



Wareham Neighbourhood Plan

Site Assessment Report

Wareham Neighbourhood Plan Steering Group

May 2018

Quality information

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Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Wareham Neighbourhood Plan on behalf of the Wareham Neighbourhood Plan Steering Group. Wareham Town Council formed the Steering Group, which comprises of councillors, local residents and businesses.

The Wareham Neighbourhood Plan Steering Group has made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and it is now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group has asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

Adopted in November 2012, the Purbeck Local Plan Part 1: Planning Purbeck's Future (PLP1) is the overarching Development Plan Document (DPD) for the Purbeck District, covering the period until 2027. It sets out the overall spatial strategy for Purbeck and includes strategic allocations and detailed development management policies. It provides the strategic plan that will inform neighbourhood plans

In terms of housing allocations, the PLP1 outlines that provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027, with development directed to the most sustainable locations. The PLP1 also states that for Central Purbeck, 475 dwellings are required to meet housing supply needs for the period 2006–2027, of which around 170 dwellings should be affordable for local people. For Wareham, the preferred development strategy proposed a change in the settlement extension of the town to allow for approximately 200 dwellings at Worgret Road, 50% of which would be affordable.

Upon independent examination of the PLP1, the Inspectorate raised concerns that Purbeck District Council had not fully explored all housing growth potential in the district. Therefore, the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth. As such, an Issues and Options¹ consultation was recently been undertaken to inform the partial review of the Local Plan.

The Wareham Neighbourhood Plan Steering Group is keen to take a constraints driven approach to development within the Neighbourhood Plan area, due to its setting within and/or adjacent to the boundaries of a number of European and nationally designated protected sites. This reflects the outcomes of two consultations initiated during earlier stages of development of the Neighbourhood Plan. Residents expressed their preferences for their Neighbourhood Plan to protect open spaces, provide more employment, improve health facilities and town centre shopping facilities, improve the highways network and maintain the character of Wareham.

In the context of the above, the purpose of the site assessment is therefore to produce a clear appraisal of the suitability of each of the sites available for potential housing development within the Wareham Neighbourhood Plan area.

Sites considered through the appraisal, and assessment findings

24 sites have been considered through the site assessment, listed below in Table ES1. The location of the sites is presented in Figure 1.2.

Following the completion of the site assessment, it is considered that four sites are most appropriate for shortlisting by the Wareham Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan, listed below. This is due to the suitability of the sites to deliver housing, their location and accessibility, their availability, the limited number of environmental constraints present, and the objectives outlined in the PLP1.

¹ Purbeck District Council (2015): 'Reviewing the Plan for Purbeck's Future – Issues and Options Consultation Document', [online] available to download via: <<https://www.dorsetforyou.gov.uk/partial-review-issues-and-options>> last accessed [22/08/17]

- Site H5: North of Carey Road;
- Site H9: Westminster Road Industrial Estate;
- Site H10: Johns Road; and
- Site H18: Cottes East Street.

In addition to these sites, a further nine sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan, listed below. However, these sites have more significant constraints which would need to be addressed prior to allocation.

- Site H3: West of Causeway Close ;
- Site H6: West of Westminster Road Industrial Estate;
- Site H13: Crews Garage West North Causeway;
- Site H14: Crews Garage East;
- Site H15: Autopoint North Causeway;
- Site H16: Gasworks North Causeway;
- Site H17: Anglebury Court Bonnets Lane;
- Site H22: Middle School Site; and
- Site H23: Hospital and Health Centre.

It is useful to note that this site assessment has considered the relative merits and constraints of all 24 sites in relation to their potential for residential development. In this context, Although 'Site 12: Sandford Lane – potential extension to employment land' is considered unsuitable for residential development due to the ecological ,flood risk and landscape issues, the site is considered to be potentially suitable for employment land due to its location adjacent to the Sandford Lane Industrial Estate. However, the existing constraints would need to be overcome prior to development.

A summary of the site assessment findings is presented in Table ES1 below.

Table ES1: Sites considered within the appraisal and their appropriateness for taking forward for the purposes of the Neighbourhood Plan

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Worgret West of Wareham	No Whilst the site could deliver a significant number of dwellings, development of the site would be contrary to national policy involving major development within the Dorset Area of Outstanding Natural Beauty. It would result in a notable change to the settlement pattern of Wareham by the creation of a separate community detached from the town by the bypass. It would also detract from the setting of the town and be prominent in views from the Purbeck Ridge to the south. Additional constraints relating to landscape character, ecology, flood risk and access, are particularly significant in the local context.
Site 2: Worgret North of A352	No Development of the site would result in a change to the settlement pattern of Wareham by the creation of a separate community detached from the town by the bypass. The ecological value of the site and the potential access and safety issues present additional constraints. As such, the site is considered as unsuitable for taking forward for the purposes of the Neighbourhood Plan.
Site 3: West of Causeway Close	Potentially The main constraints to development relate to landscape, ecology and flood risk. Nonetheless, the site is potentially suitable for development if the constraints can be resolved, although great care would need to be taken to maintain screening of views from the bypass.
Site 4: West of Carey	No Development on the site would result in notable changes to the existing landscape character and visual amenity of the site, which is prominent in views from the Wareham Common and bypass. Additional constraints include the surrounding ecology, the infrastructure on the site and its location away from services and facilities, significant in the local context.
Site 5: North of Carey Road	Yes Landscape and ecology issues provide constraints to what is an otherwise a relatively unconstrained site. Due to the topographical setting of the site which is low-lying, any future development could nestle into the landscape providing that the existing green infrastructure is retained, minimising any changes to the existing visual amenity of the site.
Site 6: West of Westminster Road Industrial Estate	Potentially The main constraints to development concern the existing infrastructure on the site and its location away from Wareham town centre. Development of the site would also result in a loss of green belt land. As such, the site is considered as potentially suitable for development providing the existing constraints can be overcome.

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 7: North West of Northmoor Park	No Landscape, ecology and location issues provide constraints to this site which has a sensitive landscape character due to its visibility from the Greenway, which links the town to Wareham Forest and to internationally important nature conservation sites. Additionally, development would also result in the loss of green belt land. As such, the site is considered as less suitable to take forward for the purposes of the Neighbourhood Plan.
Site 8: North of Northmoor Park including Allotments	No Overall, the main constraints to development concern the potential ecological value and landscape sensitivity of the site, and its distance from Wareham town centre. An additional constraint includes its prominence in views from the Greenway which links the town with Wareham Forest and internationally important nature conservation site. Redevelopment of the site would also lead to the loss of well-established allotments which currently benefit the local community.
Site 9: Westminster Road Industrial Estate	Yes Due to the limited number of constraints, there is the potential to regenerate the site to provide housing or mixed-use development. This would be in line with national policy which supports the development of brown field land and the need to explore all other opportunities are explored before altering green belt boundaries. There is also the potential to enhance the visual amenity of the site through sustainable design.
Site 10: Johns Road	Yes Due to the limited number of constraints, there is the potential to regenerate the site to provide housing or mixed-use development. This would be in line with national policy which supports the development of brown field land and the need to explore all other opportunities before altering green belt boundaries. There is also the potential to enhance the setting of the historic Railway Station which is within close proximity to the site, respecting its character and enhancing the approaches to the town.
Site 11: The Sward North of Station	No The main constraints to development include the potential safety concerns, noise pollution and air quality issues generated from the traffic using the roads which surround the site, which are particularly significant in the local context. Additional constraints to developing the site include its sloping topography and proximity to ecological and historical features of interest.
Site 12: Sandford Lane – potential extension to employment land	No The main constraints to development include its proximity to ecologically protected sites, flood risk areas and protected landscapes. However the site is well screened in views from the south. The site may however be potentially appropriate for employment purposes.

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 13: Crews Garage West North Causeway	Potentially Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to consultation with the Environment Agency. As such, the site is considered to be potentially suitable for regeneration, providing that the development respects the local landscape character supports the enhancement of the approaches to the railway station and to the town, and demonstrates any potential community benefits.
Site 14: Crews Garage East	Potentially Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency's viability and sequential test. Redeveloping the site has the potential to support the enhancement of the approaches to the railway station and to the town., providing that the development respects the local landscape character, retains the surrounding green infrastructure and demonstrates any potential community benefits
Site 15: Autopoint North Causeway	Potentially Ecological, landscape and historic environment issues provide constraints to an otherwise relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency's viability and sequential test. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and enhance the community vitality of the local town centre.
Site 16: Gasworks North Causeway	Potentially Ecological and historic environment issues provide constraints to an otherwise relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency's viability and sequential test. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and enhance the community vitality of the local town centre.
Site 17: Anglebury Court Bonnets Lane	Potentially Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. The site is therefore potentially suitable for development subject to the relocation of existing uses as part of the 'Wareham Living and Learning Initiative'.
Site 18: Cottes East Street	Yes Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and contribute towards the housing target for Wareham.
Site 19: Rugby Club and Allotments	No The main constraints to development relate to the potential impacts to the surrounding ecological sites, landscape character and also from the potential flood risks. Additionally, redevelopment of the site would lead to the loss of well-established community facilities, significant in the local context.

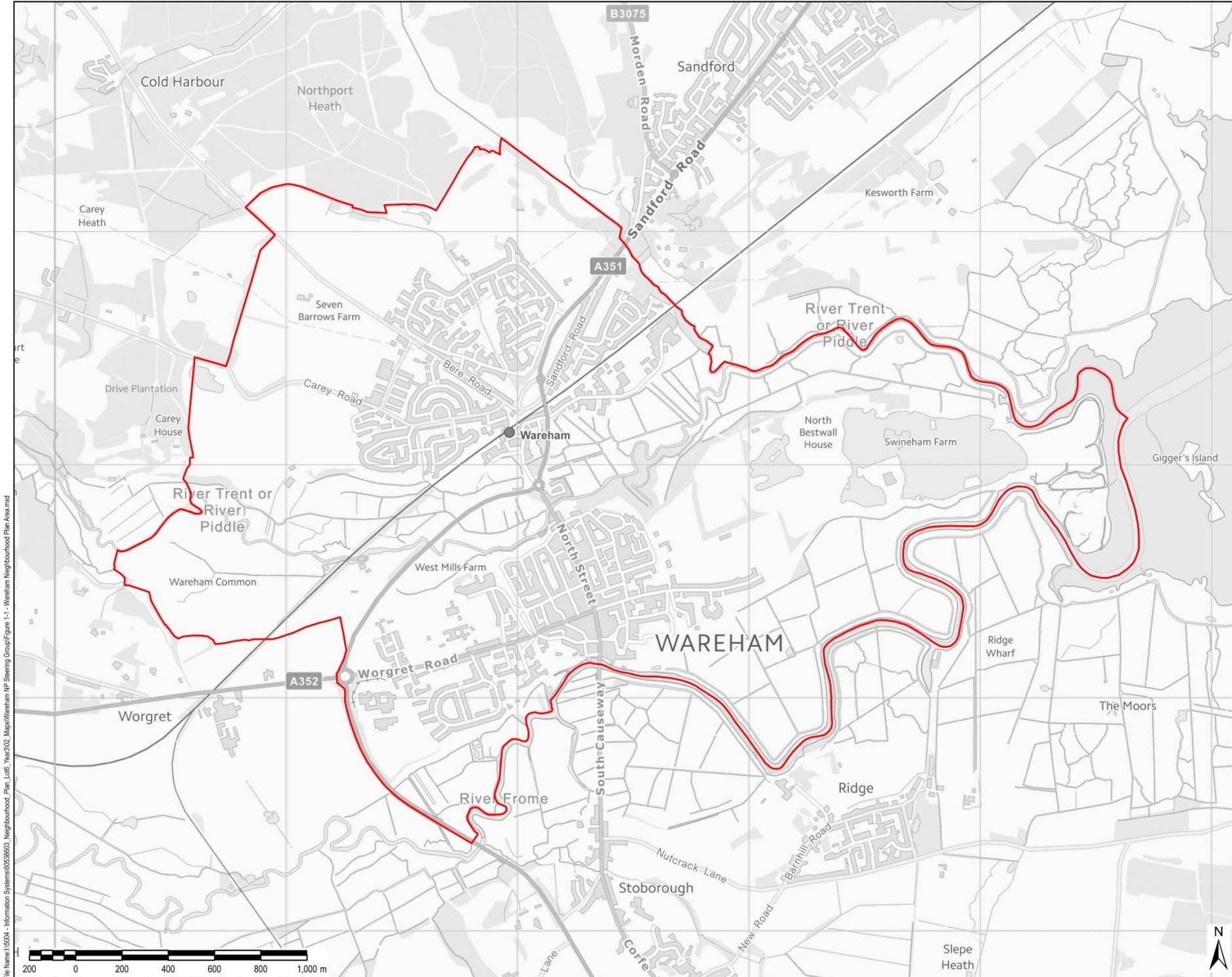
Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 20: North Bestwall	No Overall, the main constraints to development includes the European and nationally important ecological designations which border the site, its landscape setting within the Green Belt and AONB, the potential risks of flooding and the access issues. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.
Site 21: Middle School Playing Field	No The main constraints to development relate to the potential impacts to the surrounding ecological sites and the landscape character. Additionally, the covenant on the site restricts its use to educational. Residential development is not currently possible, and therefore the site is not suitable for the purposes of the Neighbourhood Plan.
Site 22: Middle School Site	Potentially The ecological and landscape issues provide constraints to an otherwise relatively unconstrained site. The regeneration of the site into a local 'health hub' has the potential to release other sites of public sector land for development, centralise facilities in one area and enhance the community benefits for local residents.
Site 23: Hospital and Health Centre	Potentially The main constraints to development concern the ecological surroundings and the presence of nationally designated historical sites of interest within and adjacent to the site,. Nevertheless, the site is considered to be potentially suitable for development providing the constraints are resolved and the existing community benefits are retained or enhanced, where possible.
Site 24: South of Bestwall Road	No Overall, the site is heavily constrained by the surrounding ecological sites, landscape sensitivity and potential risk of flooding. Additionally, redevelopment of the site would lead to the loss of Greenbelt land.

Next steps

Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by the Wareham Neighbourhood Plan Steering Group on the basis of:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability studies; and
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Wareham Town Council and other stakeholders.



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LEGEND

Wareham Neighbourhood Plan Area

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Client
WAREHAM NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE ASSESSMENT FOR THE WAREHAM NEIGHBOURHOOD PLAN

Drawing Title
WAREHAM NEIGHBOURHOOD PLAN AREA

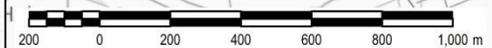
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1. Introduction

1.1 Background

AECOM has been commissioned to undertake an independent site appraisal for the Wareham Neighbourhood Plan on behalf of the Wareham Neighbourhood Plan Steering Group. The work undertaken was agreed with Wareham Town Council and the Department for Communities and Local Government (DCLG) in July 2017. The Steering Group was formed by Wareham Town Council and comprises of councillors, local residents and businesses.

The Wareham Neighbourhood Plan Steering Group have made good progress in undertaking the initial stages of preparation for the Neighbourhood Plan, and are now looking to ensure that key aspects of its proposals will be robust and defensible. In this context, the Steering Group have asked AECOM to undertake an independent and objective assessment of the sites that are available for housing for inclusion in the Neighbourhood Plan.

The Neighbourhood Plan, which will cover the parish area of Wareham (see Figure 1.1 above), is being prepared in the context of the Purbeck Local Plan: Planning Purbeck's Future (PLP1)². Adopted in November 2012, the PLP1 is the overarching Development Plan Document (DPD) for the Purbeck District, covering the period until 2027. It sets out the overall spatial strategy for Purbeck and includes strategic allocations and detailed development management policies, in addition to providing the strategic plan that will inform neighbourhood plans.

The purpose of the site appraisal is therefore to produce a clear assessment as to whether the sites considered are suitable, available and viable for housing development. In this context it is anticipated that the site selection process will be robust enough to meet the Basic Conditions considered by the Independent Examiner, as well as any potential legal challenges by developers and other interested parties.

1.2 Local Plan context for the Neighbourhood Plan

The Local Planning Authority for the Neighbourhood Plan area is Purbeck District Council. Adopted in November 2012, the PLP1 is the overarching Development Plan Document (DPD) for the Purbeck District, covering the period until 2027.

Neighbourhood plans will form part of the development plan for Purbeck, alongside, but not as a replacement for the Local Plan. The Local Plan states that it seeks to give communities a solid framework within which appropriate community-led planning policy documents, including neighbourhood plans, can be brought forward. Neighbourhood plans are required to be in general conformity with the Local Plan and can develop policies and proposals to address local place-based issues. In this way it is intended for the Local Plan to provide a clear overall strategic direction for development in the Purbeck District, whilst enabling finer detail to be determined through the neighbourhood planning process where appropriate.

Wareham is defined by the PLP1 as a historic market town, and along with Swanage and Upton, is one Central Purbeck's three key towns. Wareham is much smaller than Swanage and Upton but, due to its geographic location in the centre of the district, it includes a higher level of facilities and services, including a secondary school, sports centre, community hospital and medical centre, emergency services, library, two medium sized supermarkets, cinema and three industrial estates. The Wareham Community Plan encourages shopping within Wareham and for local people to be involved in discussion about any additional housing development. The plan supports the use of brownfield sites for affordable housing, which should remain affordable in perpetuity. The vision for Central Purbeck states the following:

² Purbeck District Council (2012): 'Purbeck's Future: Purbeck Local Plan Part 1', [online] available to download via: <https://www.dorsetforyou.gov.uk/local-plan/part-1/purbeck> last accessed [22/08/17]

"The priority for Wareham is to enhance the town's current role as a shopping, service and employment centre for the District, transport and tourist accommodation hub, and gateway to the Isle of Purbeck and Jurassic Coast. New development will be linked with the provision of green space to reduce visitor pressure on adjacent heathland. Expansion of the Purbeck School will reinforce the new educational system. The opportunity will be taken to maximise the potential for pedestrian and cycle linkages to employment areas and the railway station".

In terms of housing allocations, the PLP1 outlines that provision will be made for 2,520 dwellings to meet housing needs over the plan period 2006–2027, with development directed to the most sustainable locations. The PLP1 also states that for Central Purbeck, 475 dwellings are required to meet housing supply needs for the period 2006–2027, of which around 170 dwellings should be affordable for local people. Nine potential options for the location of development were assessed, and these were reduced to three reasonable options that were put forward for consultation in 2009. For Wareham, the preferred development strategy proposed a change in the settlement extension of the town to allow for approximately 200 dwellings at Worgret Road, 50% of which would be affordable. This development would also create a new Suitable Alternative Natural Green Space (SANGS), expand Purbeck School and improve the highways network.

Upon independent examination of the PLP1, the Inspectorate raised concerns that Purbeck District Council had not fully explored all housing growth potential in the district. Therefore, the Council agreed to undertake a partial review of the plan by 2017 to look at the potential for higher growth. As such, an Issues and Options³ consultation was undertaken to inform the partial review of the Local Plan between January and March 2015, and a further 'Options' consultation took place between June and August 2016. The council received over 3,300 responses from the options consultation. These responses were issued in the Partial Review Options Consultation Report⁴ in January 2017.

Within the 'Options' consultation, there was one proposal put forward for the Neighbourhood Plan area for 205 dwellings located on land in North Wareham. Additionally, there was another proposal put forward in Arne Parish, on land directly to the south of the Neighbourhood Plan area for 500 dwellings located at Worgret Road..

As stated in the latest Local Development Scheme⁵ for Purbeck (July 2017), the Council is aiming to publish the Purbeck Local Plan Review Pre-submission Document for comments in summer 2018 and subsequently adopt the plan in spring 2019.

1.3 Sites considered through the Site Appraisal

The Wareham Neighbourhood Plan Steering Group is keen to take a constraints driven approach to development within the Neighbourhood Plan area, due to its setting within and/or adjacent to the boundaries of a number of European and nationally designated protected sites. This reflects the outcomes of two consultations⁶ initiated during earlier stages of development of the Neighbourhood Plan, including through an event in Carey Hall and Wareham Town Hall in November/December 2015, and through a survey released in August 2016, which received 275 responses. Residents expressed their preferences for their Neighbourhood Plan to protect open spaces, provide more employment, improve health facilities and town centre shopping facilities, improve the highways network and maintain the character of Wareham.

To help deliver these aspirations, the Neighbourhood Plan Steering Group were offered technical support to consider potential sites within the Wareham Neighbourhood Plan area which have been

³ Purbeck District Council (2015): 'Reviewing the Plan for Purbeck's Future – Issues and Options Consultation Document', [online] available to download via: <<https://www.dorsetforyou.gov.uk/partial-review-issues-and-options>> last accessed [22/08/17]

⁴ Purbeck District Council (2017): 'Partial Review Options Consultation Report', [online] available to download via: <<https://www.dorsetforyou.gov.uk/planning/purbeck-partial-review-options-consultation>> last accessed [22/08/17]

⁵ Purbeck District Council (2017): 'Purbeck District Local Plan: Local Development Scheme', [online] available to download via: <<https://www.dorsetforyou.gov.uk/purbeck-planning-policy>> last accessed [22/08/17]

⁶ Wareham Neighbourhood Plan (2016): 'What has happened so far? What people said...', [online] available to view via: <<https://www.warehamplan.co.uk/>> last accessed [22/08/17]

offered up by landowners as appropriate for development. The shortlisted sites were selected via the following methods:

- Review of the 2015 Strategic Housing Land Availability Assessment (SHLAA) undertaken as part of the partial review of PLP1⁷;
- An identification of existing brownfield sites undertaken by the Wareham Neighbourhood Plan Steering Group;
- Completion of a Points of the Compass Appraisal for the Neighbourhood Plan area; and
- Dorset County Council's Living and Learning Initiative for Wareham, which proposes to bring together local services and amenities into one location in order to release public sector land for potential redevelopment.

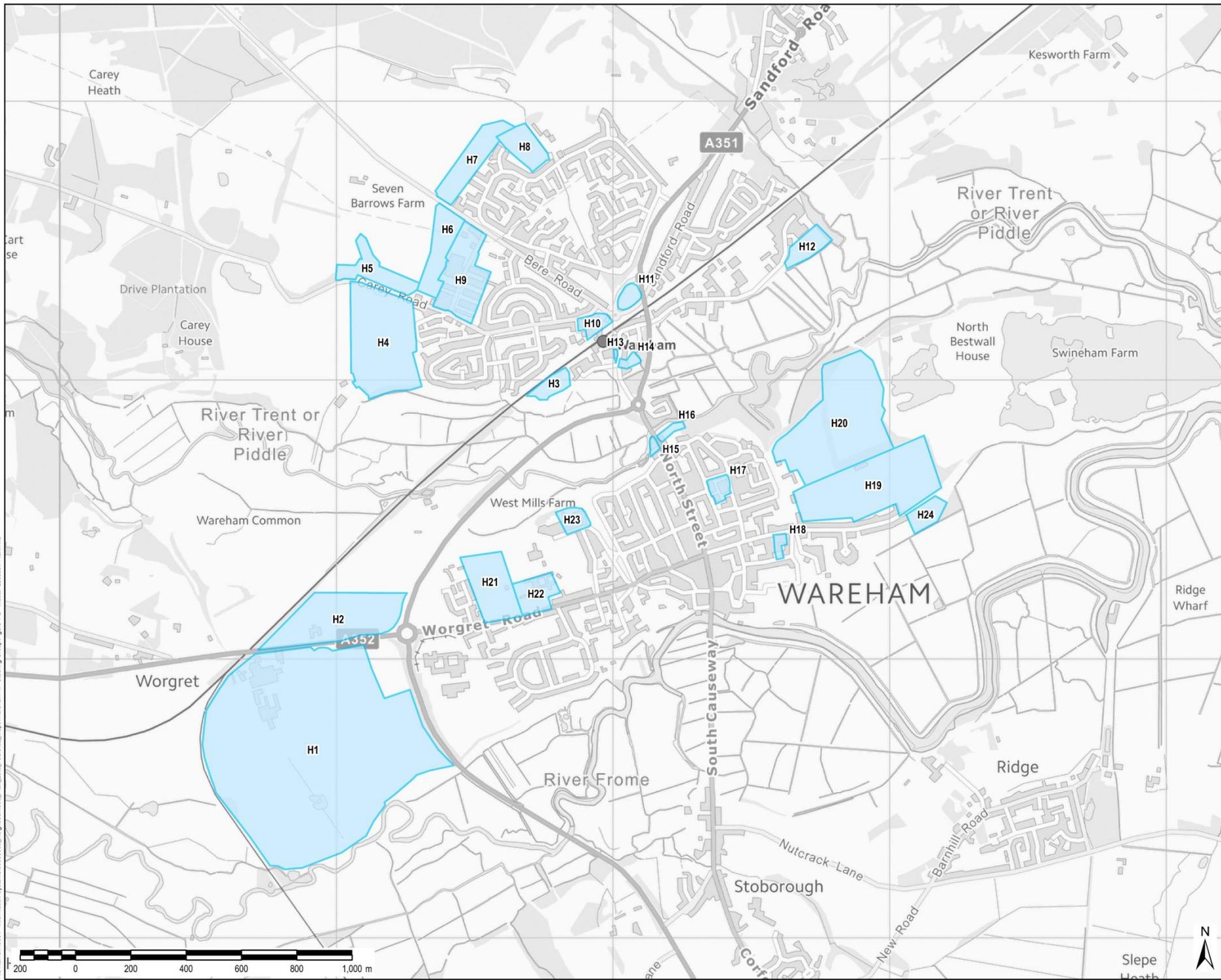
This process resulted in 24 sites being taken forward for the purposes of the site appraisal process. These are listed below, with their location in the Neighbourhood Plan area shown in Figure 1.2. The size of each site was provided by the Wareham Neighbourhood Plan Steering Group.

⁷ Purbeck District Council (2015): 'Reviewing the Plan for Purbeck's future: SHLAA January 2015', [online] available to view via: <https://www.dorsetforyou.gov.uk/media/201418/Strategic-Housing-Land-Availability-Assessment/pdf/Purbeck_SHLAA_report_2015.pdf> last accessed [18/09/17]

Table 1.1: Sites Considered through the Site Appraisal

Name	Size (ha)
Site 1: Worgret West of Wareham	47.36
Site 2: Worgret North of A352	0.86
Site 3: West of Causeway Close	0.86
Site 4: West of Carey	8.44
Site 5: North of Carey Road	2.13
Site 6: West of Westminster Road Industrial Estate	2.47
Site 7: North West of Northmoor Park	2.75
Site 8: North of Northmoor Park including Allotments	1.64
Site 9: Westminster Road Industrial Estate	4.22
Site 10: Johns Road	0.68
Site 11: The Sward North of Station	0.53
Site 12: Sandford Lane – potential extension to employment land	0.42
Site 13: Crews Garage West North Causeway	0.04
Site 14: Crews Garage East	0.25
Site 15: Autopoint North Causeway	0.14
Site 16: Gasworks North Causeway	0.28
Site 17: Anglebury Court Bonnets Lane	0.57
Site 18: Cottes East Street	0.30
Site 19: Rugby Club and Allotments	9.17
Site 20: North Bestwall	11.55
Site 21: Middle School Playing Field	3.58
Site 22: Middle School Site	1.71
Site 23: Hospital and Health Centre	0.81
Site 24: South of Bestwall Road	1.14

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- LEGEND**
- Site Option
 - H1 – Worgret West of Wareham
 - H2 – Worgret North of A352
 - H3 – West of Causeway Close
 - H4 – West of Causeway
 - H5 – North of Carey Road
 - H6 – West of Westminster Road Industrial Estate
 - H7 – North West of Northmoor Park
 - H8 – North of Northmoor Park including Allotments
 - H9 – Westminster Road Industrial Estate
 - H10 – Johns Road
 - H11 – The Sward North of Station
 - H12 – DCC Social Services Sandford Lane
 - H13 – Crews Garage West North Causeway
 - H14 – Crews Garage East
 - H15 – Autopoint North Causeway
 - H16 – Gasworks North Causeway
 - H17 – Anglebury Court Bonnets Lane
 - H18 – Cottees East Street
 - H19 – Rugby Club and Allotments
 - H20 – North Bestwall
 - H21 – Middle School Playing Field
 - H22 – Middle School site
 - H23 – Hospital and Health Centre
 - H24 – South of Bestwall Road

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Project Title
SITE ASSESSMENT FOR THE WAREHAM NEIGHBOURHOOD PLAN

Drawing Title
SITES CONSIDERED THROUGH THE SITE ASSESSMENT FOR THE WAREHAM NEIGHBOURHOOD PLAN

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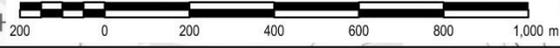
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2. Methodology for the site appraisal

2.1 Introduction

Site selection and allocations is one of the most contentious aspects of planning, raising strong feelings amongst local people, landowners, builders and businesses. It is important that any selection process carried out is transparent, fair, robust and defensible and that the same criteria and thought process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties so the approach is transparent and defensible.

The approach undertaken to the site appraisal is based primarily on the Government's National Planning Practice Guidance (NPPG) (Housing and Economic Assessment of Land Availability)⁸ published in 2014 with ongoing updates, which contains guidance on the assessment of land availability and the production of a SHLAA as part of a local authority's evidence base for a Local Plan.

Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.

In this context, the methodology for carrying out the site appraisal is presented below.

2.2 Task 1: Development of site assessment pro-forma

Prior to carrying out the appraisal, site appraisal pro-formas were developed. The purpose of the pro-forma is to enable a consistent evaluation of each site through the consideration of an established set of parameters against which each site can be then appraised.

The pro-forma utilised for the assessment enables a range of information to be recorded, including the following:

- Background details on the site;
- Existing land uses;
- Surrounding land uses;
- Site characteristics;
- Site planning history;
- Suitability;
- Accessibility;
- Environmental considerations;
- Community facilities and services;
- Heritage considerations;
- Flood risk;
- Existing infrastructure;
- Land ownership; and
- Site availability.

⁸ GOV UK (2014): 'Housing and Economic Land Availability Assessment' [online] available to access via: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment> last accessed [08/03/17]

2.3 Task 2: Initial desk study

The second task involved conducting a desk study for each of the sites, obtaining the preliminary information needed to complete the pro-formas and highlighting areas which should be examined in more detail during the subsequent site visit (Task 3).

2.4 Task 3: Site visit

After the completion of the initial desk study, a site visit to the Neighbourhood Plan area was undertaken by two members of the AECOM Neighbourhood Planning team on Tuesday 15th August 2017. The purpose of the site visit was to evaluate the sites 'on the ground' to support the site appraisal, in addition to gaining a better understanding of the context and nature of the Neighbourhood Plan area.

2.5 Task 4: Consolidation of results

Following the site visit, further desk-based research was carried out to validate the findings of the visit and to enable the results of the site appraisal to be consolidated.

Section 4 of this report present a summary of the site appraisals for each of the 24 sites considered in the Neighbourhood Plan area, with the completed pro-forma for each site available to view in **Appendix A**.

3. Indicative housing capacity

The indicative housing capacity for each of the sites has been calculated utilising the methodology outlined below.

In terms of housing density, the methodology assumes a density of 30 dwellings per hectare (dph) for all sites. This figure does not necessarily equate to the amount of land that is suitable for development, as, for larger sites, land needs to be allocated for non-housing uses, for example community facilities and open space (the net development area).

To address this, the methodology provides ratios to calculate the net housing density based on the size of sites. The approach is based on the notion that: the bigger the site, the more land that needs to be put over for non-housing uses. The ratios are provided below in Table 3.1.

Table 3.1: Net Housing Density

Area	Gross to net ratio standards	Net Housing Density
Up to 0.4 ha	90%	30
0.4 ha to 2 ha	80%	30
2 ha to 10 ha	75%	30
Over 10 ha	50%	30

The indicative numbers of dwellings for each site is shown in Table 3.2 below, and have been calculated by AECOM using the above methodology. It should be noted that these densities are for comparative purposes, and for a number of sites, the indicative number generated might not be achievable due to the presence of significant environmental constraints (i.e. its location within the boundary of a European or nationally protected site).

Table 3.2: Indicative number of dwellings for each site within the Neighbourhood Plan area

Name	Size	Indicative Number of Dwellings
Site 1: Worgret West of Wareham	47.36	710
Site 2: Worgret North of A352	0.86	20
Site 3: West of Causeway Close	0.86	20
Site 4: West of Carey	8.44	189
Site 5: North of Carey Road	2.13	47
Site 6: West of Westminster Road Industrial Estate	2.47	55
Site 7: North West of Northmoor Park	2.75	61
Site 8: North of Northmoor Park including Allotments	1.64	39
Site 9: Westminster Road Industrial Estate	4.22	94
Site 10: Johns Road	0.68	16

Name	Size	Indicative Number of Dwellings
Site 11: The Sward North of Station	0.53	12
Site 12: Sandford Lane – potential extension to employment land	0.42	10
Site 13: Crews Garage West North Causeway	0.04	1
Site 14: Crews Garage East	0.25	6
Site 15: Autopoint North Causeway	0.14	3
Site 16: Gasworks North Causeway	0.28	7
Site 17: Anglebury Court Bonnets Lane	0.57	13
Site 18: Cottees East Street	0.30	8
Site 19: Rugby Club and Allotments	9.17	206
Site 20: North Bestwall	11.55	173
Site 21: Middle School Playing Field	3.58	80
Site 22: Middle School Site	1.71	41
Site 23: Hospital and Health Centre	0.81	19
Site 24: South of Bestwall Road	1.14	27

4. Summary of site appraisals: Wareham Neighbourhood Plan area

4.1 Site 1: Worgret West of Wareham



4.1.1 Site Development Potential

Site H1 'Worgret West of Wareham' is approximately 47.36 ha and has the potential to accommodate 710 dwellings. The site is currently used for agricultural purposes, containing a mixture of fields and outbuildings which form part of Worgret Manor Farm.

Topographically, the site gently slopes towards the flood plain of the River Frome at the southern boundary and is highly visible from the Purbeck Ridge to the south.

The site is separated from Wareham by the bypass such that development of the site would result in a notable change to the town's settlement pattern by the creation of a separate community.

4.1.2 Key Constraints

From a landscape perspective, the site is within the boundary of the Dorset AONB and adjacent to the South East Dorset Green Belt. There are long views out to the south towards the Purbeck Hills and long views into the site from northern sections of Wareham, including Carey Road. The site is highly visible and development would detract from the setting of the town. Ecologically, the southern section of the site is adjacent to the River Frome SSSI. The whole of the site is within a SSSI IRZ for all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Additionally, the hedgerows, ponds and trees located within and adjacent to the site have the potential to support protected species.

In regards to the flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test.

Although there is suitable existing access, the A352 and A351 experience heavy traffic during rush hour, presenting a potential safety issue for any new residents wishing to access the local town centre.

4.1.3 Recommendations

Development of the site would be contrary to national policy due to its setting within the Dorset AONB and result in a notable change to the settlement pattern and landscape character of Wareham town. The ecological value of the site and the potential flood risk and access issues present additional constraints. As such, the site is considered as unsuitable for taking forward for the purposes of the Neighbourhood Plan.

4.2 Site 2: Worgret North of A352



4.2.1 Site Development Potential

Site H2 'Worgret North of A352' is approximately 0.86ha and has the potential to accommodate 20 dwellings. The site is currently used for agricultural purposes, containing a mixture of fields and outbuildings which form part of Little Farm.

Topographically, the site is predominantly flat but gently slopes towards the northern boundary. The site is located outside of the existing built up area of Wareham and separated from the town by the bypass. Any development would have an impact on the setting of the town and be prominent in views from the bypass.

The site is not located within a flood risk zone and is not constrained by the local historic environment.

4.2.2 Key Constraints

In regards to the landscape constraints, the South East Dorset Green Belt and the Dorset AONB are located directly to the north and south of the site, respectively. There are medium views to the north over Wareham Common. Longer views to the south are screened by a hedgerow bordering the A352.

From an ecological perspective, the northern section of the site is directly adjacent to the Wareham Common SSSI. The whole of the site is within a SSSI IRZ for all planning applications (except householder) outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures. Additionally, the hedgerows located along the eastern and western boundaries of the site connect to the River Piddle or Trent to the north, and have the potential to support protected species.

Although there is suitable existing access, the A352 and A351 experience heavy traffic during rush hour, presenting a potential safety issue for any new residents wishing to access the local town centre. Additional potential constraints include the electricity lines passing over the site and the possible ground contamination from agricultural activities.

4.2.3 Recommendations

Development of the site would result in an extension of the south western section of Wareham, changing the settlement pattern of the town. The ecological value of the site and the potential access and safety issues present additional constraints. As such, the site is considered as unsuitable for taking forward for the purposes of the Neighbourhood Plan.

4.3 Site 3: West of Causeway Close



4.3.1 Site Development Potential

Site H3 'West of Causeway Close' is approximately 0.86ha and has the potential to accommodate 20 dwellings. The site is currently used for agricultural purposes and is located directly adjacent to residential properties along Causeway Close, and the railway line to the north. Topographically, the site is predominantly flat.

Although the site is within the existing built-up area of Wareham, it is not within close proximity to local services and is currently not accessible from the existing highway network. Nevertheless, there is the potential to create access points into the north eastern and south eastern sections of the site by extending the existing roads. Notably, the site is not constrained by the historic environment.

4.3.2 Key Constraints

The entirety of the site is located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is also screened from view by the line of trees in the south, the existing landscape character and visual amenity of the site is not particularly sensitive to change.

In regards to the flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.

Ecologically, the hedgerows located along the southern boundary of the site connect to patches of deciduous woodland to the north east and the River Piddle or Trent to the south west. Therefore, there is the potential for protected species to be present on site. Additionally, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed.

4.3.3 Recommendations

Landscape, ecology and flood risk issues provide constraints to what is otherwise a relatively unconstrained site. Although the site is outside of Wareham town centre, it is within close proximity to the local public transport network, with residents able to access the Wareham Railway Station and the Poole Harbour Trail. Development would also be in keeping with the surrounding land uses, and could nestle into the landscape providing that the existing green infrastructure is retained.

As such, the site is considered as potentially suitable to take forward for the purposes of the Neighbourhood Plan, providing the existing constraints can be overcome.

4.4 Site 4: West of Carey



4.4.1 Site Development Potential

Site H4 'West of Carey' is approximately 8.44 ha and has the potential to accommodate 189 dwellings. The site is currently used for agricultural purposes, and is regularly grazed by livestock.

The topography varies throughout the site, with steeply sloping land in the southern section, gently undulating land in the central section and predominantly flat and gently sloping land in the northern section. Access is achievable via Carey Road, located at the north eastern corner of the site.

4.4.2 Key Constraints

From a landscape perspective there are long views to the east of the site towards Wareham town, to the south east towards the Wareham Walls Scheduled Monument, and to the south and west of the site over the Dorset AONB. As such, the site is highly visible from the surrounding landscape due to its prominent topographical setting. Therefore, the character of the site is particularly sensitive to change. The entirety of the site is also located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open.

Ecologically, the southern section of the site is adjacent to the Wareham Common SSSI. The whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the deciduous woodland patches located adjacent to the southern and northern boundaries of the site have the potential to support protected species.

In regards to the flood risk, land adjacent to the southern boundary of the site is located within Flood Risk Zone 3. However, the topography of the site will limit any potential impacts.

Additional constraints include the power lines and posts located in the southern section of the site, and also its distance away from local services and facilities in Wareham town centre.

4.4.3 Recommendations

Development on the site would result in notable changes to the existing landscape character and visual amenity of the site, due to the potential number of additional dwellings and the prominent topographical nature of the site. Additional constraints include the surrounding ecology, the infrastructure on the site and its location away from local services and facilities.

The site is considered to be unsuitable to take forward for the purposes of the Neighbourhood Plan.

4.5 Site 5: North of Carey Road



4.5.1 Site Development Potential

Site H5 'North of Carey Road' is approximately 2.13 ha and has the potential to accommodate 47 dwellings. The site is currently an open green space with an amenity value for local residents walking their dogs, and is located adjacent to the existing built-up area of Wareham.

Topographically, the site is predominantly flat with a bowl-shaped section towards the centre, shown in the bottom-right picture above. As such, the site is nestled within the landscape and is screened from view by the existing green infrastructure (hedgerows and trees) located along the site boundaries.

From a constraints perspective, the site is not located within a flood risk zone and does not contain any historical features of interest.

4.5.2 Key Constraints

From a landscape perspective, the site is entirely located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is screened from view by the existing green infrastructure, the landscape character and visual amenity of the site is not particularly sensitive to change.

Ecologically, the line of trees located along the southern boundary of the site connects to the countryside to the west. Therefore, there is the potential for protected species to be present on site. Additionally, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed.

4.5.3 Recommendations

Landscape and ecology issues provide constraints to what is an otherwise a relatively unconstrained site. Although the site is outside of Wareham town centre, it is within close proximity to a bus stop and footpaths, enabling residents to connect with local services and amenities.

Due to the topographical setting of the site, any future development could nestle into the landscape providing that the existing green infrastructure is retained, minimising any changes to its character.

The site is considered to be suitable to take forward for the purposes of the Neighbourhood Plan.

4.6 Site 6: West of Westminster Road Industrial Estate



4.6.1 Site Development Potential

Site H6 'West of Westminster Road Industrial Estate' is approximately 2.47 ha and has the potential to accommodate 55 dwellings. The site is currently used for agricultural purposes and is located directly adjacent to the western boundary of the existing built-up area of Wareham.

Although the site is currently not accessible via the existing highway network, there is the potential to create an access point into northern section of the site via Bere Road or through the Westminster Road Industrial Estate. Topographically, the site gently slopes in a south westerly direction towards the Westminster Road Industrial Estate.

The site is not located within or adjacent to a flood risk zone or a historical feature of interest. Development on the site would be an extension to the western boundary of Wareham town.

4.6.2 Key Constraints

The entirety of the site is located within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. However, as the site is not within the boundary of the Dorset AONB and is also screened from view by the line of trees along the northern and eastern boundaries, the existing landscape character and visual amenity of the site is not particularly sensitive to change. The quality of landscape is considered to be of lower value than the majority of Green Belt surrounding Wareham.

Ecologically, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed.

In regards to the existing infrastructure on the site, there is a pylon and associated high voltage cables passing through the northern section and connecting to the electrical sub-station on the Westminster Road Industrial Estate. These features might require undergrounding prior to development in order to minimise the potential health risks and visual impacts associated with them.

Additionally, Bere Road experiences heavy traffic during rush hours, presenting a potential safety issue for any new residents wishing to access the local town centre.

4.6.3 Recommendations

The main constraints to development concern the existing infrastructure on the site and its location away from Wareham town centre. As the site is predominantly screened from view, any future development could nestle into the landscape providing that the existing green infrastructure is retained, minimising any changes to its character. However, development would result in a loss of land within the South East Dorset Green Belt.

As such, the site is considered as potentially suitable to take forward for the purposes of the Neighbourhood Plan, providing the existing constraints can be overcome.

4.7 Site 7: North West of Northmoor Park



4.7.1 Site Development Potential

Site H7 'North West of Northmoor Park' is approximately 2.75 ha and has the potential to accommodate 61 dwellings. The site is currently used as a paddock for ponies, and is located adjacent to the north western boundary of the existing built-up area of Wareham between the Northmoor Park residential area and Wareham golf course. The site adjoins and is highly visible from the Dorset Greenway which connects Wareham with Wareham Forest.

Topographically, the site is predominantly flat, and there is the potential to create an access route into the eastern section of the site via an extension of Fairway Drive.

The site is not located within or adjacent to a flood risk zone or a historical feature of interest. Additionally, there is no significant infrastructure on site.

4.7.2 Key Constraints

From a landscape perspective, the site has a sensitive landscape character due to its location within the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. The site is also within close proximity to residential properties in Northmoor Park, which currently have medium to long views over Wareham golf course to the north and west of the site. Development of the site would result in a marked change to its existing character and visual amenity.

Ecologically, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the site is within proximity to internationally important sites and since there is no intervening land which could be used as an effective Suitable Alternative Greenspace it is likely that development would lead to increased pressure on these important nature conservation sites.

In regards to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road and is also located adjacent to the Poole Harbour Trail, which passes through the town.

4.7.3 Recommendations

Being situated within an area of landscape value within close proximity of sensitive international conservation sites, the landscape, ecology and location issues represent important constraints on this site's potential for development. As such, the site is considered as unsuitable to take forward for the purposes of the Neighbourhood Plan.

4.8 Site 8: North of Northmoor Park including Allotments



4.8.1 Site Development Potential

Site H8 'North of Northmoor Park including Allotments' is approximately 1.64 ha in size with the potential to accommodate 39 dwellings. The northern section of the site is currently used for agricultural purposes, forming part of Tantinoby Farm. Comparatively, the southern section of the site is leased to Wareham Town Council and provides allotments for the local community.

Topographically, the site gently slopes in a south easterly direction, and there is the potential to extend Seven Barrows Road in order to create an access route into the northern section of the site. The site is not located within or adjacent to a flood risk zone or a historical feature of interest and there is no significant infrastructure on or passing over the site.

4.8.2 Key Constraints

Ecologically, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the eastern boundary of the site extends northwards towards a patch of deciduous woodland. Therefore, the site has the potential to support protected species. The site is within proximity to and accessible to the internationally important sites in Wareham Forest and since there is no intervening land which could be used as an effective Suitable Alternative Greenspace it is likely that development would lead to increased pressure on these important nature conservation sites.

From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt. Also, approximately 25 residential properties directly adjacent to the southern and western boundaries have direct views into the site. As such, development of the site would result in a change to the existing character and visual amenity. The site is highly visible from the Dorset Greenway the main footpath and cycleway between Wareham and Wareham Forest.

In regards to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road and is also located adjacent to the Poole Harbour Trail, which passes through the town.

Notably, the southern section of the site contains a number of well-established allotments for local residents which have an existing community value. Policy CF 'Community Facilities' within the PLP1 states that any development which results in a loss of an existing community facility will only be permitted if it can be demonstrated that there is no longer a need for this facility.

4.8.3 Recommendations

Overall, the main constraints to development concern the potential ecological value and landscape sensitivity of the site, and its distance from Wareham town centre. Redevelopment of the site would also lead to the loss of well-established allotments which currently benefit the local community. As such, the site is considered unsuitable to take forward for the purposes of the Neighbourhood Plan.

4.9 Site 9: Westminster Road Industrial Estate



4.9.1 Site Development Potential

Site H9 'Westminster Road Industrial Estate' is approximately 4.22 ha and has the potential to accommodate 94 dwellings. The site was developed in the 1960s and contains a variety of small businesses located in premises of relatively poor quality. Wareham Household Waste Recovery Centre is located in the north western section of the site and there is an electricity substation located in the north eastern section.

Topographically, the site is predominantly flat and is accessible via the existing highways network. Additionally, the site is not constrained by the historical environment and is not within or adjacent to a flood risk zone. As the site is not within the boundaries of the South East Dorset Green Belt and the Dorset AONB, the existing landscape character is considered to be of low sensitivity to development.

Notably, Policy E 'Employment' within the PLP1 states that existing employment land within the district will be safeguarded from development. Development will only be permitted where it does not compromise the integrity of the employment site. However, emerging government policy proposes that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, all reasonable options for meeting the need for housing development should have been examined including making as much use of possible suitable brownfield sites and underutilised land.

4.9.2 Key Constraints

Ecologically, the whole of the site is within a SSSI IRZ for residential development and as such, any planning applications for a development resulting in a total net gain in units must be assessed.

In regards to the local services and facilities, the site is located over 800m to the west of Wareham town centre. However, the site is within walking distance of bus stops on Northmoor Way and Bere Road, and is within the existing built-up area of Wareham.

The site currently has multiple-occupants, presenting a potential constraint to its availability. Additionally, the northern section of the site is potentially not suitable for redevelopment due to the existing infrastructure on site.

4.9.3 Recommendations

Due to the limited number of potential constraints, there is the potential to regenerate the Westminster Road Industrial Estate to provide housing or mixed-use development. There is also the potential to enhance the visual amenity of the site through sustainable design, respecting the character of

Wareham and incorporating green infrastructure where possible. Redevelopment also has the potential to enhance the amenity for nearby residents. As such, the site is considered as suitable to take forward for the purposes of the Neighbourhood Plan.

4.10 Site 10: Johns Road



4.10.1 Site Development Potential

Site H10 'Johns Road' is approximately 0.68 ha and has the potential to accommodate 16 dwellings. The site currently contains small commercial units including a car rental company and a wood burning stoves manufacturer. The Neighbourhood Group informed AECOM that a number of premises are now vacant, following a fire which caused considerable damage.

Topographically, the site is predominantly flat and is accessible via the existing highways network. As the site is not within the boundaries of the South East Dorset Green Belt and the Dorset AONB, the existing landscape character is considered to be of low sensitivity to development. Additionally, the site is not within or adjacent to a flood risk zone.

Notably, Policy E 'Employment' within the PLP1 states that existing employment land within the district will be safeguarded from development. Development will only be permitted where it does not compromise the integrity of the employment site. However, emerging government policy proposes that before concluding that exceptional circumstances exist to justify changes to Green Belt boundaries, all reasonable options for meeting the need for housing development should have been examined including making as much use of possible suitable brownfield sites and underutilised land.

4.10.2 Key Constraints

Ecologically, the site is located within 250m of the Wareham Common SSSI. As such, the entirety of the site is within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

In regards to the historic environment, there are two Grade II listed buildings directly to the south of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.

As the site currently has multiple-occupants, this presents a potential constraint to its availability.

4.10.3 Recommendations

Due to the limited number of potential constraints, there is the potential to regenerate Johns Road to provide housing or mixed-use development. There is also the potential to enhance the setting of the historical features of interest which are within close proximity to the site, respecting their character. As such, the site is considered as suitable to take forward for the purposes of the Neighbourhood Plan.

4.11 Site 11: The Sward North of Station



4.11.1 Site Development Potential

Site H11 'The Sward North of Station' is approximately 0.53 ha and has the potential to accommodate twelve dwellings. The site is currently utilised as amenity grassland and is encompassed by two roundabouts which connect to Sandford Road, Bere Road and the A351.

Topographically, the site slopes from the north to the south, and there is the potential to create an access point into the southern section of the site via Sandford Road. Additionally, the site is within the existing built-up area of Wareham, and is less than 400m from the local town centre.

As the site is not within the boundaries of the South East Dorset Green Belt and the Dorset AONB, the existing landscape character is considered to be of low sensitivity to development. However, developing the site would result in a change to its existing use. Additionally, the site is not within or adjacent to a flood risk zone.

4.11.2 Key Constraints

Although there is the potential to create suitable access into the site, the roads surrounding the site boundaries are frequented by traffic. As well as presenting a potential safety issue for any local residents, the site is therefore sensitive to noise pollution and local air quality issues.

Ecologically, the Wareham Common SSSI is located approximately 250m to the south west of the site. As such, the entirety of the site is within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the site is within 150m of the European protected Poole Harbour Ramsar Site.

From a historical environment perspective, there are two Grade II listed buildings approximately 100m to the south and the east of the site.

4.11.3 Recommendations

The main constraints to development include the potential safety concerns, sloping topography, noise pollution and air quality issues generated from the traffic using the roads which surround the site boundaries, which are particularly significant in the local context.

Additional constraints to developing the site include its proximity to nationally and European protected ecological features of interest, and its proximity to nationally designated historical features of interest.

As such, the site is considered to be less suitable to take forward for the purposes of the Neighbourhood Plan.

4.12 Site 12: Sandford Lane – potential extension to employment land



4.12.1 Site Development Potential

Site H12 'Sandford Lane – potential extension to employment land' is approximately 0.42 ha and has the potential to accommodate ten dwellings. The site is an area of Greenfield land which is currently not utilised for a particular purpose. Additionally, the site is directly to the south of the Sandford Road employment area.

Topographically, the site is predominantly flat and there is the potential to create an access point into the western section of the site via an extension of Sandford Lane.

Notably, the site is not constrained by any historical features of interest, and there is no significant infrastructure located on or passing over the site.

4.12.2 Key Constraints

From an ecological perspective, the site is directly adjacent to the Poole Harbour SPA and the 'Dorset Heaths (Purbeck and Wareham) and Studland Dunes' SAC. Additionally, the site is directly adjacent to the Wareham Meadows SSSI. As such, the entirety of the site is within a SSSI IRZ for all planning applications (except householder applications).

Notably, the site is directly adjacent to an area of existing employment land. Policy E 'Employment' within the PLP1 states that development will only be permitted where it does not compromise the integrity of the employment site.

In regards to the landscape character, the site is adjacent to the boundary of the Dorset AONB. There are limited views into and out of the site due to its flat topography and the screening from the hedgerows located along the eastern boundary. However, as the site is entirely located within the South East Dorset Green Belt, development would result in a loss of Greenbelt land which is potentially significant in the local context.

Additionally, land adjacent to the southern and eastern boundaries of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken prior to development.

4.12.3 Recommendations

The main constraints to development include its proximity to ecologically protected sites, flood risk areas and protected landscapes. As such, the site is considered to be less suitable to allocate for residential development through the Neighbourhood Plan, but potentially suitable to take forward for the purposes of the Neighbourhood Plan as an extension to the employment land in Sandford Lane Industrial Estate, providing that the existing constraints can be overcome.

4.13 Site 13: Crews Garage West North Causeway



4.13.1 Site Development Potential

Site H13 'Crews Garage West North Causeway' is approximately 0.04 ha and has the potential to accommodate one dwelling. The existing property on the site is currently occupied by 'Wareham Superbikes', a local business which retails motorcycles and scooters. Land directly in front of the property entrance forms part of Crews Garage, and is primarily occupied by vehicles.

Topographically, the site is flat and it is easily accessible via Northport Road. The site is within the built-up area of Wareham and is within 400m of the local town centre.

4.13.2 Key Constraints

In regards to the historic environment, there are two Grade II listed buildings located directly to the west of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.

From a landscape character perspective, the site is not within the boundary of the Dorset AONB and is therefore considered to be of low sensitivity to development. As the site is nestled within the built-up area of Wareham, any redevelopment of the site would not alter the existing visual amenity.

Although the site is within Flood Risk Zone 3, it is raised from the River Piddle or Trent. This site is considered challenging both in terms of prevailing risk and potential management of surface water. Consultation with the Environment Agency with regard to viability and application of the Sequential Test would be needed.

Ecologically, the site is within 200m of the Poole Harbour SPA and Ramsar Site, the Wareham Meadows SSSI and the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

As the site can only accommodate one dwelling, the NPPF states that developers are not required to make provisions for affordable housing.

4.13.3 Recommendations

Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. As such, the site is considered to be suitable to take forward for the purposes of the Neighbourhood Plan, providing that the regeneration of the site respects the local landscape character and demonstrates any potential community benefits.

4.14 Site 14: Crews Garage East



4.14.1 Site Development Potential

Site H14 'Crews Garage East' is approximately 0.25 ha and has the potential to accommodate six dwellings. The existing property on the site is currently occupied by 'B.F Crew', which is an approved M.O.T garage for vehicles. Land directly in front of the property entrance is primarily filled with vehicles.

Topographically, the site is flat and is easily accessible via Northport Road. The site is within the built-up area of Wareham and is within 400m of the local town centre.

4.14.2 Key Constraints

In regards to the historic environment, there are two Grade II listed buildings located directly to the west of the site: Wareham Railway Station and the K6 telephone kiosk outside of the station.

From a landscape character perspective, the site is not within the boundary of the Dorset AONB and is therefore considered to be of low sensitivity to development. As the site is nestled within the built-up area of Wareham, any redevelopment of the site would not alter the existing visual amenity.

Although the site is within Flood Risk Zone 3, it is raised from the River Piddle or Trent. This site is considered challenging both in terms of prevailing risk and potential management of surface water. We recommend early consultation with the EA with regard to viability and application of the Sequential Test.

Ecologically, the site is within 200m of the Poole Harbour SPA and Ramsar Site, the Wareham Meadows SSSI and the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the patches of deciduous woodland located directly to the east and the south of the site potentially provide a suitable habitat for protected species.

As the site can only accommodate six dwellings, the NPPF states that developers are not required to make provisions for affordable housing.

4.14.3 Recommendations

Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. As such, the site is considered to be suitable to take forward for the purposes of the Neighbourhood Plan, providing that the regeneration of the site respects the local landscape character, retains the surrounding green infrastructure and demonstrates any community benefits.

4.15 Site 15: Autopoint North Causeway



4.15.1 Site Development Potential

Site H15 'Autopoint North Causeway' is approximately 0.14 ha and has the potential to accommodate three dwellings. The site is currently occupied by 'Rapid Fit' which is a local car dealership and garage.

Topographically, the site is flat, easily accessible via North Street, and is within close proximity to the Wareham town centre, providing access to a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

4.15.2 Key Constraints

Although the site is not within the boundary of the South East Dorset Green Belt or the Dorset AONB, there are long views to the east of the site over and across Wareham Meadows SSSI. The site is therefore visible from a variety of locations. However, as the site is already developed, any redevelopment would not change the existing visual amenity of any views into the site.

Ecologically, the site is approximately 100m from the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the western boundary of the site form part of a green corridor along the River Piddle or Trent.

In regards to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value.

Although the site is directly adjacent to land within Flood Risk Zone 3, as it is raised from the River Piddle or Trent, the sites is considered to be at low risk from flooding.

Notably, as the site can only accommodate six dwellings, the NPPF states that developers are not required to make provisions for any affordable housing.

4.15.3 Recommendations

Ecological, landscape and historic environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area. The site is therefore suitable to take forward for the purposes of the Neighbourhood Plan providing that the development protects the surrounding green infrastructure and demonstrates its potential for enhancing the community vitality of the local town centre.

4.16 Site 16: Gasworks North Causeway



4.16.1 Site Development Potential

Site H16 'Gasworks North Causeway' is approximately 0.28 ha and has the potential to accommodate seven dwellings. The site is currently an area of hardstanding and is not in use.

Topographically, the site is flat, easily accessible via North Street, and is within close proximity to the Wareham town centre, providing access to a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

Notably, the site is not within the boundary of the South East Dorset Green Belt or the Dorset AONB. As the site is nestled within the built-up area of Wareham and screened from view from the surrounding green infrastructure, it is not particularly sensitive to development.

4.16.2 Key Constraints

Ecologically, the site is directly adjacent to the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees along the southern site boundary form part of a green corridor along the River Piddle or Trent.

In regards to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value.

Although the site is directly adjacent to land within Flood Risk Zone 3, as it is raised from the River Piddle or Trent, the site is considered to be at low risk from flooding.

Notably, as the site can only accommodate seven dwellings, the NPPF states that developers are not required to make provisions for any affordable housing.

4.16.3 Recommendations

Ecological and historic environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area. The site is therefore suitable to take forward for the purposes of the Neighbourhood Plan providing that the development protects the surrounding green infrastructure and demonstrates its potential for enhancing the community vitality of the local town centre.

4.17 Site 17: Anglebury Court Bonnets Lane



4.17.1 Site Development Potential

Site H17 'Anglebury Court Bonnets Lane' is approximately 0.57 ha and has the potential to accommodate 13 dwellings. The site currently serves as a residential care home and day centre for the local community and includes health and social care offices.

Topographically, the site is flat, easily accessible via the existing highways network and is within close proximity to the Wareham town centre which contains a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

The site is not within the boundaries of the South East Dorset Green Belt or the Dorset AONB. As the site is nestled within the built-up area of Wareham, any redevelopment or regeneration of the site will not result in a change to its visual amenity or character. The site is therefore not particularly sensitive to development. Additionally, the site is not within or adjacent to a flood risk zone.

Notably, any future redevelopment of the site or part of it is potentially dependent on how much, if any, of the existing uses are relocated during implementation of the Dorset County Council's 'Wareham Living and Learning Initiative', which aims to bring together local health services on Site H22 'Middle School Site' in order to release public sector land for development.

4.17.2 Key Constraints

Ecologically, the site is within 300m of the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

In regards to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value.

4.17.3 Recommendations

Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and contribute towards the housing target for Wareham.

The site is therefore potentially suitable to take forward for the purposes of the Neighbourhood Plan subject to the outcome and implementation of the 'Wareham Living and Learning Initiative'.

4.18 Site 18: Cottees East Street



4.18.1 Site Development Potential

Site 18 'Cottees East Street' is approximately 0.30 ha and has the potential to accommodate eight dwellings. The site was formerly occupied by 'Cottees Auctions Limited', prior to their relocation to Poole in 2015. Currently, the site is not in use and the existing buildings are degrading.

Topographically, the site is flat (although on a higher level than the street) and is easily accessible via the existing highways network. Additionally, the site is within close proximity to the Wareham town centre which contains a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

The site is not within the boundaries of the South East Dorset Green Belt or the Dorset AONB. As the site is nestled within the built-up area of Wareham, any redevelopment or regeneration of the site will not result in a negative change to its visual amenity or character. The site is therefore not particularly sensitive to development. Additionally, the site is not within or adjacent to a flood risk zone.

4.18.2 Key Constraints

Ecologically, the site is within 300m of the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. In regards to the historic environment, the site is located directly within the Wareham Conservation Area, recognised for its special architectural interest and cultural heritage value. The large sycamore tree on the site is a key feature of the local street scene.

Notably, as the site can only accommodate eight dwellings, the NPPF states that developers are not required to make provisions for any affordable housing.

4.18.3 Recommendations

Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and contribute towards the housing target for Wareham. Therefore, the site is considered suitable to take forward for the purposes of the Neighbourhood Plan.

4.19 Site 19: Rugby Club and Allotments



4.19.1 Site Development Potential

Site H19 'Rugby Club and Allotments' is approximately 9.17 ha and has the potential to accommodate 206 dwellings. The western section of the site is owned by Wareham Town Council and is occupied by well-established allotments. The central and western sections of the site are owned by Wareham and Swanage Rugby Club, with the club's history spanning over 50 years.

Topographically, the site is flat, is easily accessible via the existing highways network and is within close proximity to the Wareham town centre which contains a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

4.19.2 Key Constraints

Notably, the entirety of the site is currently a hub for sport and recreational activities, and therefore provides an important community benefit. Policy CF 'Community Facilities' within the PLP1 states that any development which results in a loss of an existing community facility will only be permitted if it can be demonstrated that there is no longer a need for this facility.

From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and would result in an extension to the eastern settlement boundary of Wareham. In regards to the historic environment, the Wareham Conservation Area is located directly adjacent to the site.

Ecologically, the site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

The site is also located directly adjacent to land within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.

4.19.3 Recommendations

Overall, the site is heavily constrained by the surrounding ecological sites, landscape sensitivity and potential risk of flooding. Additionally, redevelopment of the site would lead to the loss of well-established community facilities. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.

4.20 Site 20: North Bestwall



4.20.1 Site Development Potential

Site H20 'North Bestwall' is approximately 11.55 ha and has the potential to accommodate 173 dwellings. The site is currently utilised for agricultural purposes, forming part of North Bestwall Farm.

Topographically, the site is predominantly flat and is within close proximity to the Wareham town centre which contains a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

In terms of access, there is the potential to extend North Bestwall Road in order to create possible entry points into the southern and northern sections of the site. However, the road would need to be widened which could potentially impact the setting of the scheduled monument.

4.20.2 Key Constraints

From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and would result in an extension to the eastern settlement boundary of Wareham. However, due to the flat topography and the screening provided by the surrounding green infrastructure, the site nestles within the landscape and is not particularly visible.

Parts of the eastern section of the site are located within Flood Zone 2, with the land directly adjacent to the eastern site boundary located within Flood Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test.

Ecologically, the site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the row of trees passing through the centre of the site connects to the North Bestwall Wood and the River Piddle or Trent and is therefore potentially suitable for protected species.

4.20.3 Recommendations

Overall, the main constraints to development includes the European and nationally important ecological designations which border the site, its landscape setting within the Green Belt and AONB, the potential risks of flooding, and the access issues. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.

4.21 Site 21: Middle School Playing Field



4.21.1 Site Development Potential

Site H21 'Middle School Playing Field' is approximately 3.58 ha and has the potential to accommodate 80 dwellings. The site is currently used as a recreational open space for the Purbeck School and local clubs.

Topographically, the site is flat and there is the possibility to create access points via Worgret Road or Streche Road, both of which would pass through the grounds of Site H22 'Middle School Site'.

The site is not located within or adjacent to a flood risk zone and is not within the setting of a historical feature of interest. Additionally, there is no significant infrastructure located on or passing over the site.

4.21.2 Key Constraints

Ecologically, the site is located approximately 100m from the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

Notably, Policy CF 'Community Facilities' within the PLP1 states that any development which results in a loss of an existing community facility will only be permitted if it can be demonstrated that there is no longer a need for this facility. There is also a covenant on the site, which restricts its use to educational.

In regards to the local landscape character, the site is not within or adjacent to the boundary of the Dorset AONB. However, the site is within the boundary of the South East Dorset Green Belt, designated to prevent urban sprawl by keeping land permanently open. Development on the site would result in a change from its existing character, in addition to extending the south western settlement boundary.

4.21.3 Recommendations

The ecological and landscape issues provide notable constraints to development, in addition to the existing covenant on the site which restricts the potential use of the site to educational. Furthermore, development on the site would result in the loss of playing fields which provide local community benefits. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan, due to its inability to contribute to the housing requirements for Wareham.

4.22 Site 22: Middle School Site

4.22.1 Site Development Potential



Site H22 'Middle School Site' is approximately 1.71 ha and has the potential to accommodate 41 dwellings. The site was formerly the site of Wareham Middle School and adjoins the grounds of the Wareham St Mary Primary School. Currently, the site is undergoing consultation for its potential to become a health hub with associated parking and community facilities, as part of Dorset's Clinical Services Review.

Topographically, the site is flat and there is existing access to the southern section via a turning from Worgret Road. The site is not located within or adjacent to a flood risk zone and is not within the setting of a historical feature of interest. Additionally, there is no significant infrastructure located on or passing over the site.

4.22.2 Key Constraints

Ecologically, the site is located approximately 100m from the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed.

In regards to the local landscape character, the site is not within or adjacent to the boundary of the Dorset AONB. As such, the site is not considered to be particularly sensitive to development due to its setting within the existing built-up area of Wareham along with the screening provided by the surrounding green infrastructure.

Notably, Policy CF 'Community Facilities' within the PLP1 states that any development which results in a loss of an existing community facility will only be permitted if it can be demonstrated that there is no longer a need for this facility.

4.22.3 Recommendations

The ecological and landscape issues provide constraints to an otherwise relatively unconstrained site. The regeneration of the site into a local 'health hub' has the potential to release other sites of public sector land for development, centralise facilities in one area and enhance the community benefits for local residents. As such, the site is considered as potentially suitable to take forward for mixed-use development for the purposes of the Neighbourhood Plan, providing any constraints can be resolved.

4.23 Site 23: Hospital and Health Centre



4.23.1 Site Development Potential

Site H23 'Hospital and Health Centre' is approximately 0.81 ha and has the potential to accommodate 19 dwellings. The site is currently occupied by Wareham Hospital and Wareham Surgery, which provides a vital benefit to the local community.

Topographically, the site is flat, is easily accessible via the existing highways network and is within close proximity to the Wareham town centre which contains a variety of local services and amenities. Additionally, there is no significant infrastructure located on or passing over the site.

The site is not within the boundaries of the South East Dorset Green Belt or the Dorset AONB. As the site is nestled within the built-up area of Wareham, any redevelopment or regeneration of the site will not result in a negative change to its visual amenity or character. The site is therefore not particularly sensitive to development. Additionally, the site is not within or adjacent to a flood risk zone.

Notably, Policy CF 'Community Facilities' within the PLP1 states that any development which results in a loss of an existing community facility will only be permitted if it can be demonstrated that there is no longer a need for this facility, or there is sufficient alternative land available to relocate the facilities.

4.23.2 Key Constraints

Ecologically, the site is directly adjacent to the Wareham Common SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the deciduous woodland patch located directly to the north of the site connects to the River Piddle or Trent. In regards to the historic environment, the site contains the Grade II listed 'Christmas Close Hospital' and is also directly adjacent to the 'Part of the defences of the Anglo-Saxon' fortified centre of Wareham and part of the motte and bailey castle within Shell Keep' scheduled monument. Additionally, the site is within the boundary of the Wareham Conservation Area. Along the northern site boundary there is a line of distinctive tall trees which are important in the setting of the historic town. Recommendations

The main constraints to development concern the ecological surroundings and the presence of nationally designated historical sites of interest within and adjacent to the site. Nevertheless, development has the potential to enhance these features of interest through sustainable and sensitive design. Therefore, the site is considered to be potentially suitable to take forward for the purposes of the Neighbourhood Plan, providing the constraints are resolved and the existing community benefits are retained or enhanced, where possible.

4.24 Site 24: South of Bestwall Road



4.24.1 Site Development Potential

Site H24 'South of Bestwall Road' is approximately 1.14 ha and has the potential to accommodate 27 dwellings. The site is currently utilised for agricultural purposes.

The site is predominantly flat and there is the potential to create an access point into the north western section via Bestwall Road, although this would need to be widened to create a two-lane road.

Although the site would result in an extension to the eastern settlement boundary of Wareham, it is located within 400m of the town centre which contains a variety of local services and amenities. Additionally, the site is not constrained by the historical environment.

4.24.2 Key Constraints

Land towards the eastern and southern boundaries of the site is located within Flood Risk Zone 3. As such, further studies would need to be undertaken in conjunction with the requirements of the NPPF and the exception test, prior to development.

Ecologically, the site is directly adjacent to the Poole Harbour SPA and the Wareham Meadows SSSI. As such, the entirety of the site is located within a SSSI IRZ for residential development, and any planning applications for development resulting in a total net gain in units must be assessed. Additionally, the existing green infrastructure surrounding the northern, eastern and southern boundaries of the site is potentially a suitable habitat for protected species.

From a landscape perspective, the site is within the boundary of the South East Dorset Green Belt and the Dorset AONB. Development of the site would be a notable contrast to the existing character and visual amenity, and removing an area of land designated to prevent urban sprawl.

Additionally, there are powerlines passing over the northern section of the site.

4.24.3 Recommendations

Overall, the site is heavily constrained by the surrounding ecological sites, landscape sensitivity and potential risk of flooding. Additionally, redevelopment of the site would lead to the loss of Greenbelt land. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.

5. Conclusions

5.1 Conclusions and recommendations

This site assessment has considered the 24 sites in the Wareham Neighbourhood Plan area put forward for consideration for inclusion in the Wareham Neighbourhood Plan. These have been evaluated utilising the consistent criteria presented in the pro-forma developed by AECOM.

5.2 Housing sites to take forward for the purposes of the Wareham Neighbourhood Plan

Following the completion of the site assessment, it is considered that four sites are most appropriate for further consideration by the Wareham Neighbourhood Plan Steering Group for taking forward for housing through the Neighbourhood Plan. This is due to the capacity of the sites to deliver housing, their location, and the limited number of constraints present at the sites (see **Table 5.1** and **Figure 5.1**)

In addition to these sites, a further ten sites are potentially suitable for taking forward for the purposes of the Neighbourhood Plan (see **Table 5.1** and **Figure 5.1**). These sites however have constraints, including relating to environmental constraints and accessibility issues, that would need to be addressed through further investigation, as well as appropriate design and layout of development.

Table 5.1: Suitability of sites for the purposes of the Wareham Neighbourhood Plan

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 1: Worgret West of Wareham	No Whilst the site could deliver a significant number of dwellings, development of the site would be contrary to national policy involving major development within the Dorset Area of Outstanding Natural Beauty. It would result in a notable change to the settlement pattern of Wareham by the creation of a separate community detached from the town by the bypass. It would also detract from the setting of the town and be prominent in views from the Purbeck Ridge to the south. Additional constraints relating to landscape character, ecology, flood risk and access, are particularly significant in the local context.
Site 2: Worgret North of A352	No Development of the site would result in a change to the settlement pattern of Wareham by the creation of a separate community detached from the town by the bypass. The ecological value of the site and the potential access and safety issues present additional constraints. As such, the site is considered as unsuitable for taking forward for the purposes of the Neighbourhood Plan.
Site 3: West of Causeway Close	Potentially The main constraints to development relate to landscape, ecology and flood risk. Nonetheless, the site is potentially suitable for development if the constraints can be resolved, although great care would need to be taken to maintain screening of views from the bypass.

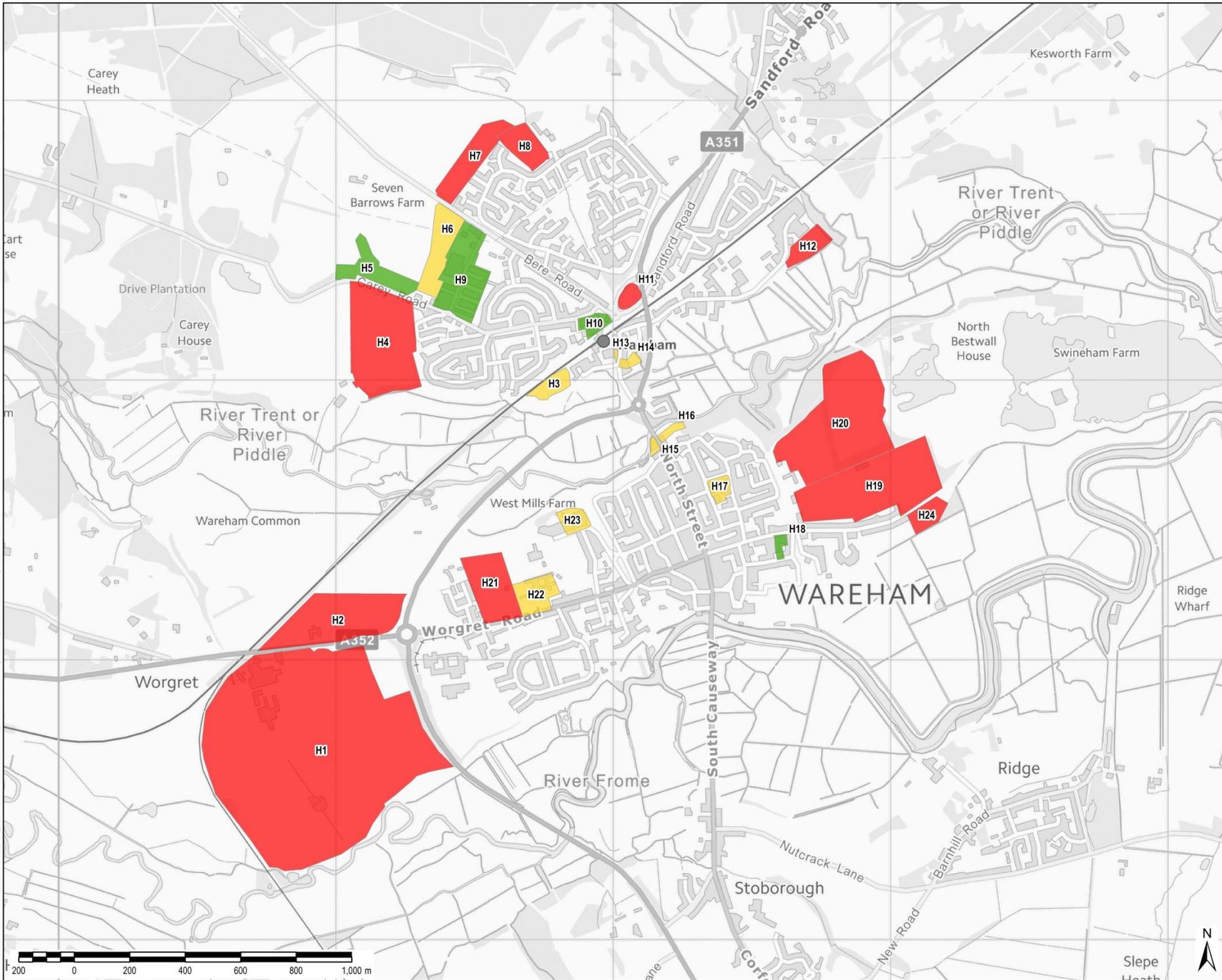
Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 4: West of Carey	No Development on the site would result in notable changes to the existing landscape character and visual amenity of the site, which is prominent in views from the Wareham Common and bypass. Additional constraints include the surrounding ecology, the infrastructure on the site and its location away from services and facilities, significant in the local context.
Site 5: North of Carey Road	Yes Landscape and ecology issues provide constraints to what is otherwise a relatively unconstrained site. Due to the topographical setting of the site which is low-lying, any future development could nestle into the landscape providing that the existing green infrastructure is retained, minimising any changes to the existing visual amenity of the site.
Site 6: West of Westminster Road Industrial Estate	Potentially The main constraints to development concern the existing infrastructure on the site and its location away from Wareham town centre. Development of the site would also result in a loss of green belt land. As such, the site is considered as potentially suitable for development providing the existing constraints can be overcome.
Site 7: North West of Northmoor Park	No Landscape, ecology and location issues provide constraints to this site which has a sensitive landscape character due to its visibility from the Greenway, which links the town to Wareham Forest and to internationally important nature conservation sites. Additionally, development would also result in the loss of green belt land. As such, the site is considered as less suitable to take forward for the purposes of the Neighbourhood Plan.
Site 8: North of Northmoor Park including Allotments	No Overall, the main constraints to development concern the potential ecological value and landscape sensitivity of the site, and its distance from Wareham town centre. An additional constraint includes its prominence in views from the Greenway which links the town with Wareham Forest and internationally important nature conservation site. Redevelopment of the site would also lead to the loss of well-established allotments which currently benefit the local community.
Site 9: Westminster Road Industrial Estate	Yes Due to the limited number of constraints, there is the potential to regenerate the site to provide housing or mixed-use development. This would be in line with national policy which supports the development of brown field land and the need to explore all other opportunities are explored before altering green belt boundaries. There is also the potential to enhance the visual amenity of the site through sustainable design.

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 10: Johns Road	Yes Due to the limited number of constraints, there is the potential to regenerate the site to provide housing or mixed-use development. This would be in line with national policy which supports the development of brown field land and the need to explore all other opportunities before altering green belt boundaries. There is also the potential to enhance the setting of the historic Railway Station which is within close proximity to the site, respecting its character and enhancing the approaches to the town.
Site 11: The Sward North of Station	No The main constraints to development include the potential safety concerns, noise pollution and air quality issues generated from the traffic using the roads which surround the site, which are particularly significant in the local context. Additional constraints to developing the site include its sloping topography and proximity to ecological and historical features of interest.
Site 12: Sandford Lane – potential extension to employment land	No The main constraints to development include its proximity to ecologically protected sites, flood risk areas and protected landscapes. However the site is well screened in views from the south. The site may however be potentially appropriate for employment purposes.
Site 13: Crews Garage West North Causeway	Potentially Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to consultation with the Environment Agency. As such, the site is considered to be potentially suitable for regeneration, providing that the development respects the local landscape character supports the enhancement of the approaches to the railway station and to the town, and demonstrates any potential community benefits.
Site 14: Crews Garage East	Potentially Ecological and landscape issues provide constraints to what is otherwise a relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency's viability and sequential test. Redeveloping the site has the potential to support the enhancement of the approaches to the railway station and to the town., providing that the development respects the local landscape character, retains the surrounding green infrastructure and demonstrates any potential community benefits
Site 15: Autopoint North Causeway	Potentially Ecological, landscape and historic environment issues provide constraints to an otherwise relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency's viability and sequential test. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and enhance the community vitality of the local town centre.

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 16: Gasworks North Causeway	Potentially Ecological and historic environment issues provide constraints to an otherwise relatively unconstrained site. However the site is within proximity to land located within Flood Risk Zone 3, where development would be subject to the Environment Agency’s viability and sequential test. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and enhance the community vitality of the local town centre.
Site 17: Anglebury Court Bonnets Lane	Potentially Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. The site is therefore potentially suitable for development subject to the relocation of existing uses as part of the ‘Wareham Living and Learning Initiative’.
Site 18: Cottees East Street	Yes Ecological and historical environment issues provide constraints to an otherwise relatively unconstrained site. Redeveloping the site has the potential to enhance its setting within the Wareham Conservation Area and contribute towards the housing target for Wareham.
Site 19: Rugby Club and Allotments	No The main constraints to development relate to the potential impacts to the surrounding ecological sites, landscape character and also from the potential flood risks. Additionally, redevelopment of the site would lead to the loss of well-established community facilities, significant in the local context.
Site 20: North Bestwall	No Overall, the main constraints to development includes the European and nationally important ecological designations which border the site, its landscape setting within the Green Belt and AONB, the potential risks of flooding and the access issues. As such, the site is considered less suitable to take forward for the purposes of the Neighbourhood Plan.
Site 21: Middle School Playing Field	No The main constraints to development relate to the potential impacts to the surrounding ecological sites and the landscape character. Additionally, the covenant on the site restricts its use to educational. Residential development is not currently possible, and therefore the site is not suitable for the purposes of the Neighbourhood Plan.
Site 22: Middle School Site	Potentially The ecological and landscape issues provide constraints to an otherwise relatively unconstrained site. The regeneration of the site into a local ‘health hub’ has the potential to release other sites of public sector land for development, centralise facilities in one area and enhance the community benefits for local residents.
Site 23: Hospital and Health Centre	Potentially The main constraints to development concern the ecological surroundings and the presence of nationally designated historical sites of interest within and adjacent to the site,. Nevertheless, the site is considered to be potentially suitable for development providing the constraints are resolved and the existing community benefits are retained or enhanced, where possible.

Name	Appropriate for taking forward for the purposes of the Neighbourhood Plan?
Site 24: South of Bestwall Road	No Overall, the site is heavily constrained by the surrounding ecological sites, landscape sensitivity and potential risk of flooding. Additionally, redevelopment of the site would lead to the loss of Greenbelt land.

File Name: I:\5004 - Information Systems\60538603_Neighbourhood_Plan_Lot6_Year2012_Maps\Wareham NP Steering Group\Figure 5-1 - Site Suitability - Version 2.mxd



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LEGEND

Site Suitability

- Yes
- Potentially
- No

H1 – Worgret West of Wareham
H2 – Worgret North of A352
H3 – West of Causeway Close
H4 – West of Carey
H5 – North of Carey Road
H6 – West of Westminster Road Industrial Estate
H7 – North West of Northmoor Park
H8 – North of Northmoor Park including Allotments
H9 – Westminster Road Industrial Estate
H10 – Johns Road
H11 – The Sward North of Station
H12 – Sandford Lane - Potential Extension to Employment Land
H13 – Crews Garage West North Causeway
H14 – Crews Garage East
H15 – Autopoint North Causeway
H16 – Gasworks North Causeway
H17 – Anglebury Court Bonnets Lane
H18 – Coitees East Street
H19 – Rugby Club and Allotments
H20 – North Bestwall
H21 – Middle School Playing Field
H22 – Middle School site
H23 – Hospital and Health Centre
H24 – South of Bestwall Road

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Purpose of Issue **DRAFT**

Client
WAREHAM NEIGHBOURHOOD PLAN STEERING GROUP

Project Title
SITE ASSESSMENT FOR THE WAREHAM NEIGHBOURHOOD PLAN

Drawing Title
SUITABILITY OF EACH SITE FOR THE PURPOSES OF THE NEIGHBOURHOOD PLAN VERSION 2

Drawn CN	Checked JW	Approved RP	Date 03/05/2018
AECOM Internal Project No. 60538603		Scale @ A3 1:12,500	

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Drawing Number **FIGURE 5.1** Rev **01**

If site allocations are included in the Neighbourhood Plan, it is recommended that the Neighbourhood Plan Steering Group discuss site viability with Purbeck District Council. Viability appraisals for individual sites may already exist. If not, it is possible to use the Council's existing viability evidence (such as an Affordable Housing Viability Study or Community Infrastructure Viability Study) to test the viability of sites proposed for allocation in the Neighbourhood Plan. This can be achieved by 'matching' site typologies used in existing reports, with sites proposed by the Neighbourhood Steering Group to give an indication of whether a site is viable for development and therefore likely to be delivered. Likewise, the developer should be contacted to ensure that the site remains deliverable.

Overall it is recommended that the policy approaches proposed by the Neighbourhood Plan should seek to address the potential constraints highlighted in this report and through the strategic environmental assessment process currently being undertaken for the plan. This can include targeted site-specific Neighbourhood Plan policies to address the elements raised relating to environmental constraints and accessibility.

5.3 Next steps

Sites to be taken forward for the purpose of the Neighbourhood Plan will be considered and chosen by the Wareham Neighbourhood Plan Steering Group on the basis of:

- The findings of this site assessment;
- Responses received during consultation on proposed sites;
- The scope for the sites to meet identified infrastructure needs of the community;
- Viability studies; and
- The extent to which the sites support the vision and objectives for the Neighbourhood Plan.

This process will be incorporated within the next stages of development for the Neighbourhood Plan in conjunction with engagement with landowners, Wareham Town Council and other stakeholders.

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Appendix A Completed site appraisal pro-forma

