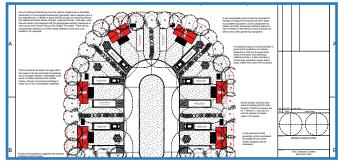
Dorset-wide Gypsy, Traveller and Travelling Showpeople Site Allocations Joint Development Plan Document

Consultation – November 2011

Site Options Report: Part 2 West Dorset Site Assessments











Produced by Baker Associates on behalf of Dorset councils

Contents

Part 2: Site assessments

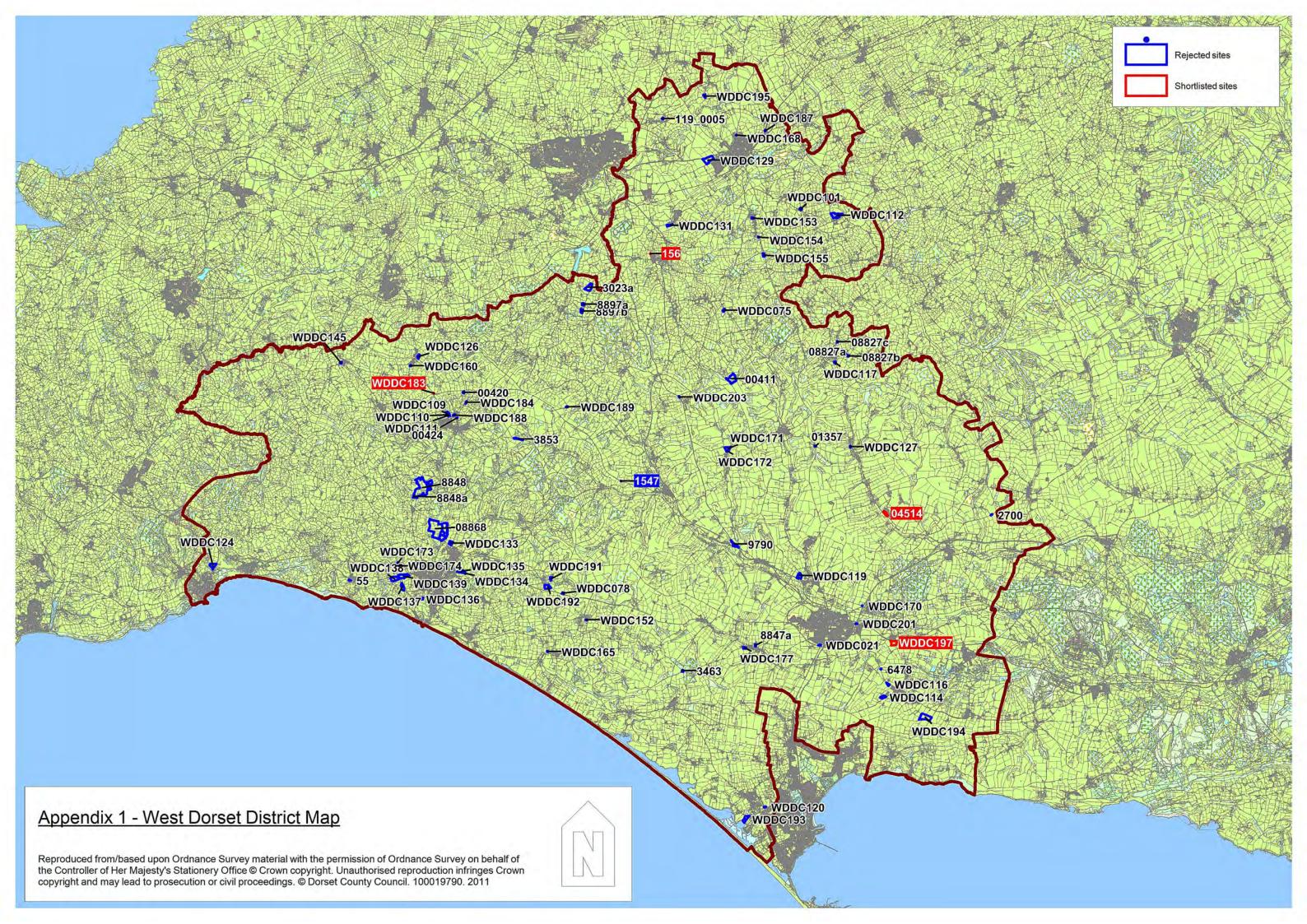
Appendix 1: Map of all sites assessed

Appendix 2: Stage 1 assessment report

Appendix 3: Stage 2 - Shortlisted sites

Appendix 4: Stage 2 - Rejected sites

Appendix 5: Stage 2 - Sites for possible further investigation



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<u>SPA RAMSAR SAC</u>	<u>wh</u> :	<u>s aonb</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	Conser vation Area	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> <u>Grade</u> <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land	<u>t</u> <u>AQMA</u>	Flood Zone 1	Flood Zone 2	Flood Zone <u>3b</u>	Flood Zone 3a	HSE Landuse Zone		<u>APSZ</u>	<u>Availability</u>
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circles Origine		<u>WHS</u>	AONB M	<u>INR S</u>	<u>ssi g</u>	<u>CRS</u> G	<u>SPZ</u>			vation	<u>RHPG</u>	<u>Green</u> belt	Grade	Grade	Grade	<u>Open</u> Space			<u>LNR</u>	<u>TPO</u>		<u>SNCI</u>	<u>RIGS</u>		<u>LIZ</u>			at AQMA			Zone	<u>Flood</u> Zone 3a	Landuse	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
matrixed as a state of a	Green Green Green	Green	Orange <mark>G</mark>	ireen Gi	reen G	ireen G	Green (Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	n Greer	Orange		Orange		Green	Green	Orange
tere t: VDC 1 See 3 50 40 50 60 60 60 60 60 60 60 60 60 60 60 60 60	Recommendation Consider at stage 2																																			
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Green Green <th< td=""><td><u>SPA RAMSAR SAC</u></td><td><u>WHS</u></td><td><u>AONB</u></td><td><u>INR S</u></td><td><u>ssi g</u></td><td><u>CRS</u>G</td><td><u>SPZ</u></td><td><u>SAM</u></td><td></td><td>vation</td><td><u>RHPG</u></td><td></td><td>Grade</td><td></td><td></td><td></td><td></td><td><u>Emp</u> Areas</td><td><u>LNR</u></td><td><u>TPO</u></td><td>Ancient Wood</td><td><u>SNCI</u></td><td><u>RIGS</u></td><td><u>Heritage</u> <u>Coast</u></td><td><u>LIZ</u></td><td>Heritage Assets</td><td>Contamina ed Land</td><td>at <u>AQMA</u></td><td></td><td></td><td>Zone</td><td>-</td><td>Landuse</td><td>_</td><td><u>APSZ</u></td><td><u>Availability</u></td></th<>	<u>SPA RAMSAR SAC</u>	<u>WHS</u>	<u>AONB</u>	<u>INR S</u>	<u>ssi g</u>	<u>CRS</u> G	<u>SPZ</u>	<u>SAM</u>		vation	<u>RHPG</u>		Grade					<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	Heritage Assets	Contamina ed Land	at <u>AQMA</u>			Zone	-	Landuse	_	<u>APSZ</u>	<u>Availability</u>
Appendix 2: Stage 1 assessment report iter ref: WDDC114 SPA RAMSAR SAC WHS AONB NNR SSSI GCRS GSPZ SAM Listed Conser RHPG Green Agri Agri Agri Agri Agri Agri Agri Agri	Green Green Green	Green	Green G	ìreen Gi	reen G	ireen G	}reen (Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	n Greer	N/A		N/A		Green	Green	Orange
ite ref: WDDC114 <u>SPA RAMSAR SAC WHS AONB NNR SSSI GCRS GSPZ SAM Listed Conser RHPG Green Agri Agri Agri Agri Agri Agri Agri Agri</u>	Recommendation Consider at stage 2																																			
Build vation belt Grade Grade Space Facilities Areas Wood Coast Assets ed Land Zone 1 Zone 2 Zone 3 Landuse Zones Area 1,2 3 4,5 4,5	Site ref: WDDC114																																Appendix	c 2: Stage	e 1 asses	sment report
Green Green Green Orange Green Green Green Green Green Green Green Green M/A Orange N/A Green M/A N/A N/A Green Green Green Orange	SPA RAMSAR SAC	<u>WHS</u>	AONB M	<u>INR S</u>	<u>ssi g</u>	<u>CRS</u> G	<u>ispz</u>			vation	<u>RHPG</u>		Grade	Grade	Grade	<u>Open</u> Space			<u>LNR</u>	<u>TPO</u>		<u>SNCI</u>	<u>RIGS</u>		<u>LIZ</u>						Zone	<u>Flood</u> Zone 3a	Landuse		<u>APSZ</u>	<u>Availability</u>
	Green Green Green	Green	Orange <mark>G</mark>	ireen Gi	reen G	ireen G	Green (Green	Green		Green	Green				Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	n Greer	N/A		N/A		Green	Green	Orange
	Recommendation Consider at stage 2																																			

Site ref: WDDC116																																			
<u>SPA RAMSAR</u> <u>SAC</u>	<u>WHS</u> <u>A</u>	<u>ONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	RHPG	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4.5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1		<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green G	ireen (Green	Green	Green	Orange	Green	Green		Green	Green	<u>1,2</u> N/A	Orange	<u>4.5</u> N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>50</u> N/A	N/A	Green	Green	Green	Orange
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<u>SPA RAMSAR</u> <u>SAC</u>	<u>WHS</u> A	<u>ONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	<u>Listed</u> Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1	Flood Zone 2	Flood Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone		<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green Oi	range (Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																																Appendiz	 x 2: Stag	e 1 asses	sment report
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<u>SPA RAMSAR SAC</u>	<u>WHS</u> A	<u>ONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	<u>Listed</u> Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1	Flood Zone 2	Flood Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone		<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green G	ireen (Green	Green	Green	Orange	Green	Green		Green	Green				Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange		Orange	Green	Green	Green	Orange
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Site ref: WDDC120	<u>WHS</u> A	<u>ONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build		RHPG	<u>Green</u> belt	<u>Agri</u> Grade	<u>Agri</u> Grade	<u>Agri</u> Grade		<u>Community</u> <u>Facilities</u>	<u>Emp</u> <u>Areas</u>	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	Heritage Assets	Contamina ed Land	at <u>AQMA</u>		Flood Zone 2	Zone	<u>Flood</u> Zone 3a	HSE Landuse	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green G	ireen (Green	Green	Green	Green	Green	Green	<u>Area</u> Green	Green	Green	<u>1,2</u> Green	<u>3</u> Orange	<u>4,5</u> Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>3b</u> N/A	N/A	<u>Zone</u> Green	Green	Green	Orange
Recommendation Consider at stage 2																																			
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<u>SPA RAMSAR SAC</u>	<u>WHS</u> A	<u>ONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation Area	RHPG	Green belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> <u>Areas</u>	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> Assets	Contamina ed Land	at <u>AQMA</u>	Flood Zone 1	Flood Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green Oi	range (Green	Green	Green	Green	Green	Green		Green	Green					Green	Green	Green	N/A	Green	Green	Green	Orange	Orange	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																																			

Site ref: WDDC126																																		
<u>SPA RAMSAR SAC V</u>	<u>VHS AC</u>	<u>NB NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	Conser vation Area	RHPG	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> Coast	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		<u>Flood</u> Zone 1	Flood Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	HSE Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green G	reen Ora	ange Greei	n Green	Green	Green	Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>00</u> N/A	N/A	Green	Green	Green	Red
Recommendation Consider at stage 2																															Annendi			sment report
Site ref: WDDC127																															Аррении	(2. Slaye	5 1 055655	sment report
<u>SPA RAMSAR SAC V</u>	<u>VHS AC</u>	<u>NB NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	<u>Listed</u> Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		<u>Flood</u> Zone 1	Flood Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone		<u>APSZ</u>	Availability
Green Green Green G	reen Ora	ange Greei	n Green	Green	Orange	Green	Green	Orange	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																															Appendi	 x 2: Stage	e 1 asses	sment report
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<u>SPA RAMSAR SAC V</u>	<u>VHS</u> AC	<u>NB NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>		<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> Coast	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		<u>Flood</u> Zone 1	Flood Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	HSE Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green G	reen Gi	een Greel	n Green	Green	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																																		
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	<u>VHS AC</u>	<u>NB NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation Area	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> <u>Grade</u> <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TP0</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land	at <u>AQMA</u>		Flood Zone 2	-	<u>Flood</u> Zone 3a		_	<u>APSZ</u>	<u>Availability</u>
Green Green Green G	reen Gi	een Greel	n Green	Green	Green	Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																																		
Site ref: WDDC133																															Appendi	k 2: Stage	e 1 assess	sment report
<u>SPA RAMSAR SAC V</u>	<u>VHS AC</u>	<u>NB NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	<u>Listed</u> Build	Conser vation Area	<u>RHPG</u>		<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>		Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> Coast	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land			Flood Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	HSE Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green G	reen Ora	ange Greei	n Green	Green	Green	Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>50</u> N/A	N/A	Green	Green	Green	Green
Recommendation Consider at stage 2																																		

Site ref: WDDC134																																		
<u>SPA RAMSAR SAC</u>	<u>WHS</u>	<u>AONB N</u>	<u>NR SSS</u>	<u>GCR</u>	<u>RS</u> <u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> Assets	Contamina ed Land		<u>Flood</u> Zone 1	<u>Flood</u> <u>Zone 2</u>	Flood Z Zone 3b	<u>Flood</u> Zone 3a	<u>HSE</u> a <u>Landuse</u> Zone	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green	Orange G	reen Gree	en Gree	ən Green	ı Green	Green		Green	Green	Orange		<u>4,3</u> N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A		N/A	Green	Green	Green	Orange
Recommendation																																		
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																															Append	ix 2: Stao	le 1 asses	sment report
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<u>SPA RAMSAR SAC</u>	<u>WHS</u>	<u>AONB N</u>	<u>NR SSS</u>	<u>GCR</u>	<u>RS</u> <u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	RHPG	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>		<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> Assets	Contamina ed Land		<u>Flood</u> Zone 2	Flood Zone 2	2 Zone	<u>Flood</u> Zone 3a	<u>HSE</u> a Landuse Zone	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green	Orange G	reen Gree	en Gree	∍n Green	Green	Green		Green	Green		<u>s</u> N/A	<u>4,5</u> N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>3b</u> N/A	N/A	Green	Green	Green	Green
Recommendation																																		
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																															Append	ix 2: Stag	e 1 asses	sment report
Site ref: WDDC136																																		
<u>SPA RAMSAR SAC</u>	<u>WHS</u>	<u>AONB N</u>	<u>NR SSS</u>	<u>GCR</u>	<u>RS</u> <u>GSPZ</u>	<u>SAM</u>		<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> <u>Grade</u> <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> Assets	Contamina ed Land		<u>Flood</u> Zone 2	Flood Zone 2	Flood Z Zone 3b	<u>Flood</u> Zone 3a	<u>HSE</u> a Landuse Zone	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green	Orange <mark>G</mark>	reen Gree	en Gree	ən Green	Green	Orange		Green	Green				Green	Green	Green	Green	N/A	Green	Orange	Green	Green	Green	Green	Green	Green	Green	N/A		N/A	Green	Green	Green	Orange
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<u>SPA RAMSAR</u> SAC	<u>WHS</u>	<u>AONB N</u>	<u>NR SSS</u>	<u>GCR</u>	<u>RS</u> <u>GSPZ</u>	<u>SAM</u>	Listed Build	Conser vation	<u>RHPG</u>	Green belt	Agri Grade	<u>Agri</u> Grade		<u> </u>	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> Coast	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land	at <u>AQMA</u>		Flood Zone 2	2 Zone	<u>Flood</u> Zone 3a	<u>a</u> Landuse	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green	Orange G	reen Gree	en Gree	ən Green) Green	Green	<u>Area</u> Green	Green	Green	<u>1,2</u> N/A	<u>3</u> Orange	<u>4,5</u> N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Orange	Green	Green	Green	Green	Green	N/A	<u>3b</u> N/A	N/A	<u>Zone</u> Green	Green	Green	Green
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<u>SPA RAMSAR</u> SAC	WHS	AONB N	NR SSS	GCR	RS GSPZ	<u>SAM</u>	Listed	Conser	RHPG	Green	<u>Agri</u>	Agri	<u>Agri</u>	Open	Community	Emp	<u>LNR</u>	<u>TPO</u>	Ancient	SNCI	<u>RIGS</u>	Heritage	<u>LIZ</u>	Heritage	Contamina	at AOMA	Flood	Flood	Flood	<u> Flood</u>	<u>HSE</u>	Firing	APSZ	Availability
<u></u>		<u></u>	000	<u> </u>	- 0012	<u>0, 111</u>	Build	vation Area	<u></u>			Grade <u>3</u>	<u>Grade</u> <u>4,5</u>	Space	Facilities	Areas		<u>v</u>	Wood	<u></u>		Coast	<u> </u>	Assets	ed Land			<u>1</u> Zone 2	<u>Zone</u> <u>3b</u>	Zone 3	a Landuse Zone		<u>, </u>	<u>, tranability</u>
Green Green Green	Green	Orange <mark>G</mark>	reen Gree	en Gree	ən Green	Green	Green		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A		N/A	Green	Green	Green	Green
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Site ref: WDDC139																																		
<u>SPA RAMSAR</u> SAC	<u>WHS</u>	AONB N	<u>NR SSS</u>	<u>BI GCF</u>	<u>RS</u> <u>GSP</u> 2	<u>sam</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land	at <u>AQMA</u>	Flood Zone 1	Flood Zone 2	<u>Flood</u> Zone 3b	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
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SPA RAMSAR SAC	<u>WHS</u>	<u>AONB N</u>	<u>NR SSS</u>	<u>81 GCF</u>	<u>RS</u> <u>GSP2</u>	<u>sam</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	RHPG	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1	<u>Flood</u> Zone 2	<u>Flood</u> Zone <u>3b</u>	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone		<u>APSZ</u>	<u>Availability</u>
Green Green Green (Green (Drange <mark>G</mark> i	reen Gree	en Gre	en Greei	n Greer	n Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
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<u>SPA RAMSAR SAC</u>	<u>WHS</u>	AONB N	<u>NR SSS</u>	<u> GCF</u>	<u>RS</u> <u>GSP</u> 2	<u>SAM</u>		<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>		Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	Heritage Coast	<u>LIZ</u>	Heritage Assets	Contamina ed Land		Flood Zone 1	<u>Flood</u> Zone 2	<u>Flood</u> Zone 3b	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green (Green (Drange <mark>G</mark> i	reen Gree	en Gre	en Greei	n Greer	n Green		Green	Green		Orange		Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
Recommendation Consider at stage 2																																		
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	<u>WHS</u>	AONB N	<u>NR SSS</u>	<u>60 GCF</u>	<u>RS</u> <u>GSP</u> 2	<u>SAM</u>	Listed Build	<u>Conser</u> <u>vation</u> <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> <u>Grade</u> <u>4,5</u>	<u>Open</u> Space	<u>Community</u> <u>Facilities</u>	Emp Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land	at <u>AQMA</u>		<u>Flood</u> Zone 2	_	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	_	<u>APSZ</u>	<u>Availability</u>
Green Green Green (Green	Green G	reen Gree	en Gre	en Greei	n Greer	n Green		Green	Green	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green
Recommendation Consider at stage 2																																		
Site ref: WDDC154																															Appendi	∢2: Stage) 1 assess	sment report
SPA RAMSAR SAC	<u>WHS</u>	AONB N	<u>NR SSS</u>	<u>BI GCF</u>	<u>RS</u> <u>GSP</u> 2	<u>sam</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	Grade		Community Facilities	<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1		<u>Flood</u> Zone 3b	<u>Flood</u> Zone 3a	<u>HSE</u> Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green (Green	Green G	reen Gree	en Gre	en Greei	n Greer	n Orange		Green	Green		<u>s</u> Orange	<u>4,5</u> N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	<u>30</u> N/A	N/A	<u>Zone</u> Green	Green	Green	Orange
Recommendation Consider at stage 2																																		

Adde Adde <th< th=""><th>Site ref: WDDC155</th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></th<>	Site ref: WDDC155																																			
	<u>SPA RAMSAR SAC</u>	<u>WHS</u>	<u>AONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>		vation	<u>RHPG</u>		Grade	Grade	Grade	<u>Open</u> Space		<u>Emp</u> Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>		<u>LIZ</u>				<u>Flood</u> Zone 1	Flood Zone 2	Zone	<u>Flood</u> Zone 3a	Landuse	Firing Zones	<u>APSZ</u>	<u>Availability</u>
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Barbar Area Area Area Area <th< td=""><td>Recommendation Consider at stage 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	Recommendation Consider at stage 2																																			
Vector Date <	Site ref: WDDC160																																Appenaix	(2: Stage	e 1 asses	sment report
Control field	SPA RAMSAR SAC	<u>WHS</u>	AONB	<u>NNR</u>	<u>SSSI</u>	GCRS	<u>GSPZ</u>	<u>SAM</u>	Listed Build	vation	<u>RHPG</u>		Grade	Grade	Grade	<u>Open</u> Space	Community Facilities		<u>LNR</u>	<u>TP0</u>		<u>SNCI</u>	<u>RIGS</u>		LIZ				<u>Flood</u> Zone 1	Flood Zone 2	<u>Flood</u> Zone	<u>Flood</u> Zone 3a	Landuse		APSZ	<u>Availability</u>
Normalize Normalize <t< td=""><td>Green Green Green</td><td>Green</td><td>Orange</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Orange</td><td></td><td>Green</td><td>Green</td><td></td><td></td><td></td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>N/A</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>Green</td><td>N/A</td><td></td><td>N/A</td><td></td><td>Green</td><td>Green</td><td>Orange</td></t<>	Green Green Green	Green	Orange	Green	Green	Green	Green	Green	Orange		Green	Green				Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A		N/A		Green	Green	Orange
A value A va	Recommendation Consider at stage 2																																			
Note: Note: <th< td=""><td>Site ref: WDDC165</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Appendi></td><td>< 2: Stage</td><td>e 1 asses</td><td>ssment report</td></th<>	Site ref: WDDC165																																Appendi>	< 2: Stage	e 1 asses	ssment report
Column	<u>SPA RAMSAR</u> SAC	<u>WHS</u>	<u>AONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>		vation	<u>RHPG</u>		Grade	Grade	Grade	<u>Open</u> Space		Emp Areas	<u>LNR</u>	<u>TPO</u>		<u>SNCI</u>	<u>RIGS</u>		<u>LIZ</u>			at <u>AQMA</u>	<u>Flood</u> Zone 1	Flood Zone 2	Zone	<u>Flood</u> Zone 3a	Landuse	Firing Zones	<u>APSZ</u>	<u>Availability</u>
Construction of states of	Green Green Green	Green	Orange	Green	Green	Green	Green	Green	Green		Green	Green				Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A		N/A		Green	Green	Orange
Start Start <th< td=""><td>Recommendation Consider at stage 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Appondi</td><td></td><td></td><td></td></th<>	Recommendation Consider at stage 2																																Appondi			
Autom Autom Autom Autom Autom Grade Grade <th< td=""><td>Site ref: WDDC168</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Арренція</td><td>12. Staye</td><td>5 1 05565</td><td>Sment report</td></th<>	Site ref: WDDC168																																Арренція	12. Staye	5 1 05565	Sment report
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Consider at stage 2 Appendix 2: Stage 1 assessment report Ster ref: WDDC170 <u>SPA RAMSAR SAC WHS AONB NNR SSS GCRS GSPZ SAM Listed Conser RHPG Green Agri Agri Agri Agri Grade </u>	Green Green Green	Green	Green	Green	Green	Green	Orange	Green	Green		Green	Green				Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Green	Green	N/A		N/A		Green	Green	Orange
Site ref: WDDC170 Spa RAMSAR SAC WHS AONB NNR SSSI GCRS GSPZ SAM Listed Conser RHPG Green Agri Agri Open Community Emp LNR TPO Ancient SNCI RIGS Heritage Constituting Flood Flood Flood Flood HSE Firing APSZ Availability Green	Recommendation Consider at stage 2																																			
Build vation Area belt Grade 1.2 Grade 3. Grade 4.5 Grade 4.5 Space Area Mod Coast Assets ed Land Zone 1 Zone 2 Zone 2 Zone 3 Landuse Zone 3 Green Gree	Site ref: WDDC170																																Appendi	< 2: Stag	e 1 asses	sment report
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	Green Green Green	Green	Green	Green	Green	Green	Orange	Green	Green		Green	Green				Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A		N/A		Green	Green	Orange
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ite ref: WDDC171																																			
<u>SPA RAMSAR</u> SAC	<u>WHS</u> <u>A</u>	ONB	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	Listed Build	<u>Conser</u> vation <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> Grade <u>1.2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	Emp Areas	<u>LNR</u>	<u>TPO</u>	Ancient Wood	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	Heritage Assets	Contamina ed Land	at <u>AQMA</u>	<u>Flood</u> Zone 1	Flood Zone 2	Flood Zone <u>3b</u>	Flood Zone 3a	<u>HSE</u> Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green Green Green	Green C)range	Green	Green	Green	Green	Green	Green		Green	Green	Orange			Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A		e Orange		Green	Green	Orange
ecommendation																																			
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<u>SPA</u> Green	RAMSA		<u>WHS</u> Green	<u>AONB</u> Green	<u>NNR</u> Green	<u>SSSI</u> Green	<u>GCRS</u> Green	<u>GSPZ</u> Orange	<u>SAM</u> Green	<u>Build</u>	<u>Conser</u> <u>vation</u> <u>Area</u> Green	<u>RHPG</u> Green	<u>Green</u> <u>belt</u> Green	Agri Grade <u>1.2</u> N/A	<u>Agri</u> <u>Grade</u> <u>3</u> Orange	Agri Grade 4.5 N/A	<u>Open</u> <u>Space</u> Green	Community Facilities Green	<u>Areas</u>	<u>LNR</u> Green	<u>TPO</u> Green	Ancient Wood Green		<u>RIGS</u> Green	Heritage Coast Green	<u>LIZ</u> Green	Heritage Assets Green	Contamina ed Land Green	<u>t</u> <u>AQMA</u> Green	Flood Zone 1 Green	<u>Flood</u> Zone 2 Orange	Flood Zone <u>3b</u> Orange	<u>Flood</u> <u>Zone 3a</u> Orange	<u>HSE</u> Landuse Zone Green	<u>Firing</u> Zones Green	<u>APSZ</u> Green	<u>Availability</u> Green
	mendatic er at stage																																				
Site ret	f: WDDC	201																																Appendix	2: Stage	e 1 assess	sment report
<u>SPA</u>	RAMSA		<u>whs</u>	AONB		<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>	<u>Build</u>	Conser vation Area	<u>RHPG</u>	<u>Green</u> <u>belt</u>	<u>1,2</u>	<u>3</u>	Agri Grade <u>4,5</u>	Space	Community Facilities	<u>Emp</u> <u>Areas</u>	<u>LNR</u>	<u>TPO</u>	Ancient Wood		<u>RIGS</u>	Heritage Coast	LIZ	<u>Heritage</u> <u>Assets</u>	Contamina ed Land		Flood Zone 1	Flood Zone 2	<u>3b</u>		HSE Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green <u>Recom</u>	Green		Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Orange	Orange	Green	Green	Green	Orange
Consid	er at stage	ə 2																																Appendix	2: Stage	e 1 assess	sment report
Site ret	f: WDDC	203																																			
<u>SPA</u>	RAMSA	<u>r</u> <u>sac</u>	<u>WHS</u>	<u>AONB</u>	<u>NNR</u>	<u>SSSI</u>	<u>GCRS</u>	<u>GSPZ</u>	<u>SAM</u>		<u>Conser</u> <u>vation</u> <u>Area</u>	<u>RHPG</u>	<u>Green</u> belt	<u>Agri</u> <u>Grade</u> <u>1,2</u>	<u>Agri</u> Grade <u>3</u>	<u>Agri</u> Grade <u>4,5</u>	<u>Open</u> Space	Community Facilities	<u>Emp</u> <u>Areas</u>	<u>LNR</u>	<u>TPO</u>	<u>Ancient</u> <u>Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage</u> <u>Coast</u>	<u>LIZ</u>	<u>Heritage</u> Assets	Contamina ed Land	<u>t</u> <u>AQMA</u>	<u>Flood</u> Zone 1	<u>Flood</u> Zone 2	Flood Zone <u>3b</u>	<u>Flood</u> Zone 3a	HSE Landuse Zone	<u>Firing</u> Zones	<u>APSZ</u>	<u>Availability</u>
Green		Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Orange
	mendatic er at stage	_																																			

Site ref	Site name		Settleme	
04514	Piddlehinton Gypsy Site		Piddlehint	on
Site address				
Adj. Piddlehinton Enterprise	Park			
Description of site				
Existing authorised public G Piddlehinton Enterprise Park belt of trees such that it is all	ypsy site located to the south east of Pick. The site accommodates G&T develo most invisible from the road. The northe oyment development further up the slop	opment plots screened of ern part comprises a wic	n the south western side de access road old cam	e a by a good wide
 ☐ Source: current unat ✓ Source: current auth ☐ Source: privately pro 	norised 🗌 Source: site surve	•	ublic owned land	
Planning history				
Previous appeal against the	psy site, currently providing 14 perman refusal of an application for 18 caravan ble location and distance from facilities.	ns on a site to the south		
Policy constraints				
Local Plan Policy SA3 Chalk Local Plan Policy SA15 Grou	lopment Restraint Areas Due to Unplea Valley and Downland Landscape Char undwater Source Protection Zone			
Availability	· · · · · · · · · · · · · · · · · · ·			
The site is a public Gypsy sit pitches to be provided.	te and the manager has indicated that s	space is available shour	d it be needed for additi	onal permanent
Topography				
	oad but includes level development are	as.		
Accessibility to services	s (by car): GP surgery (m) 7140	Primary school 3431	Shop 5911	Bus stop 81
Site Access		<u> </u>	<u> </u>	<u> </u>
	dequate or good standard of road.			
Safety				
Not affected by safety issues	3			
Summary of physical co	onstraints			
	es should there be a significant increase gh this is an existing site, the Highway A			
Not in Green Belt				
Landscape assessment				
views from the road in the view	d land and further development could b icinity of the access. The existing tree b oment in the southern part of the site.			
	ecology, protected species or habitat			

No unacceptable impact on historic environment

Noise

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

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

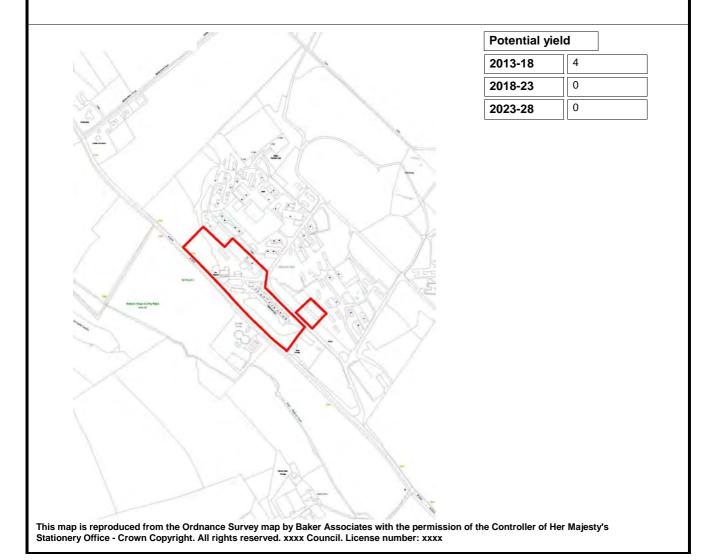
The site is within an emissions zone and there may be amenity impacts due to proximity to adjacent employment area. WDDC comments: Close to sewage treatment works. Odour concerns. Noise complaints, from the adjacent industrial buildings are currently being investigated. Potential impact on the proposed site. Unlikely to be significant noise issues from road.

Achievability

No abnormal site constraints needing to be overcome

Conclusion

There is scope for minor intensificiation of the number of permanent pitches on site, located at the north of the site, if required. However, discussions would be required with the Highway Authority to resolve their concerns.



				i
Site ref	Site name		Settleme	
156	Land end of Coles Lane		Yetminster	r
Site address				
Coles Lane				
Description of site				
within the defined settlement lies countryside. The norther	piece of land at the end of a row of ho t boundary the edge of which is the we rn boundary is formed by a hedge bank ss, beyond which lies a house on the e	stern boundary of the sit k and significant drop dow	te formed by a thick hed wn to an unmade track a	lgerow beyond which at the end of Coles
Source: current una	uthorised 🛛 Source: SHLAA	🗹 Source: pι	ublic owned land	
Source: current auth	norised Source: site surve	•		
Source: privately pro				
Planning history				
There is no known planning	history.			
Policy constraints Local Plan Policy: SA3 Clay	Vale Landscape Character Area			
Availability				
The site is owned by the Dist viable site and improve/solve	trict Council and is available. There ma e access issues.	ay be an opportunity to w	ork with the adjoining ov	wner to create a more
Topography				
More or less level.				
Accessibility to services	s (by car): GP surgery (m)	Primary school	Shop	Bus stop
· · · · · · · · · · · · · · · · · · ·	1062	410	417	194
Site Access		۱ <u>ـــــ</u>		<u></u>
	being improved. Road of adequate or g	jood standard.		
Safety				
Not affected by safety issues	3			
Summary of physical co	netrainte			
Poor access. Lane is very na	arrow and there is on street parking. Th y authority: No objection in principle bu			
Green Belt assessment				
Not in Green Belt				
<u>,</u>				
Landscape assessment				
	CA. The site is suitable for developme side which lends character to the lane.		on of the western bound	dary hedgerow and the
Ecology assessment				
No unacceptable impact on e				

No unacceptable impact on historic environment

Noise

Not afffected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

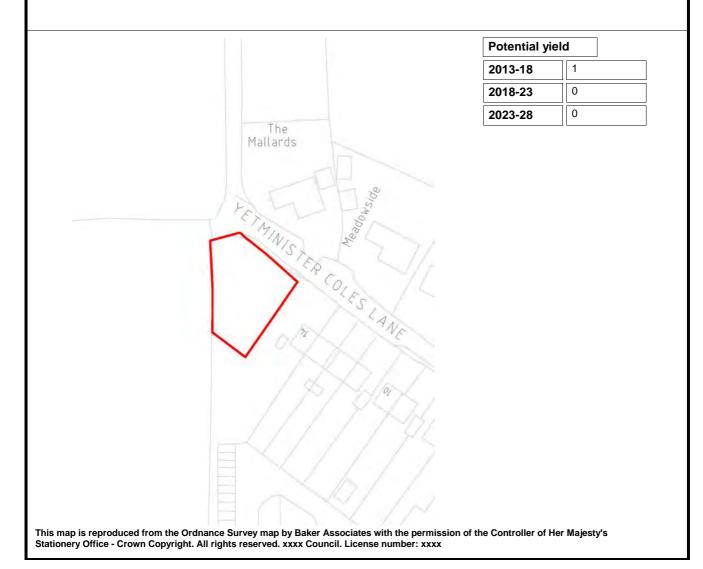
The position of road access and siting and screening would need to protect residential amenity and avoid overlooking.

Achievability

Site constraints capable of mitigation but extent and costs unclear

Conclusion

The site is generally suitable, subject to achieving a suitable road access and siting and screening to protect residential amenity and avoid overlooking. The site is available.



Site ref	Site name		Settlement
WDDC183	Shady Side		Beaminster
Site address			
Axnoller Lane			
Description of site			
been used as a Gypsy carav	standing located at the junction of the A /an site containing a mobile home, tour ine, a long distance footpath - the Mona	ing caravan, barn and lean-to.	
Source: current una	uthorised Source: SHLAA	Source: public o	owned land
Source: current auth		-	
Source: privately pro			
Planning history			
	ise of agricultural land to residential Gy	psy caravan site with the siting	of 1No mobile home and 1No touring
			appeal 27 September 2007 - temporary
Policy constraints Local Plan Policy SA1 AONE Local Plan Policy SA3 Chalk	B < Ridge Escarpment Landscape Charac	ster Area	
Availability			
The site has temporary perm	nission for Gypsy uses, therefore it is co	onsidered currently available.	
Topography			
Level site set on lane above	the A3066.		
	s (by car): GP surgery (m) 2486	Primary school Sho 2321	Bus stop 2576 1887
Site Access	dequate or good standard of road.		
Safety Not affected by safety issues			
Summary of physical co		a la face d'a construction d'a fac	
No obvious physical constra	ints. Highway authority comments: No	objection in principle.	
Green Belt assessment	·		
Not in Green Belt			
Landscape assessment	:		
Impact capable of mitigation			
appears out of place in what the lane. However, the site is to make the site acceptable planting on the lane frontage	edge of the Frome Valley LCA, located is a strong rural landscape; the block b s very well contained from the wider are in landscape terms; this would entail th e and a reduction in the width of the site the site from the adjoining field which a	built building is particularly poo ea, lying within quite a discreet e reinforcement and manager e entrance to reduce views in.	r being located immediately alongside location. Significant planting is required nent of the western boundary; hedge Planting should be provided along the
Ecology assessment			
Impact capable of mitigation			
Any new development shoul	a SNCI in close proximity to the site, al d not impact upon this area and any ne s of the SNCI and its connectivity with i	w planting serve to mitigate vi	

Impact capable of mitigation

WDDC comments: Horn Hill Tunnell, Listed structure to the south. Some concerns. Some form of protection around the bridge to prevent damage would be necessary. Difficult to tell how much remains of the structure on good maps

Noise

Not afffected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

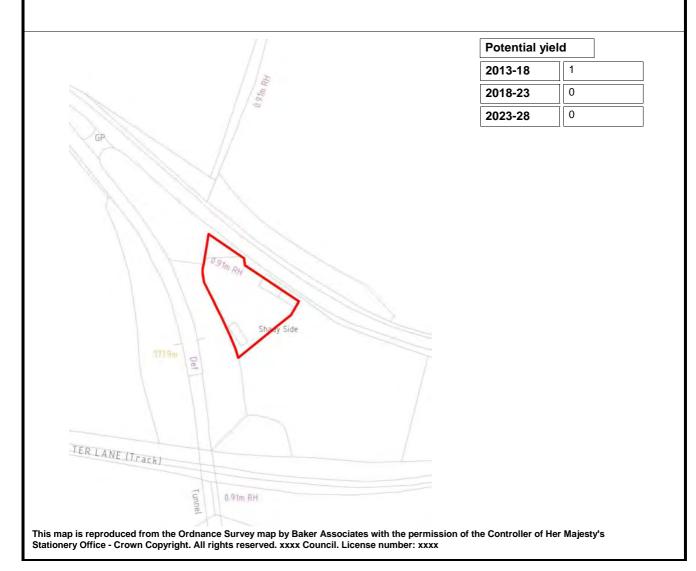
No major potential impacts, although any development would require additional screening. WDDC comments: The A3066 is close by, a noise assessment may be required depending on how busy this road is.

Achievability

No abnormal site constraints needing to be overcome

Conclusion

The site is suitable for Gypsy and Traveller use, subject to additional planting to screen the site and other mitigation measures relating to ecology and noise.



Site ref	Site name		Settleme	-
WDDC197	Land south of West Stafford		West Staf	ford
Site address				
South of West Stafford				
Description of site				
northern side by a robust her	ed flat green field to the south of West S dgerow and linear belt of woodland on t There is direct pedestrian access into	he west and southern s		
Source: current una		-	iblic owned land	
Source: current auth		y .		
Source: privately pro	Source: other			
Planning history	h:-+			
There is no known planning l	listory.			
Policy constraints				
	h Farmland Mosaic Landscape Charac undwater Source Protection Zone	ter Area		
Availability				
The site has been put forwar	d by the owner for consideration for Gy	psy and Traveller use.		
Topography				
Gently sloping to north and n	orth west.			
Accessibility to services	s (by car): GP surgery (m)	Primary school	Shop	Bus stop
	4670	6034	5604	566
Site Access				L
Poor access but capable of b	being improved. Road of adequate or g	ood standard.		
Safety				
Not affected by safety issues	3			
Summary of physical co	onstraints			
	ints. Highway authority comments: No o	objection in principle but	pedestrian links to villa	ge will need
Green Belt assessment				
Not in Green Belt				
Landscape assessment				
access off the road to the no However, the development w the north. The north western avoided as these are more e positively to West Stafford, b	Gravel Plateau. There would be potent orth appears good, although extensive no would be perceived as being somewhat part is less well contained and should elevated and apparent. WDDC comment being physically and visually separated	nitigation, including rein isolated although there be avoided; the central its: Disagree with Lands	forcement of boundaries is direct pedestrian accorand southern parts of th cape Assessment. The	s would be required. ess into the village to e site should also be
Ecology assessment	ecology, protected species or habitat			
	reading, protociou spooles or nabilat			

No unacceptable impact on historic environment

Noise

Not afffected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

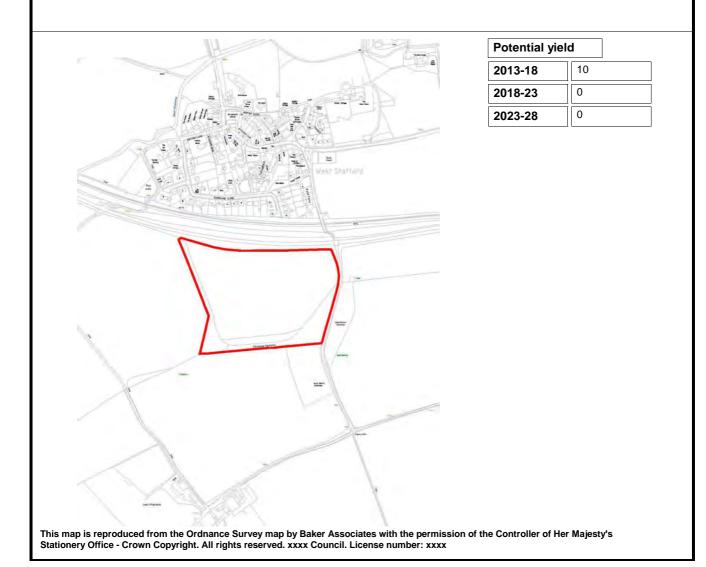
An appropriately located site with extensive mitigation would not have an unacceptable landscape impact. Site close to village but seperated by road to avoid residential amenity issues. No other identified impact. WDDC comments: Noise assessment required. Noise impact from railway and quarry traffic.

Achievability

No abnormal site constraints needing to be overcome

Conclusion

A suitable site for Gypsy and Traveller use with appropriate siting and mitigation. The site is available for Gypsy and Traveller use.



Site ref	Site name	Settlement	Reason for rejection
WDDC101	Land at Caphays Drove	Alweston	Development likely to have an adverse impact on the landscape.
WDDC191	Nallers Lane	Askerswell	Development likely to have an adverse impact on the local landscape and be subject to flood risk.
WDDC192	Litton Lane	Askerswell	Development likely to have an adverse impact on the local landscape incapable of mitigation.
00411	Hillfield Hill country park	Batcombe	Development of the site would have landscape, potential biodiversity impacts and amenity impacts on/from recreation uses which make the site unsuitable for development.
00420	Picnic area and car park	Beaminster	Development of the site would have landscape, potential biodiversity impacts and amenity impacts on/from recreation uses which make the site unsuitable for development.
00424	Small paddock r/o Newtown	Beaminster	The site is subject to road access, landscape, historic environment and residential amenity impacts which make the site unsuitable for development.
WDDC109	Lane End Farm (north site)	Beaminster	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC110	Lane End Farm (middle site)	Beaminster	The site could form a suitable site subject to appropriate mitigation measures. However, the landowner has stated that the site is not available.

Site ref	Site name	Settlement	Reason for rejection
WDDC111	Lane End Farm (south site)	Beaminster	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC184	The Wintergreen Barn	Beaminster	The site is an existing Traveller site and is therefore available and achievable. Consultants consider that the small part of the site including the barn and its immediate vicinity is suitable for a single pitch provided that appropriate landscape mitigation measures are undertaken. However, West Dorset District Council considers that the site should be rejected on the grounds of landscape impact.
WDDC188	Land adj tennis courts	Beaminster	Development likely to have an adverse impact on the local landscape and bridleway incapable of mitigation.
WDDC112	Fields at Holt Lane	Bishops Caundle	Development likely to have an adverse impact on the landscape. The site is not available for Gypsy and Traveller use.
08868	Land to the north of Watford Lane	Bridport	Development of the site would have an adverse landscape impact incapable of mitigation.
WDDC133	Gore Cross	Bridport	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC134	Lilac Farm	Bridport	The owner has stated that the site is not available for Gypsy and Traveller uses.

Site ref	Site name	Settlement	Reason for rejection
WDDC135	Peak Ground	Bridport	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC136	Broomhills	Bridport	A potential site situated at farm buildings complex subject to access and landscape improvements. The site is unavailable at the moment, but if it is rejected as a waste site, it may become available at a later stage.
WDDC137	Eype Junction	Bridport	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC138	Miles Cross 1	Bridport	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC139	Miles Cross 2	Bridport	Development likely to have an adverse impact on the landscape incapable of mitigation.
6478	Council store	Broadmayne	The site is currently required by the County Council as a chippings store and there are access and safety issues which cannot be resolved.
WDDC114	Land West of South Drove	Broadmayne	The owner has confirmed that the site is not available for Gypsy and Traveller uses.
WDDC116	Land west of Broadmayne	Broadmayne	Development likely to have an adverse impact on the landscape incapble of mitigation.

Site ref	Site name	Settlement	Reason for rejection
08827a	Corner of Rew Lane and Castle Lane	Buckland Newton	Development of the site would have an adverse landscape impact incapable of mitigation.
08827b	Opposite Rew Head Farm	Buckland Newton	Development of the site would have an adverse landscape impact incapable of mitigation.
08827c	Site at Duntish	Buckland Newton	Development of the site would have an adverse landscape impact incapable of mitigation.
WDDC117	Field West of Major's Common	Buckland Newton	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC119	Land at Charminster Farm	Charminster	Unacceptable impact of site upon landscape not capable of mitigation.
WDDC120	Land East of Green Lane	Chickerell	There is the potential to accommodate a small low rise Gypsy and Traveller development immediately north of the existing house/associated buildings to the south, with appropriate landscaping and mitigation. However, the site has been confirmed as unavailable.
WDDC193	Land at Fleet Lane	Chickerell	Development likely to have an adverse impact on the local landscape and the SSSI / SAC / SPA / Ramsar designations.
55	Land at the end of Ridwood	Chideock	The site is well progressed for affordable housing and therefore is unlikely to be available for Gypsy and Traveller uses.

Site ref	Site name	Settlement	Reason for rejection
WDDC021	Land opp. Dorchester Town football ground	Dorchester	Although it should be possible, with adequate screening and a new access point, to create a potential Gypsy and Traveller site and retain a green buffer function for the rest of this area between the town and the bypass, the owner has stated that the site is not available.
WDDC201	Land at St Georges Road	Dorchester	Development likely to have an adverse impact on the local landscape incapable of mitigation.
WDDC145	Land adj 26 Chard Road	Drimpton	Site could be developed with extensive mitigation but location more appropriately developed for infill residential development.
9790	Depot land	Frampton	The site is available in principle and is generally suitable for future Gypsy, Traveller or Travelling Showpeople use. However, there are highway access and safety issues which cannot be resolved.
3023a	Site east of Halstock	Halstock	Development of site likely to have an adverse impact on the landscape incapable of mitigation.
8897a	Land north of Abbot's Hil Farm	Halstock	Development likely to have an adverse impact on the landscape incapable of mitigation.
8897b	Land south of Abbot's Hil Farm	Halstock	Development likely to have an adverse impact on the landscape incapable of mitigation.

Site ref	Site name	Settlement	Reason for rejection
WDDC075	Three Gates, Land west of Sandy Lane	Leigh	Consultants consider that the site is suitable for Gypsy and Traveller use, subject to landscape mitigation and appropriate boundary treatment. The owner has confirmed that the site may be available for Gypsy and traveller uses in the future. However, West Dorset District Council considers that the site should be rejected on the grounds of landscape impact.
WDDC152	Land South of Rainbow Cottage	Litton Cheney	Development likely to have an adverse impact on the landscape and conservation area incapable of mitigation.
WDDC153	Former Highways Depot	Longburton	A potentially suitable site subject to mitigation measures to ensure residential amenity of occupiers and adjacent residents. However, Dorset County Council has been in discussions with the local community about delivering additional community facilities on site. The site is therefore not available.
WDDC154	Meriden Site	Longburton	Development likely to have an adverse impact on the landscape and conservation area incapable of mitigation.
WDDC155	Glenacres	Longburton	There is likely to be a highway safety objection due to the lack of footways on the A352. Additionally, availability cannot be determined.
WDDC124	Land at Timber Hill	Lyme Regis	Development likely to have an adverse impact on the landscape incapable of mitigation.
8847a	Land south of Stevens Farm	Martinstown	Development likely to have an adverse impact on the landscape incapable of mitigation.

Site ref	Site name	Settlement	Reason for rejection
WDDC126	Land off Cheddington Lane	Mosterton	The site could form a suitable site subject to appropriate mitigation measures. The site is unavailable however as it is under option to a developer. Achievability therefore remains to be resolved.
WDDC160	Land at New House Farm	Mosterton	The site is potentially suitable for Gypsy and Traveller use, subject to the creation of a new access and landscaping and screening. However, the site is not available.
1547	Hardstanding on A358	Near Toller Porcorum	Development of site likely to have an adverse impact on the landscape incpable of mitigation.
3463	Ex depot site	North of Portesham	Development likely to have an adverse impact on the landscape, historic environment and countryside management aspirations for the area. The site is not available for development.
WDDC187	Land near Ivy House Farm	Oborne	Development likely to have an adverse impact on the local landscape incapble of mitigation.
WDDC127	Land North of Bank Farm	Piddletrenthide	Development likely to have an adverse impact on the landscape. Poor access and/or road of poor standard.
WDDC194	Poxwell Grove	Poxwell	Development likely to have an adverse impact on the local landscape incapable of mitigation.
2700	Land off the A354	Puddletown	Development of site likely to have an adverse impact on the landscape incpable of mitigation.

Site ref	Site name	Settlement	Reason for rejection
WDDC165	Boundary Cottage	Puncknowle	A scheme for affordable housing is progressing at this site which will prevent the site coming forwards for Gypsy and Traveller use.
WDDC189	Chipping store	Rampisham	The owner has stated that the site is not available for Gypsy and Traveller uses.
8848	Land at Whithay Lane	SalwayAsh	Development likely to have an adverse impact on the landscape incapable of mitigation.
8848a	Land opposite Holy Trinity Church	SalwayAsh	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC195	Moorway Lane	Sandford Orcas	Development likely to have an adverse impact on the local landscape. Very poor and circuitous access.
01357	Storage depot	SE of Cerne Abbas	Development of the site would have an adverse landscape impact incapable of adequate mitigation.
WDDC129	Land North of Bradford Road	Sherborne	Development likely to have an adverse impact on the landscape. The site is not available for Gypsy and Traveller use.
WDDC168	Land adj to Quarr Lane Caravan Park	Sherborne	Development likely to have an adverse impact on the local landscape at ths gateway location into the settlement, incapable of mitigation.

Site ref	Site name	Settlement	Reason for rejection
WDDC078	Askers Motel Site	Shipton Gorge	Development likely to have an adverse impact on the landscape incapable of mitigation.
WDDC203	Former petrol station	South of Evershot	The owner has confirmed that the site is not available for Gypsy and Traveller uses.
WDDC170	Garden plot, next to Homesclose	Stinsford	The owner has confirmed that the site is not available for Gypsy and Traveller uses.
WDDC171	Land south east of Marr's Cross	Sydling St Nicholas	Development likely to have an adverse impact on the local landscape, incapable of mitigation.
WDDC172	Land north of Orchard Close	Sydling St Nicholas	The owner has confirmed that the site is not available for Gypsy and Traveller uses.
WDDC173	Land east of graveyard	Symondsbury	Development likely to have an adverse impact on the local landscape incapable of mitigation.
WDDC174	Land North of 1,3 Duck Street	Symondsbury	Development likely to have an adverse impact on the local landscape and historic environment incapable of mitigation.
WDDC131	Land south of Digby Crescent	Thornford	Development likely to have an adverse impact on the landscape. The site is not available for Gypsy and Traveller use.

Site ref	Site name	Settlement	Reason for rejection
119_0005	Land opposite Rigg Lane Cottages	Trent	Development of the site would adversely affect the landscape and historic environment.
3853	Land south of Pipsford Farm	West of Hooke	Development of site likely to have an adverse impact on the landscape incapable of mitigation.
WDDC177	Land West of Dukes Close	Winterborne St Martin	There is an opportunity to incorporate a small development without wider landscape or visual impact. However, the site is being progressed for affordable housing and is therefore not available.

Appendix 5: Stage 2 - Sites for possible further investigation

There are no Green Belt sites for possible further investigation.

