

Appendix A Completed site appraisal pro-forma



General information

Site Reference / name	Site 1: Chapel Ground
Site Address (or brief description of broad location)	Grid reference: SY762940 Postcode unit: DT2 8SR
Current use	Agricultural – arable farming
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 7.30ha
SHLAA site reference (if applicable)	WD/PUDD/002 & WD/PUDD/009
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context				
<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	Greenfield	Brownfield	Mixture	Unknown
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	Following a high level search of West Dorset, Weymouth and Portland's planning application database, there have been no applications for residential development within postcode unit DT2 8SR. Four application records are shown in total, all of which are either conversions or extensions to existing properties.			

1. Suitability

Suitability				
<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	Within	Adjacent	Outside	Unknown
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	Access into the north western section of the site could be established via Athelhampton Road and/or Milom Lane.			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the 'Preferred Options' consultation as part of the Local Plan review (consultation ran between August and October 2018).			

Environmental Considerations		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Yes and Adjacent/nearby</p>	<p>Land within the northern section of the site is within a groundwater flood warning area.</p> <p>North eastern section and south eastern section of the site within a SSSI IRZ for residential and rural residential development types Little Knoll Copse Ancient and Semi-Natural Woodland BAP Habitat located directly adjacent to the eastern boundary of the site.</p>

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>The site is not located within a nationally designated site of importance. However, the site is highly visible on the eastern approach to Puddletown. Additionally, the northern half of the site is likely to be visible from the town itself.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land -(Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has not been undertaken for the site. However, the regional ALC maps produced by Natural England highlight that the site is underlain by Grade 3 land, and therefore has the potential to contain areas of the best and most versatile land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Puddletown Conservation Area located directly to the north of the site, bordering Athelhampton Road.</p> <p>Grade I listed Athelhampton Registered Park and Garden located approximately 200m to the east of the site.</p> <p>Monument ID MDO30467 'Post medieval chalk pits, Athelhampton' located in the north eastern corner of the site, as recorded on Dorset County Council's Historic Environmental Record</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Local shop located along High Street to the north west of the site.
Bus Stop	<400m	Located along Athelhampton Road directly to the north of the site.
Primary School	400-1200m	Puddletown First School located to the north west of the site. St Mary's CofE Middle School located to the west of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	>800m	Playground / cricket ground located to the north west of the site, at Three Lanes End.
GP / Hospital / Pharmacy	<400m	Puddletown Surgery (GP) located directly to the west of the site
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Hardy Way (Milom Lane) located adjacent to the western site boundary
Key employment site	400-1200m	Puddletown First School located to the north west and St Mary's CofE Middle School located to the west of the site.

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		Little Knoll Copse is located adjacent to the south eastern boundary of the site, and is designated as ancient and semi-natural woodland BAP Priority Habitat.
Public Right of Way	No		Hardy Way PRoW located adjacent to the western site boundary (Milom Lane)
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity lines passing over the site.

Characteristics

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – sloping upwards north to south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – if the entire site was developed
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site came forward through the call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Whilst development of the whole site would lead to significant impacts on landscape character, smaller scale and sensitive development of the northern part of the site may be appropriate if new community infrastructure and green infrastructure networks are delivered.



General information

Site Reference / name	Site 2: Land at Rod Hill Lane
Site Address (or brief description of broad location)	Grid reference: SY760938 Postcode unit: overlaps with DT2 8FY; DT2 8FX; DT2 8XE and DT2 8SU
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 12.50ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, the following application records are within proximity to the site:</p> <p>1/E/05/002112 – New doctors surgery with associated car parking and modification of existing vehicular access – Approved January 2006</p> <p>There have been no applications for residential development within postcode units DT2 8FY, DT2 8FX, DT2 8XE and DT2 8SU. The majority of application records are either conversions or extensions to existing properties.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Access via Rod Hill Lane byway and Milom Lane is difficult due to the width of the road and its sloping topography. Additionally, there is a steep bank located along the western site boundary which presents an additional constraint to accessing the site from Rod Hill Lane.</p> <p>Access into the northern section of the site is more suitable, but is potentially constrained by the Doctors Surgery and highway safety concerns at the junction between Milom Lane and Athelhampton Road.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>However, areas of land in the northern section of the site overlap with a groundwater flood warning area.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Short views into the site due to screening from hedgerows and doctors surgery. Southern half of the site is more visible due to its topographical setting on a ridge line which overlooks Puddletown.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>Areas of Grade 2 agricultural land located in the southern half of the site.</p> <p>A detailed agricultural land classification (ALC) assessment has not been undertaken for land in the northern half of the site. However, the regional ALC maps highlight that this area of the site is underlain by Grade 3 land, and therefore has the potential to contain areas of the best and most versatile land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Puddletown Conservation Area located directly to the north of the site.</p> <p>Monuments located adjacent to the western site boundary (along Rod Hill Lane) which feature on Dorset's HER, including: Monument MDO2257 (Rod Hill Lane, Puddletown) and Monument MDO30468 (Post medieval chalk pit, Puddletown).</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	<400m	Local shop located along High Street to the north west of the site.
Bus Stop	<400m	Located along Athelhampton Road directly to the north east of the site.
Primary School	400-1200m	Puddletown First School located to the north west of the site. St Mary's CofE Middle School located to the west of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	>800m	Playground / cricket ground located to the north west of the site, at Three Lanes End.
GP / Hospital / Pharmacy	<400m	Puddletown Surgery (GP) located at the north western corner of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Hardy Way (Milom Lane) located adjacent to the eastern site boundary. Rod Hill Lane located adjacent to the western site boundary.
Key employment site	400-1200m	Puddletown First School located to the north west and St Mary's CofE Middle School located to the west of the site.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No	Rod Hill Lane byway bordering the western site boundary. Hardy Way PRow bordering the eastern site boundary (Milom Lane)	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity lines passing over the site.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – sloping upwards north to south
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – if the entire site was developed
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site has come forward through the call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Development of the whole site would be inappropriate given the likelihood of significant landscape character impacts. Smaller scale development of the northern part of the site may be appropriate if new access constraints can be overcome.



General information

Site Reference / name	Site 3: The Combe
Site Address (or brief description of broad location)	Grid reference: SY757938 Postcode unit: overlaps with DT2 8SU and DT2 8SB
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 1.58ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, there have been no applications for residential development within postcode unit DT2 8SU or DT2 8SB. The majority of application records are either conversions or extensions to existing properties.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Access is a significant constraint to development. Access into the eastern and western sections of the site is problematic due to the width and topography of Rod Hill Lane (east) and presence of trees/woodland coverage at White Hill (west). Cannot establish access from the north due to existing properties and lack of available space. Access from the south would pass through adjacent fields – with potential ownership/availability issues.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Direct views into the site from the properties located at White Hill (located directly to the north of the site).</p> <p>Views to the east and west largely constrained by hedgerows. Southern half of the site is more visually prominent due to its topographical location along ridge.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has been undertaken, with the majority of the site underlain by Grade 2 agricultural land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Significant records of locally important post medieval chalk pits cover the western half of the site and also on land towards the eastern site boundary, as documented in the Dorset HER. Additionally, a medieval trackway / boundary is also located within the western section of the site.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located along High Street to the north of the site.
Bus Stop	400-800m	Located along High Street to the north of the site.
Primary School	400-1200m	Puddletown First School located to the north west of the site. St Mary's CofE Middle School located to the north west of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	<400m	Playground located directly to the north of the site.
GP / Hospital / Pharmacy	<400m	Puddletown Surgery (GP) located to the north east of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Located to the east of the site and accessible via White Hill.
Key employment site	<400m	St Mary's CofE Middle School located to the west of the site. Other key employment sites include Puddletown First School located along High Street (approximately 1km to the north west)

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		Rod Hill Lane byway located alongside the eastern site boundary.
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – slopes from the south in a north east and north west direction, creating a topographical bowl in the central section of the site.
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Uncertain availability. The site did not come forward through the call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Given significant access issues, potential deliverability issues and landscape constraints.



General information

Site Reference / name	Site 4: Kite Hill
Site Address (or brief description of broad location)	Grid reference: SY752940 Postcode unit: overlaps with DT2 8SA and DT2 8FZ
Current use	Agricultural - arable farmland
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 4.51ha
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Call for sites
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, the following application records are within proximity to the site:</p> <p>1/D/11/000562 – Construction of new sports centre at St Marys Church of England Middle School – Approved in July 2011</p> <p>There have been no applications for residential development within postcode units DT2 8SA and DT2 8FZ. All application records for these postcode units are located at either Puddletown First School or St Marys CofE Middle School.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>The site is not connected to the existing road network. The PRoW which passes adjacent to the western site boundary is not suitable for vehicles.</p> <p>Potential to establish access into the north eastern section of the site, however this would pass through St Mary’s CofE Middle School.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Adjacent/nearby</p>	<p>Stafford Park Copse ancient and semi-natural woodland BAP Priority Habitat located to the south of the site.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Long views to the north of the site towards the Dorset AONB. The site is visually prominent from the surrounding landscape due to its elevation.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has been undertaken on land in the southern half of the site. This section of the site is underlain by best and most versatile land (Grade 2). The regional ALC maps produced by Natural England suggest that the northern half of the site is underlain by Grade 3 land, however in the absence of a detailed ALC assessment at this location, it is currently not possible to distinguish between Grade 3a (i.e. best and most versatile) and Grade 3b land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Records of locally important post medieval chalk pits on land towards the southern site boundary, as documented in the Dorset HER. Due to the elevation of the site, there are views to the north of over Puddletown Conservation Area, particularly from the PRoW which borders the eastern site boundary.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located along High Street to the north east of the site.
Bus Stop	400-800m	Located along High Street to the north east of the site.
Primary School	<400m	Puddletown First School located to the north of the site. St Mary's CofE Middle School located to the east of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	400-800m	Playground / cricket ground located to the north of the site, at Three Lanes End.
GP / Hospital / Pharmacy	400-1200m	Puddletown Surgery (GP) located to the east of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Located directly adjacent to the eastern site boundary.
Key employment site	<400m	St Mary's CofE Middle School located to the east of the site. Other key employment sites include Puddletown First School located along High Street (approximately 500m to the north).

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Woodland located adjacent to the southern site boundary, but could be retained through development.	
Public Right of Way	No	Public footpath passing adjacent to the eastern site boundary	
Existing social or community value (provide details)	No		
Is the site likely to be affected by any of the following?	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Characteristics

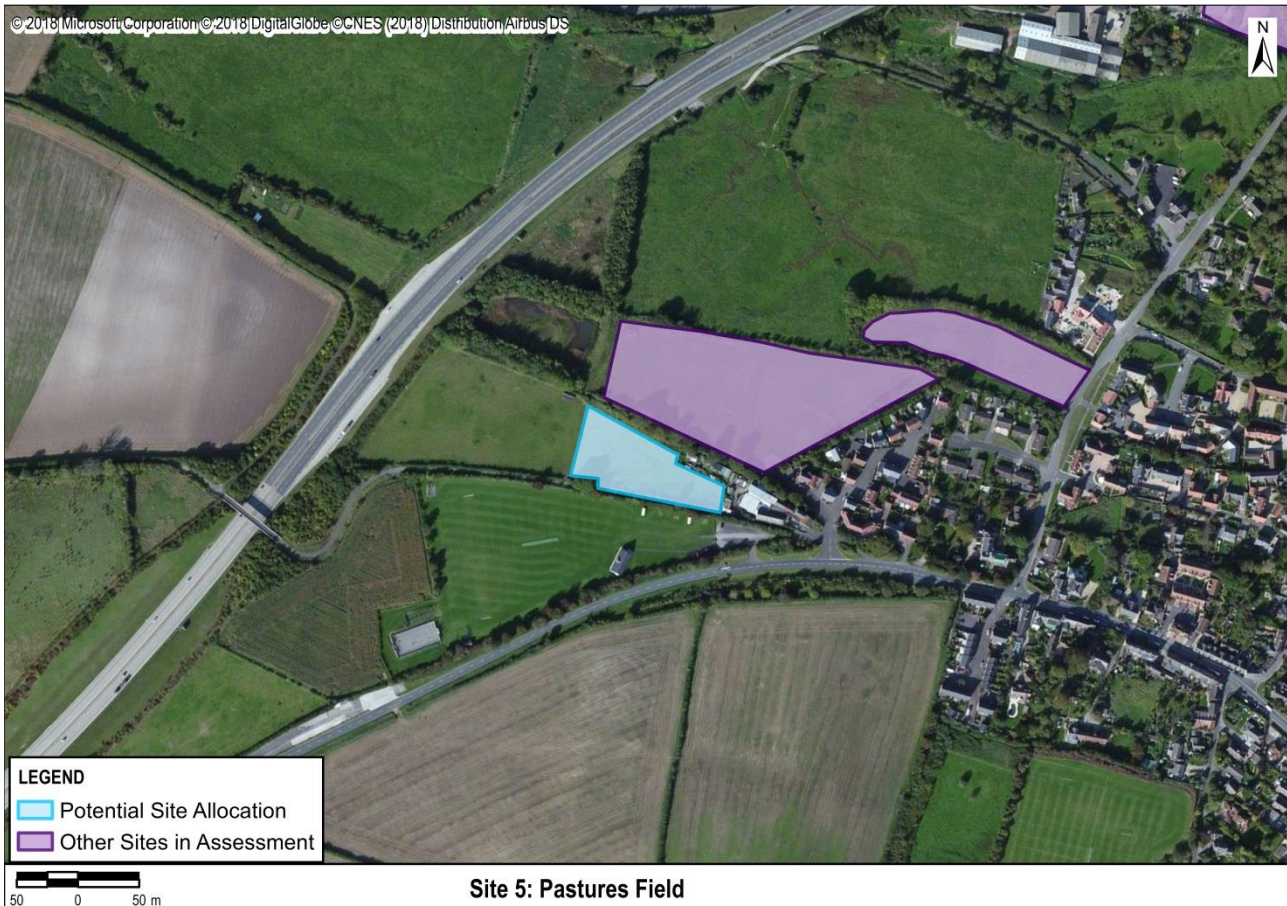
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Yes – sloping downwards to the east
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	Yes – the site is separate from the existing town
Other (provide details)	

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Due to access issues and the isolation of the site within the existing landscape.



General information

Site Reference / name	Site 5: Pastures Field
Site Address (or brief description of broad location)	Grid reference: SY752945 Postcode unit: DT2 8RR
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 0.52ha
SHLAA site reference (if applicable)	WD/PUDD/010 & WD/PUDD/006 (part of site)
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, the following application records directly overlap with the site boundary.</p> <p>WD/D/16/000457 – Camelot House, Three Lanes End – Demolition of existing single story sheds and erection of 5 detached dwelling houses with associated access roadway, car parking and external works – Approved November 2016</p> <p>WD/D/17/001429 – Camelot House, Three Lanes End – Demolition of existing sheds, erection of 5 detached dwelling houses (2 affordable_ with access roadway, car parking and external works – Approved September 2017</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Access into the site is possible via a bridleway which extends to the west from Greenacres. Although this is a single lane track at present, the access is wide enough for vehicles.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>However, areas of land in the western half of the site overlap with a groundwater flood warning area.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p>	<p>Limited views in and out of the site due to screening provided by hedgerows and neighbouring buildings.</p>
<p>Agricultural Land Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has not been undertaken for the site. However, the regional ALC maps produced by Natural England highlight that the site is underlain by Grade 3 land, and therefore has the potential to contain areas of the best and most versatile land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>Puddletown Conservation Area located approximately 50m to the east of the site. However the site is well screened from view.</p> <p>Extensive records of archaeological finds on land located directly to the west of the site (as documented on the Dorset HER). Therefore, the site might be an area with archaeological potential.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located along High Street to the south east of the site.
Bus Stop	<400m	Bus stops located along High Street and Blandford Road.
Primary School	<400m	Puddletown First School located to the south of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	<400m	Playground / cricket ground located to the south of the site.
GP / Hospital / Pharmacy	400-1200m	Puddletown Surgery (GP) located to the south east of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Bridleways bordering the northern and southern site boundaries.
Key employment site	<400m	Puddletown First School located along High Street. Other key employment sites include St Mary's CofE Middle School (approximately 750m to the south east of the site)

Other key considerations

Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No	Bridleways bordering the northern and southern site boundaries. Access into the site is currently achieved via the southern bridleway.	
Existing social or community value (provide details)	No	New playground area / cricket ground located directly to the south of the site, but does not overlap with the site.	
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially from the commercial/industrial use of the land adjacent to the eastern site boundary.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity lines passing over the site.

Characteristics

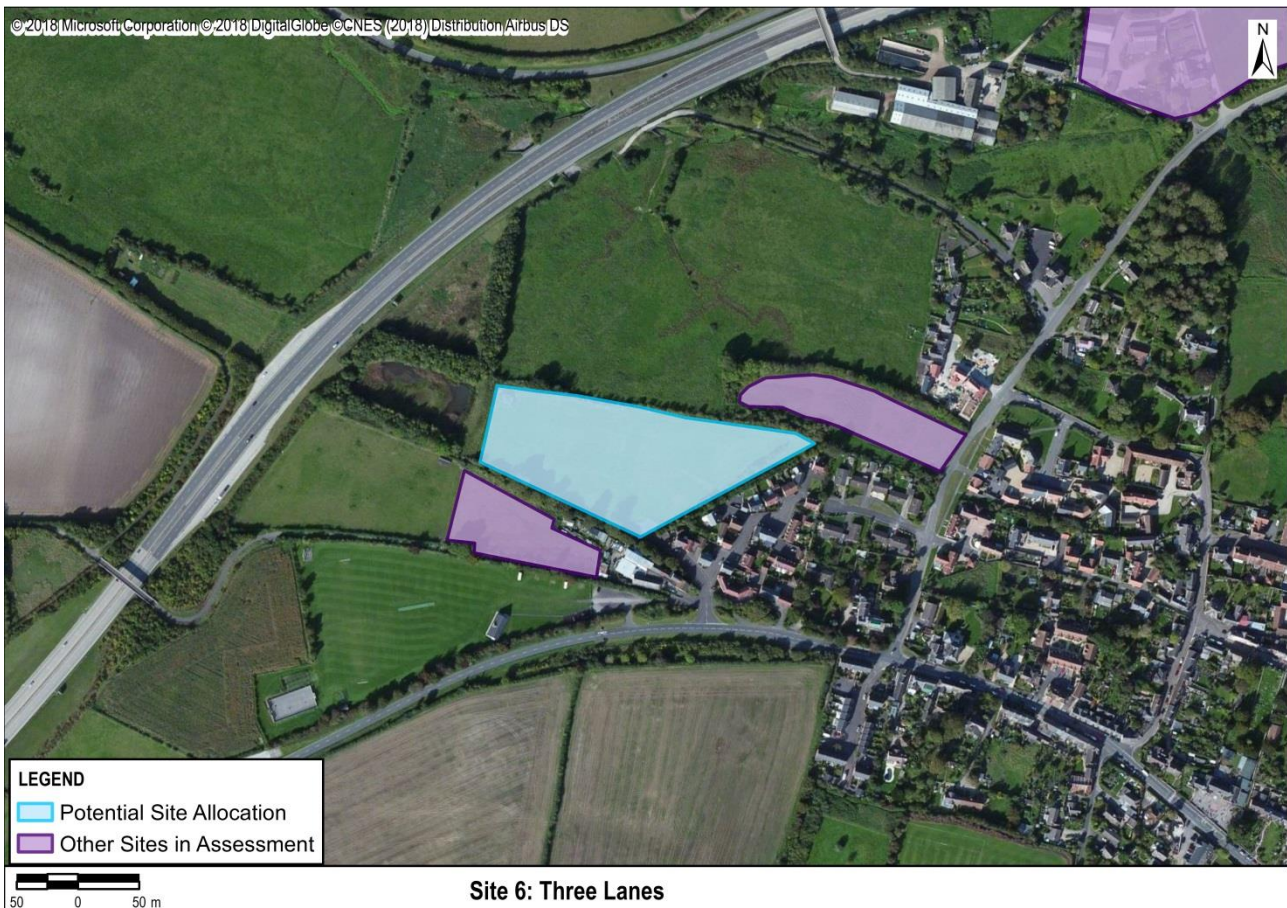
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No - site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Noise constraints from the A35.

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site came forward through the call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	If access constraints and noise pollution issues can be addressed, the site may be appropriate for an allocation.



General information

Site Reference / name	Site 6: Three Lanes
Site Address (or brief description of broad location)	Grid reference: SY753945 Postcode unit: overlaps with DT2 8GF and DT2 8GE
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 1.75ha
SHLAA site reference (if applicable)	WD/PUDD/003
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Yes – current planning permission granted on site

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, the following application is under consideration for the site:</p> <p>WD/D/18/001124 (Ful)– erection of 41 dwellings, access, landscaping, public open space and associated works.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – access is achievable via Three Lanes Way</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>However, the majority of the site overlaps with a groundwater flood warning area and an area which contributes to the existing ecological network – as identified on the DorsetExplorer environmental mapping tool.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Short views into the site from residential properties located along the eastern site boundary, however the existing hedgerow located along this boundary provides some screening.</p> <p>The site is predominantly screened from view from hedgerows / trees which pass along the site boundaries.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has been undertaken on land in the eastern half of the site. This section of the site is underlain by best and most versatile land (Grade 3a). The regional ALC maps produced by Natural England suggest that the western half of the site is underlain by Grade 3 land, however in the absence of a detailed ALC assessment at this location, it is currently not possible to distinguish between Grade 3a (i.e. best and most versatile) and Grade 3b land.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Limited or no impact or no requirement for mitigation</p>	<p>Puddletown Conservation Area located approximately 50m to the south west of the site. However the site is well screened from view.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located along High Street to the south east of the site.
Bus Stop	<400m	Bus stops located along High Street and Blandford Road.
Primary School	<400m	Puddletown First School located to the south of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	<400m	Playground / cricket ground located to the south of the site.
GP / Hospital / Pharmacy	400-1200m	Puddletown Surgery (GP) located to the south east of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Bridleways bordering the southern site boundary
Key employment site	<400m	Puddletown First School located along High Street. Other key employment sites include St Mary's CofE Middle School (approximately 750m to the south east of the site)

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	medium	Majority of the site is recognised as being within the existing ecological network, as defined on the DorsetExplorer environmental mapping tool. The site is bordered by hedgerows/trees which provide ecological corridors.	
Public Right of Way	No	Bridleway passing adjacent to the southern site boundary.	
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity line passing over the site.

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Noise from the A35

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	None
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site is available imminently given planning application.
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	If potential road safety issues constraints and noise pollution issues can be addressed.



Site 7: Judges Meadow

General information

Site Reference / name	Site 7: Judges Meadow
Site Address (or brief description of broad location)	Grid reference: SY754946 Postcode unit: DT2 8TD
Current use	Agricultural – horse paddocks/grazing
Proposed use (in Neighbourhood Plan)	Residential
Gross area (Ha) Total area of the site in hectares	Approximately 0.80ha
SHLAA site reference (if applicable)	WD/PUDD/001
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input checked="" type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, there have been no applications for residential development within postcode unit DT2 8TD. Two application records are shown in total, both of which are either conversions or extensions to existing properties.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input checked="" type="checkbox"/></p>	<p>Outside</p> <p><input type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>There is a slight slope from Blandford Road into the eastern section of the site; however access is achievable from the existing road network. Potential safety concerns at present due to the hedgerow along the eastern site boundary creating blind spots for turning.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

Environmental Considerations

Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>No</p>	<p>However, the entire of the site overlaps with a groundwater flood warning area.</p>

<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Medium sensitivity to development</p>	<p>Site is overlooked by neighbouring properties located adjacent to the northern and southern site boundaries, and also from properties located along Blandford Road (directly to the east of site). The site is across the road from the conservation area.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>No loss</p>	<p>A detailed agricultural land classification (ALC) assessment has been undertaken on the site. The entire of the site is underlain by Grade 3b land, which is not classified as best and most versatile for agricultural purposes.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Some impact, and/or mitigation possible</p>	<p>Puddletown Conservation Area is located directly adjacent to the eastern site boundary.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located along High Street to the south east of the site. Blue Vinny pub located to the north of the site.
Bus Stop	<400m	Bus stop located along Blandford Road to the north east of the site.
Primary School	<400m	Puddletown First School located to the south of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	<400m	Playground / cricket ground located to the south of the site.
GP / Hospital / Pharmacy	400-1200m	Puddletown Surgery (GP) located to the south east of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Bridleways located to the south west of the site.
Key employment site	<400m	Puddletown First School located along High Street. Other key employment sites include St Mary's CofE Middle School (approximately 750m to the south east of the site)

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		Hedgerows / trees located along the site boundaries contributing to the local ecological network by providing corridors for wildlife.
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Electricity line passing over site

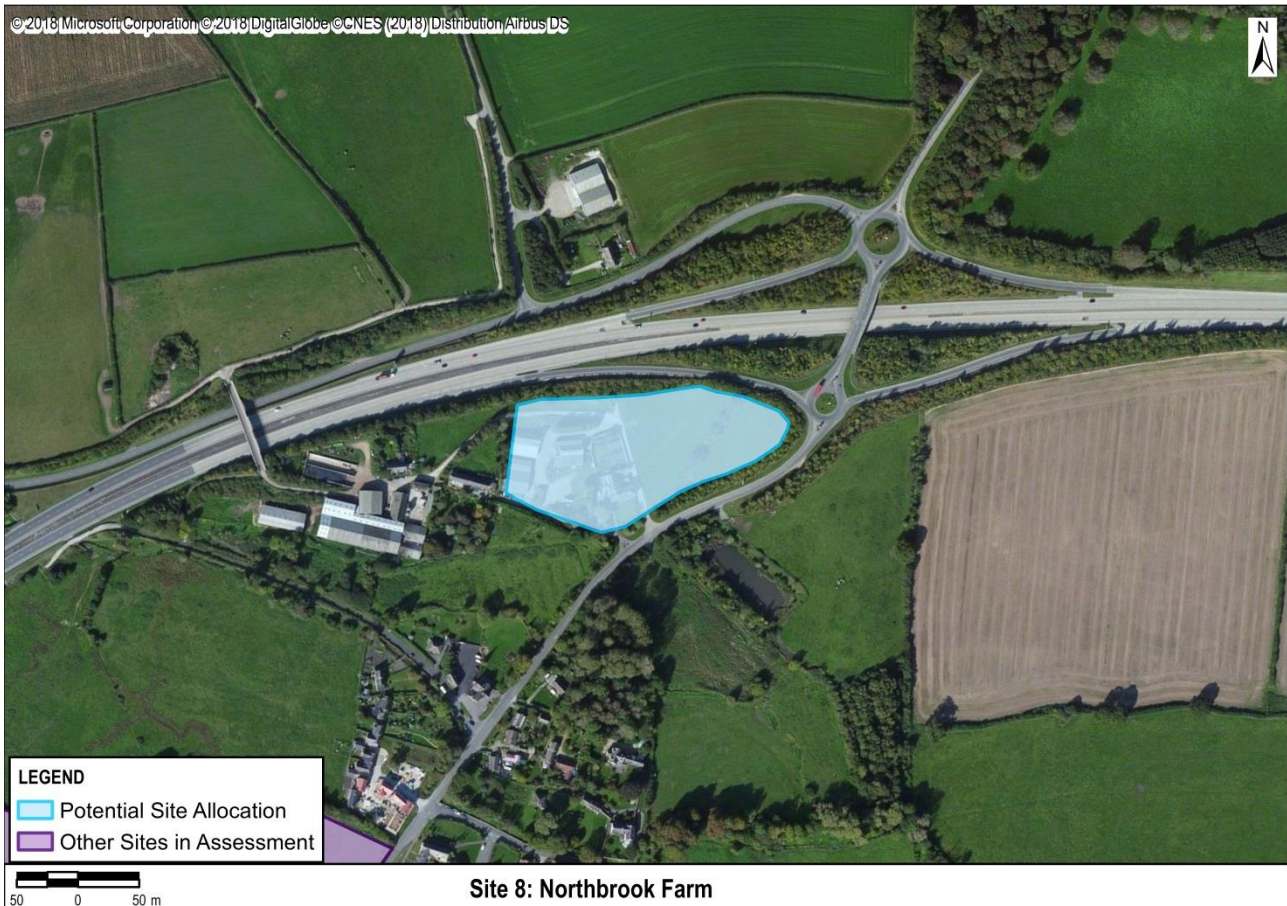
<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Noise from the A35

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site came forward through the call for sites process.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input checked="" type="checkbox"/>
Key evidence to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Due to flood risk issues, historic environment constraints and potential road safety issues.



General information

Site Reference / name	Site 8: Northbrook Farm
Site Address (or brief description of broad location)	Grid reference: SY757949 Postcode unit: DT2 8TF
Current use	Agricultural and Commercial/Industrial
Proposed use (in Neighbourhood Plan)	Mixed-use: residential and regeneration/intensification of existing employment land.
Gross area (Ha) Total area of the site in hectares	Approximately 1.85ha
SHLAA site reference (if applicable)	WD/PUDD/007
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	SHLAA
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Unknown

Context

<p>Is the site: Greenfield: land (farmland, or open space) that has not previously been developed</p> <p>Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.</p>	<p>Greenfield</p> <p><input type="checkbox"/></p>	<p>Brownfield</p> <p><input type="checkbox"/></p>	<p>Mixture</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Site planning history Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?</p>	<p>Following a high level search of West Dorset, Weymouth and Portland’s planning application database, there have been no applications for residential development within postcode unit DT2 8TF. Seven application records are shown in total, all of which are either conversions, change of use, or extensions to existing properties.</p>			

1. Suitability

Suitability

<p>Is the site:</p> <ul style="list-style-type: none"> - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area 	<p>Within</p> <p><input type="checkbox"/></p>	<p>Adjacent</p> <p><input type="checkbox"/></p>	<p>Outside</p> <p><input checked="" type="checkbox"/></p>	<p>Unknown</p> <p><input type="checkbox"/></p>
<p>Does the site have suitable access or could a suitable access be provided? (Y/N) (provide details of any constraints)</p>	<p>Yes – site is accessible via Long Lane and is connected to the existing road network. Although Long Lane is a single track, the width is suitable.</p>			
<p>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/) (provide details)</p>	<p>Site is not allocated for a particular use in the adopted Local Plan, and is not contained within the ‘Preferred Options’ consultation as part of the Local Plan review (consultation ran between August and October 2018).</p>			

<i>Environmental Considerations</i>		
Questions	Assessment guidelines	Observations and comments
<p>Is the site within or adjacent to the following policy or environmental designations:</p> <ul style="list-style-type: none"> • Green Belt • Area of Outstanding Natural Beauty (AONB) • National Park • European nature site (Special Area of Conservation or Special Protection Area) • SSSI Impact Risk Zone • Ancient Woodland • Site of Importance for Nature Conservation • Site of Geological Importance • Flood Zones 2 or 3 	<p>Adjacent/nearby</p>	<p>Flood Risk Zone 2 and 3 located to the south of the site. Also, the site directly overlaps with a groundwater flood warning area.</p>
<p>Landscape</p> <p>Is the site low, medium or high sensitivity in terms of landscape?</p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location. (e.g. in built up area);</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p>Low sensitivity to development</p>	<p>The site is not overlooked and is relatively screened from view from the hedgerows / trees which are located along the site boundaries.</p>
<p>Agricultural Land</p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p>Some loss</p>	<p>A detailed agricultural land classification (ALC) assessment has been completed on land in the eastern half of the site, with this section underlain by Grade 3a land (i.e. best and most versatile for agricultural purposes). The western half of the site is predominantly brownfield land – comprising out buildings /residential properties attributed to Northbrook Farm.</p>

Heritage considerations

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> • Conservation area • Scheduled monument • Registered Park and Garden • Registered Battlefield • Listed building • Known archaeology • Locally listed building 	<p>Directly impact and/or mitigation not possible</p>	<p>Grade II listed 'Stafford Park Farm House, including boundary walls and gate piers' located directly on site.</p> <p>Significant records of post medieval water meadows located directly to the south of the site, as documented on Dorset's HER.</p>

Community facilities and services

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Local shop located to the south of the site along High Street. The Blue Vinny pub is approximately 150m to the south west of the site.
Bus Stop	<400m	Located to the south west of the site along The Moor and Blandford Road.
Primary School	400-1200m	Puddletown First School located to the south west of the site.
Secondary School	>3900m	Thomas Hardy School located to the south west of the site in Dorchester.
Open Space / recreation facilities	400-800m	Playground / cricket ground located to the south west of the site.
GP / Hospital / Pharmacy	>1200m	Puddletown Surgery (GP) located approximately 1.5km to the south of the site.
Cycle route	>800m	Puddletown Forest located to the south west of the site.
Footpath	<400m	Located to the south of the site, traversing from The Moor to Blackwater.
Key employment site	400-1200m	Puddletown First School located along High Street.

<i>Other key considerations</i>			
Are there any known Tree Preservation Orders on the site?	Unknown		
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low		
Public Right of Way	No		
Existing social or community value (provide details)	No		
<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

<i>Characteristics</i>	
Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	No – site is predominantly flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Noise from the A35. Potential surface water flooding / drainage concerns within the eastern half of the site.

2. Availability

<i>Availability</i>			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Unknown
Any other comments?			

3. Summary

<i>Conclusions</i>	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Site not appropriate for a residential-led development, given noise pollution issues and relative distance of services and facilities in Puddletown Village Centre.</p> <p>The site offers significant potential for the provision of local employment uses and small scale housing provision through mixed use development, if noise issues and historic environment constraints at the site can be addressed.</p>