therefore has only a very local incidental impact on the character of the lane but intensification of uses, which would increase the scale of development and could impact on vegetation, should be resisted.				
<b>Ecology assessment</b>				
Impact capable of mitigation  The District Council has commented that it would probably would not want to see development so close to SSSI.				

**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**

Current site has little impact on the area but intensification or extension which could impact upon the existing vegetation should be resisted.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

A current well established site which is suitable for Gypsy use. However, intensification or extension is likely to have a landscape impact.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
NDDC0134	The One Oak	Pulham	
<b>Site address</b>			
B3143 east of Pulham			
<b>Description of site</b>			
Long narrow well established existing Gypsy site located off the B3143 in open countryside to the east of Pulham. Site contained mainly by tall hedgerows containing saplings. Northern part appears to contain a building (possible park home) and area of hard standing, accessed approximately at mid point off frontage with B3143; visibility is poor. The southern part tapers to a point at the southern end and shows signs of disturbance and contains a (stored?) caravan; a small length of the roadside hedge south of the access has been removed and replaced by close boarded timber fence.			
<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>			
The site contains one family and a single caravan. Personal temporary permission was granted in 1992 to 31 May 1995 and renewed in 1995. Removal of conditions was refused in 1996 but allowed on appeal on 24 February 1997, with temporary permission for any Gypsy family expiring on 31 May 2002. A new temporary permission was granted on 10 August 2005 expiring on 31 July 2008. Full personal permission was granted on 6 July 2010. Relevant Planning History: 88/1234 90/0672 92/0085 95/0243 96/0475 05/0635 10/0482			
<b>Policy constraints</b>			
Local Plan Policy 1.32 Blackmore Vale Local Plan Policy 1.32 Distributor Route Local Plan Policy 3.1 Rural Priority Area			
<b>Availability</b>			
The site is currently occupied by Gypsies.			
<b>Topography</b>			
Level site on elevated land.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
10260	4322	4406	39
<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>			
The site is currently occupied and there are no overriding physical constraints. Highway authority comments: Site located off the B3143. Dangerous access onto the main road. Could be improved but would require the removal/re-siting of around 300m of hedgerows.			
<b>Green Belt assessment</b>			
Not in Green Belt			
<b>Landscape assessment</b>			
Impact capable of mitigation Site within generally moderate to high quality landscape surroundings situated on broad ridge (Furze Hill) north east of Pulham, within Blackmore Vale LCA. Existing development is very discrete and, with the exception of the access, caravan and timber fence, is barely noticeable from the road. The vegetation is crucial to its containment and the poor visibility at the access close to a bend may necessitate removal of vegetation which would open up the site. If this can be avoided the existing site is suitable although boundary vegetation should be safeguarded and retained as tall hedgerows to maintain containment. The southern part of the site should not accommodate any development, the caravan removed, and the fence should ideally replaced/screened with a native hedge.			
<b>Ecology assessment</b>			
No unacceptable impact on ecology, protected species or habitat			

**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**

Proximity to a road may result in road noise. The southern part of the site has some landscape impact requiring mitigation.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

The site is currently available and suitable for Gypsy use subject to adequate screening and the removal of development at the southern end of the site.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0137	Site at Calves Lane	Shaftesbury		
<b>Site address</b>				
Calves Lane				
<b>Description of site</b>				
Existing Gypsy site comprising various sheds and storage areas, and possibly a dwelling, contained on most sides by thick hedgerows (containing much elm) accessed through a gateway off single track Calves Lane, in open countryside to the west of Shaftesbury. No adjacent residential properties. Pylon adjacent to site.				
<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 checked="" 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>				
The site contains one family and a caravan. Planning permission was initially granted through 2/96/0286/41. This granted a temporary permission expiring on 30th September 2005. It was also made personal to Mr and Mrs Cooper and their son. Permission 2/2002/0125 extended the length of the temporary period until 30 April 2011 and this permission has now been made permanent. Relevant planning history: 96/0286 02/0125 08/0845 08/1096				
<b>Policy constraints</b>				
Local Plan Policy 1.3 Chalk Uplands Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is currently occupied by a Gypsy family.				
<b>Topography</b>				
Gently sloping to south west.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
2269		1463	1505	170
<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>				
The site is a well established site with no overriding physical constraints. Highway authority comments: Site located off the D30808. Narrow approach roads in both directions. Junction of this road with the B3081 to the north is sub-standard, in terms of available visibility. Existing access lacks adequate visibility onto the highway - could be improved if the adjacent hedgerows are lowered/trimmed/set back.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Partly developed site which is difficult to see from Calves Lane, located in North Blackmore Rolling Vales LCA, on northern edge of an area of poor landscape quality which has been disturbed by horse related activities. Site not apparent in wider views although encroachment into field to the north is apparent. Site appears well contained from most aspects in summer although visibility likely to be more evident in winter, especially from lane. High proportion of elm in hedgerows indicates potential for site to become more apparent when it succumbs to disease. South western part of site appears most contained. Area with existing buildings considered suitable for development; hedgerows should be reinforced, particularly to lane and to north, and area adjoining lane kept free of development.				
<b>Ecology assessment</b>				
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**

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**

No overriding potential impacts, although some limited landscape impact adjoining lane and on land to north.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

A current well established site which is suitable for permanent Gypsy use. However, extension of development onto adjoining land to the north should be resisted.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
NDDC0155	Land east of Shaftesbury	Shaftesbury	
<b>Site address</b>			
Salisbury Road			
<b>Description of site</b>			
Part of larger flat grass field located to the south of the A30 Salisbury Road and immediately west of New Lane, to the east of Shaftesbury. Highway depot land lies to west. Reasonable hedgerow defines northern boundary with A30. Pair of cottages and detached house lie opposite north east corner. Level farmland lies to the south. Urban fringe location.			
<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 checked="" type="checkbox"/> <b>Source: other</b>			
<b>Planning history</b>			
Site previously considered by North Dorset District Council as a possible public Gypsy and Traveller site and recommended for development as a suitable site. Temporary 10 year permission for provision of 8 residential traveller pitches, site managers office and 2 amenity buildings, including all associated landscaping, parking and access: to form new traveller site (2/2010/1323)			
<b>Policy constraints</b>			
Local Plan Policy 1.16 Ground Water Source Protection Area Local Plan Para. 1.32 Key road network Local Plan Policy SB18 Outer Bypass Consultation Corridor			
<b>Availability</b>			
The site is owned by the District Council and a temporary permission for a New Travellers site has been granted on this site.			
<b>Topography</b>			
Level field.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
2075	2061	1838	673
<b>Site Access</b>			
Poor access but capable of being improved. Road of adequate or good standard.			
<b>Safety</b>			
Likely to be affected but capable of mitigation			
<b>Summary of physical constraints</b>			
Lack of a suitable access onto the A30. Development would require a new access to be created. Highway authority comments: Temporary permission granted for 8 pitches, accessed through the former depot.			
<b>Green Belt assessment</b>			
Not in Green Belt			
<b>Landscape assessment</b>			
Impact capable of mitigation Proposed site is large and close to and partially overlooked by houses. Access is a fundamental issue. Access off New Lane to the east is unsuitable; a new access onto the A30 would open up the site to view. An enlarged existing site to the west would be far preferable to this site as it involves already developed/disturbed land with good access and potential for mitigation.			
<b>Ecology assessment</b>			
No unacceptable impact on ecology, protected species or habitat			

**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**

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**

A new access onto the A30 would be required which could open the site up to view. Screening would be required to protect the amenity of adjoining residential properties.

**Achievability**

Site constraints capable of mitigation but extent and costs unclear

A new access onto the A30 and retaining an open safeguarded outer bypass corridor would require a long access road.

**Conclusion**

Development of a suitable site for Gypsy and Traveller uses could be achieved subject to the creation of a new access onto the A30, retaining open land within the outer bypass corridor and landscaping to protect residential amenity.

**Potential yield**

<b>2013-18</b>	8
<b>2018-23</b>	0
<b>2023-28</b>	0



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
NDDC0135	Stour Yard	Stour Provost	
<b>Site address</b>			
Scotchley Hill (B3092)			
<b>Description of site</b>			
A narrow existing Gypsy site located off Scotchley Hill (B3092) to the north east of Stour Provost. The site contains a park home and hardstanding storage areas. The site is well screened from the road by dense hedgerows with weaker hedgerow on east side of site beyond which lies a large pasture field crossed by a right of way which passes the entrance to the site. Access is to the south of the site adjacent to the public footpath.			
<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 checked="" 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>			
This site contains one family and 2 caravans. A personal, temporary planning permission was granted in 1996. This expired on 31 May 2005. The site has now received a personal consent for the lifetime of the occupant. Relevant Planning History: 92/0602 96/0141			
<b>Policy constraints</b>			
Local Plan Para. 1.32 Distributor Road and Regular Frequency Bus Routes Local Plan Policy 1.33 Limestone Ridges Landscape Character Area Local Plan Policy 3.1 Rural Priority Areas			
<b>Availability</b>			
The site is currently occupied by a Gypsy family.			
<b>Topography</b>			
Level site set on broad ridge extending north of Stour Provost.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
4597	2181	929	683
<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>			
The site is a narrow strip of land between a road and agricultural field, preventing further expansion. Highway authority comments: Site located off the B3092. Dangerous access due to very restricted access to the north. Local planning authority resistant to the removal of the hedge in this direction.			
<b>Green Belt assessment</b>			
Not in Green Belt			
<b>Landscape assessment</b>			
Impact capable of mitigation The site is located in the North Dorset Limestone Ridges and North Blackmore Rolling Vales LCAs. The landscape is characterised by scattered settlement and farmsteads. Development within the site is well contained except from the right of way that passes the entrance which allows views into the site (and where dogs are an unsettling experience and may discourage use and enjoyment of the route) and the glimpses from the right of way crossing the field to the east. There may also be other views from the numerous footpaths that criss-cross the fields beyond. The existing use is acceptable although intensification should be resisted and the boundary vegetation should be protected and reinforced along the eastern side (although there may be limited potential to achieve this).			
<b>Ecology assessment</b>			
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**

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 landscape impact of the current site is capable of mitigation.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

An existing Gypsy site which is suitable for continued use with some limited further landscape mitigation measures. However there is no opportunity for expansion of the site.

**Potential yield**

<b>2013-18</b>	1
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
NDDC0273	Land adj. The Old Quarry	Stour Provost	
<b>Site address</b>			
B3092			
<b>Description of site</b>			
A paddock located on the northern edge of Stour Provost with access onto the B3092. The site is adjacent to a bungalow (The Old Quarry) and bordered by hedgerows. The site is uneven as it was a former quarry, with land at the eastern part of the site appearing to be at original ground level with a scrub covered face separating it from the rest of the site which falls away.			
<input type="checkbox"/> <b>Source: current unauthorised</b> <input checked="" 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>			
SHLAA Site Ref: 2/52/0477 Reasons for exclusion: Not associated with a listed settlement therefore excluded. Potential for contamination on site as former quarry. May be suitable for 100% affordable housing depending on identified need (rural exception).			
<b>Policy constraints</b>			
Para. 1.32 Existing Distributor Road Para. 1.32 Regular Frequency Bus Route Local Plan Policy 1.33 Limestone Ridges Landscape Character Area Local Plan Policy 3.1 Rural Priority Area Local Plan Policy SP1 Drainage Requirement Area			
<b>Availability</b>			
The site is available for Gypsy and Traveller uses.			
<b>Topography</b>			
Sloping gently down to the old quarry face to the east, with the eastern part of the field located above.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
4159	1587	1858	246
<b>Site Access</b>			
Poor access but capable of being improved. Road of adequate or good standard.			
<b>Safety</b>			
Safety issues but capable of mitigation			
<b>Summary of physical constraints</b>			
Access onto the B3092 would require improvement. Highway authority comments: Existing access onto the B3092 is sub-standard, in terms of visibility. Improvement difficult due to bend in approach road.			
<b>Green Belt assessment</b>			
Not in Green Belt			
<b>Landscape assessment</b>			
Impact capable of mitigation Site on the northern edge of Stour Provost, within the North Dorset Limestone Ridges LCA. The most discrete part of the site lies in the central eastern area where the land is 'tucked' below the old quarry face and related scrub. As such this part of the site appears very well screened from the north and east but will be locally apparent from the adjoining property and also in glimpses over the western roadside hedge. There is some potential to accommodate a well designed area of development in this location but significant mitigation should be provided to enhance existing containment and provide a buffer to the road and adjoining houses to the south.			
<b>Ecology assessment</b>			
No unacceptable impact on ecology, protected species or habitat  There are no known ecological resources likely to be affected by redevelopment of this site.			

**Historic assessment**

No unacceptable impact on historic environment

There are 3 archaeological records - post medieval quarry and lime kilns. Any development will need to carry out further investigation of these potential assets.

**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 close to an existing residential property but could be mitigated with appropriate siting and screening.

**Achievability**

Site constraints capable of mitigation but extent and costs unclear

There may be contamination from former quarry uses and land instability requiring works.

**Conclusion**

The site is suitable for Gypsy and Traveller uses, subject to further archaeological assessment and siting and screening to avoid impact on adjoining residential property.

**Potential yield**

<b>2013-18</b>	0
<b>2018-23</b>	5
<b>2023-28</b>	0



<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>	
NDDC0758	North Dorset Business Park	Sturminster Newton	
<b>Site address</b>			
Rolls Mill Way			
<b>Description of site</b>			
A large site, partly developed on the southern and western side as a depot, storage area and business units, otherwise scrubland with access from Rolls Mill Way off A357 to the west of Sturminster Newton. The eastern part of the site is adjacent to residential properties fronting the main road. The site is well screened along its north, east and western boundaries.			
<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>			
Outline planning permission for a general industrial estate was granted on appeal on 23 May 1990. Reserved matters were approved 25 April 1991 Relevant planning history 88/1041 90/0153			
<b>Policy constraints</b>			
Local Plan Proposal SN6 E / 47/ 2 Rolls Mill Industrial Estate			
<b>Availability</b>			
The site is partly owned by Dorset County Council and North Dorset District Council and is therefore available, in principle, subject to finding a replacement location, if required, for employment land lost to residential development. The County Council is talking to SWRDA about buying the remaining parts of the site. The Council is looking to develop land for the Dorset Waste Partnership and a centre for school food preparation. However, the park is large enough to accommodate these uses and still have up to 50% available for Gypsy, Traveller or Travelling Showpeople uses.			
<b>Topography</b>			
Level to gently rising to north east.			
<b>Accessibility to services (by car): GP surgery (m)</b>	<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
2077	1547	1922	660
<b>Site Access</b>			
Adequate or good access. Adequate or good standard of road.			
<b>Safety</b>			
Not affected by safety issues			
<b>Summary of physical constraints</b>			
No overriding physical constraints. Highway authority comments: Existing access onto the A357 is satisfactory.			
<b>Green Belt assessment</b>			
Not in Green Belt			
<b>Landscape assessment</b>			
Impact capable of mitigation Site in South Blackmore Rolling Vales LCA. No landscape or visual issues. Site is suitable for development subject to protection and reinforcement of existing boundary vegetation and appropriate mitigation, especially to road frontage as site is located on westerly approach to Newton.			
<b>Ecology assessment</b>			
No unacceptable impact on ecology, protected species or habitat			

**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**

Potential impact on site from adjacent uses capable of mitigation

**Summary of potential impacts**

Proximity of site to neighbouring employment uses would require mitigation to avoid detrimental impact on residential amenity.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

A site within this area as part of a mixed use development is available in principle and subject to addressing policy regarding the loss of employment land, the area is suitable for Gypsy and Traveller or Travelling Showpeople purposes with appropriate mitigation to protect residential amenity.

**Potential yield**

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

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0851	Bottles (part)	West Stour		
<b>Site address</b>				
A30 lay by Five Bridges				
<b>Description of site</b>				
The site is divided into two parts by the River Cale. The western part is an area of poorly drained woodland located on west side of the river adjoining the A30 at Five Bridges. The eastern part contains an existing lay-by with a southern spur (which may have been part of the old road) which is now occupied by around 8 caravans, lorry, double-decker bus and other related paraphernalia. This area is separated from the lay-by by a wide grass verge which contains a number of semi mature trees. The eastern edge is formed by an intermittent hedgerow.				
<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 1.13 Area Liable to Flood Local Plan Policy 1.28 Site of Archaeological Importance Local Plan Policy 1.33 Blackmore Vale Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site is owned by Dorset County Council and therefore available, in principle, for Gypsy and Traveller uses.				
<b>Topography</b>				
Level.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
6555		6274	3467	441
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
No overriding physical constraints to the eastern part of the site containing the southern spur road and grass verge. Western part is within the functional floodplain (Zone 3b). Highway authority comments: Existing access onto the A30 is satisfactory.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation The site lies within the Upper Stour Valley LCA. The woodland in the western part forms a landscape feature and provides a degree of screening in views from west towards the eastern part of the site, and views of the A30 from landscape to north. This part of the site is therefore unsuitable for development. The development in the eastern part of the site is apparent from the road and open to view from the lay-by; however it appears reasonably discreet within the wider landscape and has good access. There does appear to be scope to integrate the development with a combination of fencing and native planting within the verge area that separates these two parts; this combined with some protection and strengthening of the eastern boundary hedge would achieve an acceptable scheme.				
<b>Ecology assessment</b>				
No unacceptable impact on ecology, protected species or habitat				

**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**

Potential impact on site from adjacent uses capable of mitigation

**Summary of potential impacts**

There is no adverse landscape impact associated with the eastern part of the site. Any development would need screening to avoid impact of highway users on residential amenity (privacy).

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

This site is available and the eastern part is potentially suitable site for Gypsy and Traveller uses, subject to adequate screening to protect residential amenity from adjacent road users.

**Potential yield**

<b>2013-18</b>	6
<b>2018-23</b>	0
<b>2023-28</b>	0

<b>Site ref</b>	<b>Site name</b>	<b>Settlement</b>		
NDDC0431	Downfield	Winterborne Stickland		
<b>Site address</b>				
Land to the rear of North Street				
<b>Description of site</b>				
The site is a rectangle of partially overgrown and apparently abandoned land adjoining residential properties along the western side of the village. A small water treatment plant/reservoir lies to the south of the site with open arable farmland to the north and west. Access is via a steep narrow track running between two properties (one of which has rear access off it), with a tight bend entering the main part of the site. The vegetation within the site, particularly along the eastern boundary, contributes to the green backdrop of the village.				
<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>				
No relevant planning history				
<b>Policy constraints</b>				
Local Plan Policy 1.32 AONB Local Plan Policy 1.33 Chalk Uplands Landscape Character Area Local Plan Policy 3.1 Rural Priority Area				
<b>Availability</b>				
The site appears to be owned by the District Council and is therefore available, in principle, for Gypsy, Traveller or Travelling Showpeople uses.				
<b>Topography</b>				
Moderately sloping down to east.				
<b>Accessibility to services (by car): GP surgery (m)</b>		<b>Primary school</b>	<b>Shop</b>	<b>Bus stop</b>
7223		5275	592	104
<b>Site Access</b>				
Adequate or good access. Adequate or good standard of road.				
<b>Safety</b>				
Not affected by safety issues				
<b>Summary of physical constraints</b>				
Access is narrow and between existing residential properties. There appear to be no overriding physical constraints. Highway authority comments: Minor road access onto the C32 is satisfactory.				
<b>Green Belt assessment</b>				
Not in Green Belt				
<b>Landscape assessment</b>				
Impact capable of mitigation Site is perched on the mid slopes of the western side of the Upper North Winterbourne Valley LCA at Winterbourne Stickland, within the AONB. Due to the vegetation that surrounds much of the site it appears reasonable discrete, especially the lower parts which lie closer to the properties below. There appears to be some limited potential to accommodate a small amount of low rise development in the central part of the site without the likelihood of wider harm; this would accord with the western (upper) limit of development that exists to the south. Levels suggest that some modest earthworks would be required to create an area suitable for limited development. A clear management plan would be required for the site. The VDS sets out clear guidelines for new 'conventional' development.				
<b>Ecology assessment</b>				
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 capable of mitigation

**Summary of potential impacts**

Proximity to residential properties would require any development on site to include mitigation by way of landscaping and screening.

**Achievability**

No abnormal site constraints needing to be overcome

**Conclusion**

Some limited development in the centre of the site would appear, with mitigation, to be possible without adversely affecting the landscape or residential amenity.

**Potential yield**

<b>2013-18</b>	0
<b>2018-23</b>	5
<b>2023-28</b>	0

Site ref	Site name	Settlement	Reason for rejection
NDDC1137	Land off Martins Lane	Bourton	Development would have an unacceptable adverse impact on landscape.
NDDC0140	Site at Lady Caroline's Drive	Bryanston	Development would lead to an unacceptable impact upon the landscape not capable of mitigation.
NDDC0546	Land off Templecombe Lane	Buckhorn Weston	Development would have an unacceptable adverse impact upon the landscape.
NDDC1138	Land off Templecombe Lane	Buckhorn Weston	Development would have an unacceptable adverse impact upon the landscape.
NDDC0220	Land at Cann Common	Cann Common	Development would have an unacceptable adverse impact on the landscape.
NDDC0176	Field Adj. Charlton Inn	Charlton Marshall	Site within functional floodplain (Zone 3b) with climate change.
NDDC1123	Dairy Farm	Charlton Marshall	Development would be an unacceptable adverse impact on the landscape. Road access is poor.
NDDC1129	Site south of Charlton Marshall	Charlton Marshall	Development would have an unacceptable adverse impact on the landscape.

Site ref	Site name	Settlement	Reason for rejection
NDDC0139	Dovecote Farm	Child Okeford	Unacceptable impact of site upon landscape not capable of mitigation.
NDDC1160	Land west of Child Okeford	Child Okeford	Development would have an unacceptable adverse impact on the landscape and could conflict with recreation users of bridleway.
NDDC0957	Layby and verge	Durweston	Development would have an unacceptable adverse impact on the landscape.
NDDC0152	Field Grove Wood	Durweston / Winterborne Stickland	Development would have an unacceptable impact on landscape, biodiversity and recreational resources.
NDDC0178	Land opposite Pound Farm	Farnham	Development would have an unacceptable impact upon the landscape and village setting and character. There would be overlooking from adjacent cottages affecting local residential amenity.
NDDC0179	Land at Farnham	Farnham	Development would have an unacceptable impact upon the landscape and setting of conservation area and adjacent listed buildings.
NDDC0141	Land at Fifehead Common	Fifehead Neville	The southern part of the site is suitable for Gypsy and Traveller use but the site is not currently available.
NDDC0182	Land at Cherry Orchard Lane	Gillingham	Development would have an unacceptable impact upon the landscape and setting of adjacent listed buildings.

Site ref	Site name	Settlement	Reason for rejection
NDDC0196	Woodwater Farm	Gillingham	Development would have an unacceptable adverse impact upon the local landscape, be subject to flood risk and would have access constraints.
NDDC0138	Copper Beech	Hazelbury Bryan	Unacceptable impact of site upon landscape not capable of mitigation.
NDDC1161	Land at Pidney Hill	Hazelbury Bryan	Development would have an unacceptable adverse impact on the landscape.
NDDC1162	Land at Pidney	Hazelbury Bryan	Development would have an unacceptable adverse impact on the landscape.
NDDC0203	The Old Sand Pit	Hilton	Development would have an unacceptable adverse impact upon the local landscape and character of the conservation area.
NDDC0204	Crown Farm	Hilton	Development would have an unacceptable adverse impact upon the local landscape and setting of the conservation area and adjacent listed buildings.
NDDC0147	Bulbarrow Hill	Ibberton	Development would lead to an unacceptable impact upon the landscape not capable of mitigation. The open nature of the site and proximity to the road would prevent an acceptable residential environment.
NDDC0142	Staggs / Ochil Barn	Ibberton / Winterborne Houghton	Development would lead to an unacceptable impact upon the landscape not capable of mitigation.

Site ref	Site name	Settlement	Reason for rejection
NDDC0150	Kings Stag Copse	Kings Stag	The site has received planning permission for Gypsy uses and therefore does not need to be allocated through the DPD process.
NDDC0214	Field adj. Former Mill	Kings Stag	Development would have an unacceptable adverse impact on the landscape.
NDDC0211	Land at Back Street	Kington Magna	Development would have an unacceptable adverse impact upon the local landscape.
NDDC0545	Farmland south of Mappowder	Mappowder	Development would have an unacceptable adverse impact upon the landscape.
NDDC0217	Land at Moorcourt Farm	Marnhull	Development would have an unacceptable adverse impact on the landscape.
NDDC0199	Land off Cothayes Grove	Melcombe Bingham / Ansty	Development would have an unacceptable adverse impact upon the landscape.
NDDC0223	land to the rear of Milton Road	Milborne St Andrew	Part of site within flood zones 2 & 3 which would restrict access at times of flood.
NDDC0224	Site adj Blandford Hill	Milborne St Andrew	The site is suitable for Gypsy and Traveller use but does not appear to be available.



Site ref	Site name	Settlement	Reason for rejection
NDDC0226	Land opposite Church Farm	Motcombe	Development would have an unacceptable adverse impact on the landscape.
NDDC0754	Site on Castle Lane	Okeford Fitzpaine	Development would have an unacceptable adverse impact upon the landscape.
NDDC0016	St James Common	Shaftesbury	Unacceptable impact of site upon landscape not capable of mitigation. Residential amenity compromised by open nature of site and proximity to road.
NDDC0132	Land off Salisbury Road	Shaftesbury	Policy requires land in this vicinity to be used for predominantly employment development.
NDDC0153	Land south of Old Brickyard Farm	Shaftesbury	Development would have an unacceptable impact upon the landscape setting of the town.
NDDC0565	Field north of Holloway Lane	Shillingstone	Development would have an unacceptable adverse impact upon the landscape.
NDDC0262	Land adj. Hambledon Farm, Bere Marsh & Haywards Lane	Shillingstone / Child Okeford	Development would have an unacceptable adverse impact on the landscape.
NDDC0154	Land at Manor Farm	Stour Provost	Development would have an unacceptable impact upon the landscape requiring extensive mitigation.

Site ref	Site name	Settlement	Reason for rejection
NDDC0271	Field Rear of The Hall	Stour Row	Development would have an unacceptable adverse impact on the landscape.
NDDC0269	Land at Stourpaine	Stourpaine	Development would have an unacceptable adverse impact on the landscape.
NDDC0280	Copse Hill Farm	Sturminster Newton	Development would have an unacceptable adverse impact on the landscape.
NDDC0131	Thornicombe	Thornicombe	The existing authorised site is contained by roads which prevent expansion onto adjoining land. Adjoining land is not available for expansion of the site.
NDDC0301	North of East Street	Winterborne Kingston	The site lies within the functional floodplain (Zone 3b). Development would have an unacceptable adverse impact on the landscape.
NDDC3005	Thorpe Farm	Winterborne Kingston	There is potential for redevelopment of the sheds and bungalow outside of flood zone 2 for Gypsy and Traveller uses, subject to reinforcing existing landscaping and screening. However, the agent says that the site is highly unlikely to become available.
NDDC0302	Redwoods	Winterborne Zelston	Development would have an unacceptable adverse impact on the landscape. Apart from the immediate frontage land, the rest of the site appears to be within the functional floodplain (Zone 3b).

Site ref	Site name	Settlement	Reason for rejection
NDDC1137	Land off Martins Lane	Bourton	Development would have an unacceptable adverse impact on landscape.
NDDC0140	Site at Lady Caroline's Drive	Bryanston	Development would lead to an unacceptable impact upon the landscape not capable of mitigation.
NDDC0546	Land off Templecombe Lane	Buckhorn Weston	Development would have an unacceptable adverse impact upon the landscape.
NDDC1138	Land off Templecombe Lane	Buckhorn Weston	Development would have an unacceptable adverse impact upon the landscape.
NDDC0220	Land at Cann Common	Cann Common	Development would have an unacceptable adverse impact on the landscape.
NDDC0176	Field Adj. Charlton Inn	Charlton Marshall	Site within functional floodplain (Zone 3b) with climate change.
NDDC1123	Dairy Farm	Charlton Marshall	Development would be an unacceptable adverse impact on the landscape. Road access is poor.
NDDC1129	Site south of Charlton Marshall	Charlton Marshall	Development would have an unacceptable adverse impact on the landscape.

Site ref	Site name	Settlement	Reason for rejection
NDDC0139	Dovecote Farm	Child Okeford	Unacceptable impact of site upon landscape not capable of mitigation.
NDDC1160	Land west of Child Okeford	Child Okeford	Development would have an unacceptable adverse impact on the landscape and could conflict with recreation users of bridleway.
NDDC0957	Layby and verge	Durweston	Development would have an unacceptable adverse impact on the landscape.
NDDC0152	Field Grove Wood	Durweston / Winterborne Stickland	Development would have an unacceptable impact on landscape, biodiversity and recreational resources.
NDDC0178	Land opposite Pound Farm	Farnham	Development would have an unacceptable impact upon the landscape and village setting and character. There would be overlooking from adjacent cottages affecting local residential amenity.
NDDC0179	Land at Farnham	Farnham	Development would have an unacceptable impact upon the landscape and setting of conservation area and adjacent listed buildings.
NDDC0141	Land at Fifehead Common	Fifehead Neville	The southern part of the site is suitable for Gypsy and Traveller use but the site is not currently available.
NDDC0182	Land at Cherry Orchard Lane	Gillingham	Development would have an unacceptable impact upon the landscape and setting of adjacent listed buildings.

Site ref	Site name	Settlement	Reason for rejection
NDDC0196	Woodwater Farm	Gillingham	Development would have an unacceptable adverse impact upon the local landscape, be subject to flood risk and would have access constraints.
NDDC0138	Copper Beech	Hazelbury Bryan	Unacceptable impact of site upon landscape not capable of mitigation.
NDDC1161	Land at Pidney Hill	Hazelbury Bryan	Development would have an unacceptable adverse impact on the landscape.
NDDC1162	Land at Pidney	Hazelbury Bryan	Development would have an unacceptable adverse impact on the landscape.
NDDC0203	The Old Sand Pit	Hilton	Development would have an unacceptable adverse impact upon the local landscape and character of the conservation area.
NDDC0204	Crown Farm	Hilton	Development would have an unacceptable adverse impact upon the local landscape and setting of the conservation area and adjacent listed buildings.
NDDC0147	Bulbarrow Hill	Ibberton	Development would lead to an unacceptable impact upon the landscape not capable of mitigation. The open nature of the site and proximity to the road would prevent an acceptable residential environment.
NDDC0142	Staggs / Ochil Barn	Ibberton / Winterborne Houghton	Development would lead to an unacceptable impact upon the landscape not capable of mitigation.



Site ref	Site name	Settlement	Reason for rejection
NDDC0150	Kings Stag Copse	Kings Stag	The site has received planning permission for Gypsy uses and therefore does not need to be allocated through the DPD process.
NDDC0214	Field adj. Former Mill	Kings Stag	Development would have an unacceptable adverse impact on the landscape.
NDDC0211	Land at Back Street	Kington Magna	Development would have an unacceptable adverse impact upon the local landscape.
NDDC0545	Farmland south of Mappowder	Mappowder	Development would have an unacceptable adverse impact upon the landscape.
NDDC0217	Land at Moorcourt Farm	Marnhull	Development would have an unacceptable adverse impact on the landscape.
NDDC0199	Land off Cothayes Grove	Melcombe Bingham / Ansty	Development would have an unacceptable adverse impact upon the landscape.
NDDC0223	land to the rear of Milton Road	Milborne St Andrew	Part of site within flood zones 2 & 3 which would restrict access at times of flood.
NDDC0224	Site adj Blandford Hill	Milborne St Andrew	The site is suitable for Gypsy and Traveller use but does not appear to be available.

Site ref	Site name	Settlement	Reason for rejection
NDDC0226	Land opposite Church Farm	Motcombe	Development would have an unacceptable adverse impact on the landscape.
NDDC0754	Site on Castle Lane	Okeford Fitzpaine	Development would have an unacceptable adverse impact upon the landscape.
NDDC0016	St James Common	Shaftesbury	Unacceptable impact of site upon landscape not capable of mitigation. Residential amenity compromised by open nature of site and proximity to road.
NDDC0132	Land off Salisbury Road	Shaftesbury	Policy requires land in this vicinity to be used for predominantly employment development.
NDDC0153	Land south of Old Brickyard Farm	Shaftesbury	Development would have an unacceptable impact upon the landscape setting of the town.
NDDC0565	Field north of Holloway Lane	Shillingstone	Development would have an unacceptable adverse impact upon the landscape.
NDDC0262	Land adj. Hambledon Farm, Bere Marsh & Haywards Lane	Shillingstone / Child Okeford	Development would have an unacceptable adverse impact on the landscape.
NDDC0154	Land at Manor Farm	Stour Provost	Development would have an unacceptable impact upon the landscape requiring extensive mitigation.

Site ref	Site name	Settlement	Reason for rejection
NDDC0271	Field Rear of The Hall	Stour Row	Development would have an unacceptable adverse impact on the landscape.
NDDC0269	Land at Stourpaine	Stourpaine	Development would have an unacceptable adverse impact on the landscape.
NDDC0280	Copse Hill Farm	Sturminster Newton	Development would have an unacceptable adverse impact on the landscape.
NDDC0131	Thornicombe	Thornicombe	The existing authorised site is contained by roads which prevent expansion onto adjoining land. Adjoining land is not available for expansion of the site.
NDDC0301	North of East Street	Winterborne Kingston	The site lies within the functional floodplain (Zone 3b). Development would have an unacceptable adverse impact on the landscape.
NDDC3005	Thorpe Farm	Winterborne Kingston	There is potential for redevelopment of the sheds and bungalow outside of flood zone 2 for Gypsy and Traveller uses, subject to reinforcing existing landscaping and screening. However, the agent says that the site is highly unlikely to become available.
NDDC0302	Redwoods	Winterborne Zelston	Development would have an unacceptable adverse impact on the landscape. Apart from the immediate frontage land, the rest of the site appears to be within the functional floodplain (Zone 3b).



## **Appendix 5: Stage 2 - Sites for possible further investigation**

There are no Green Belt sites for possible further investigation.





ROGER TYM & PARTNERS  
Planners and Development Economists