

Dorset-wide Gypsy and Traveller Site Allocations (including Travelling Showpeople) Joint Development Plan Document (DPD) Addendum Site Options Report (New Sites)

On behalf of



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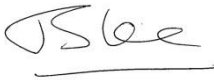

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1 Introduction

1.1 Introduction

- 1.1.1 Bournemouth Borough Council, Christchurch Borough Council, East Dorset District Council, North Dorset District Council, Borough of Poole, Purbeck District Council, West Dorset District Council and Weymouth and Portland Borough Council are preparing a Dorset-wide Gypsy and Traveller (including Travelling Showpeople) Site Allocations Joint Development Plan Document (DPD) to allocate Gypsy and Traveller and Travelling Showpeople sites within Dorset.
- 1.1.2 Peter Brett Associates (was Baker Associates) has been appointed as planning consultants to assist the Dorset Authorities in the preparation of the DPD and to support the DPD at examination as the lead witness.
- 1.1.3 A previous site options report (November 2011) set out the site requirements for Gypsies, Travellers and Travelling Showpeople based on a review of national policy, best practice and the views of stakeholders and communities. Using appropriate site criteria, a two stage site assessment process was developed to identify a shortlist of potential sites for further consideration through the DPD process. The original site options report should be read in conjunction with this report.
- 1.1.4 An initial consultation of sites was undertaken in November 2011. During this consultation a number of new sites were submitted to the Councils for consideration for Gypsy, Traveller or Travelling Showpeople use.
- 1.1.5 Many sites, suggested for Gypsy, Traveller and/or Travelling Showpeople use in the previous consultation on sites, were not promoted by the actual landowner and were suggested by other parties. These sites, listed at **Appendix F**, have not been assessed by Peter Brett Associates (PBA) as they have not been made available by the landowners themselves, and as such are not considered to be developable as required by Policy B: planning for traveller sites set out in national policy Planning Policy for Traveller Sites (March 2012).
- 1.1.6 PBA have only assessed sites that have been promoted by the landowner, this is because sites can only be considered to have potential for Gypsy, Traveller and/or Travelling Showpeople uses if they are available and deliverable.
- 1.1.7 The additional site assessment exercise has identified six sites with potential for Gypsy, Traveller and/or Travelling Showpeople uses (one site in North Dorset and five sites in West Dorset). In addition, two sites within the Green Belt have been identified as being worthy of further consideration (both in East Dorset). These eight potential sites will be subject to public consultation over the summer 2014. The consultation will be limited to the East Dorset, North Dorset and West Dorset districts, as these are the only local authorities where potential additional sites have been identified.

2 Accommodation needs

2.1 Accommodation needs

2.1.1 The Bournemouth, Dorset and Poole Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA) has been updated since the first consultation in November 2011. This assessment involved a survey and face to face interviews with 108 Gypsies and Travellers on sites of all types and in housing, within Dorset in April 2013. This provides the most up to date assessment of need for the area up to 2028.

Gypsy and Traveller residential site needs

2.1.2 The assessment identified the current requirement for additional public and private pitches to be 150 pitches across the survey area.

2.1.3 The split of Gypsy and Traveller residential pitches between the first five year need and the remaining 10 years is set out in **Table 1** below.

Table 1: Split of pitches Gypsy and Traveller residential pitches required 2013 to 2028

Authority	Pitch requirements	
	2013-2018	2018-2028
Bournemouth	0	0
Christchurch	10	4
East Dorset	14	5
North Dorset	20	18
Poole	12	6
Purbeck	24	9
West Dorset	19	9
Weymouth and Portland	0	0
TOTAL	99	51

2.1.4 The new residential pitch requirement for each Local Authority and by public and private sites, until 2028, is set out in the GTAA, and again below.

Table 2: Split of Gypsy and Traveller public and private residential pitch requirement 2013-2028

Local Authority	2013 – 2018		2018 – 2023		2023 - 2028	
	Public	Private	Public	Private	Public	Private
Bournemouth Borough	0	0	0	0	0	0
Christchurch Borough	4	6	0	2	0	2
East Dorset District	0	14	0	2	0	3
North Dorset District	6	14	3	5	4	6
Poole Borough	12	0	3	0	3	0
Purbeck District	18	6	3	1	4	1
West Dorset District	3	16	3	1	4	1
Weymouth and Portland Borough	0	0	0	0	0	0
Total	43	56	12	11	15	13

Gypsy and Traveller transit site needs

- 2.1.5 The GTAA outlines that transit sites would need to be made up of at least 10 pitches, and probably larger with up to 25 pitches in size. In addition to the Great Dorset Steam Fair temporary transit site travelling patterns would suggest a 25 pitch transit site or stopping place for the **south-east Dorset Conurbation** and similar need for the **Dorchester/Weymouth area**.
- 2.1.6 It should be noted that police powers can only be triggered if a transit site or temporary stopping place is made available within a specific local authority area. In Shire Dorset this can be the County Council area but Bournemouth and Poole are unitary. Bournemouth, Dorset and Poole therefore need to plan for separate sites within each of their local authority areas or share provision and accept some limitations to police powers.

Travelling Showpeople site needs

- 2.1.7 The GTAA reports there are four yards in the study area with one each in the Districts of East Dorset, Purbeck, West Dorset and Borough of Weymouth and Portland.
- 2.1.8 The GTAA states that the household in West Dorset is seeking a new yard of 7 plots in the Dorchester/West Dorset area and the household in Weymouth and Portland Borough is seeking 3 more plots within the Weymouth and Portland area. The occupant of the site in Purbeck is seeking an alternative site in the north of the County.

- 2.1.9 At the time of the 2006 Dorset Travellers Needs Assessment the Council run Mannings Heath residential site in Poole contained 4 occupied pitches. This increased to 15 pitches, now occupied, following permission granted in January 2008. Therefore, since 2006 an additional 11 residential pitches have been provided within Poole Borough. In addition, a permission for 1 pitch was granted in April 2011 at King's Stag in North Dorset.
- 2.1.10 A number of other sites within the Dorset area have gained temporary and/or personal consents for Gypsy and Traveller use since 2006. However, only one site has been granted permanent permission (1 pitch at NDDC3008 Copper Beech (2/2012/0950) for Change of Use from temporary to permanent stationing of a mobile home.)
- 2.1.11 The DPD will therefore need to seek to identify and deliver sufficient sites to meet the needs set out above for residential and transit Gypsy and Traveller sites, and for Travelling Showpeople sites.

3 Site criteria and assessment process

3.1 Site criteria and assessment process

- 3.1.1 The site criteria and assessment process for these new sites follows exactly the previous methodology which is explained in detail in the Site Options report Part 1 Summary Report (November 2011).
- 3.1.2 Since that time there has been some policy changes with the publication of the National Planning Policy Framework (NPPF) in March 2012. The NPPF sets out that the needs of Gypsy and Travellers should be assessed, along with all other types of housing at a District level.
- 3.1.3 National Government have also published 'Planning Policy for Traveller Sites' (March 2012).
- 3.1.4 The overarching Government aim is set out in paragraph 3 which states the 'aim is to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.'
- 3.1.5 The Government sets out the aims for delivering Gypsy and Traveller sites, as set out below:
- that local planning authorities should make their own assessment of need for the purposes of planning;
 - to ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites;
 - to encourage local planning authorities to plan for sites over a reasonable timescale;
 - that plan-making and decision-taking should protect Green Belt from inappropriate development;
 - to promote more private traveller site provision while recognising that there will always be those travellers who cannot provide their own sites;
 - that plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective;
 - for local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies;
 - to increase the number of traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply;
 - to reduce tensions between settled and traveller communities in plan-making and planning decisions;
 - to enable provision of suitable accommodation from which travellers can access education, health, welfare and employment infrastructure; and
 - for local planning authorities to have due regard to the protection of local amenity and local environment.

- 3.1.6 For those engaged in planning for traveller sites, 'Planning Policy for Traveller Sites' provides specific planning policies for traveller sites. The methodology used to assess the new sites is in line with this national policy.

4 Impacts assessment

4.1 Impacts assessment

- 4.1.1 The process followed in relation to the assessment of impacts is set out in detail in the previous 2011 report. The original SA and scoping report is available to view on the dorsetforyou website <http://www.dorsetforyou.com/397367>.
- 4.1.2 An addendum to the original Sustainability Appraisal and Strategic Environmental Assessment has been undertaken for the new sites that have scope for further potential. These new site assessments have used the same methodology that was agreed and used in the previous study. The Addendum to the Sustainability Appraisal accompanies this report.
- 4.1.3 A more detailed Sustainability Appraisal and Equalities Impact Assessment will be undertaken at the next stage to inform decisions about the inclusion of sites during the preparation of the Development Plan Document.

5 Results of the new sites assessment process

5.1 Results of the new sites assessment process

- 5.1.1 The following section summarises the results of the site assessment of the new sites put forward in the original potential site consultation. **Appendices A to D** set out the detailed breakdown of sites assessed at stages 1 and 2 per authority area.
- 5.1.2 As set out in the **Introduction at Section 1**, many sites suggested for Gypsy, Traveller and/or Travelling Showpeople use in the previous consultation on sites were not promoted by the actual landowner. These sites set out in **Appendix F** and have not been assessed by Peter Brett Associates (PBA) as they have not been made available by the landowners themselves. PBA have only assessed sites that have been promoted by the landowner, as all sites need to be deliverable and available for Gypsy, Traveller and/or Travelling Showpeople uses.
- 5.1.3 All sites assessed as part of the new site assessment are mapped in **Appendix A**. All sites were assessed as part of the **Stage 1** site assessments, the results of which are detailed in **Appendix B**.

Number of new sites assessed

- 5.1.4 **Table 3** below sets out a summary of the number of available sites identified for site assessment, the number of rejected sites and the number of shortlisted sites and Green Belt sites worthy of further investigation to be considered further through the DPD process.

Table 3: Numbers of new sites assessed

Authority	Total new sites assessed	No. of sites rejected at Stage 1	No. of sites with no further potential at Stage 2	No. of site with potential	No. of Green Belt sites worthy of further investigation
Bournemouth	0	0	0	0	0
Christchurch	4	3	1	0	0
East Dorset	9	6	1	0	2
North Dorset	2	0	1*	1	0
Poole	6	3	3	0	0
Purbeck	2	2	0	0	0
West Dorset	14	0	9	5	0
Weymouth and Portland	0	0	0	0	0
DORSET	37	14	15	6	2

* 1 site has gained planning permission for 1 permanent stationing of mobile home

5.1.5 The number of sites identified for site assessment varied considerably between local authorities. The primary reasons for these variations relate firstly to the number of sites promoted by the actual landowner, making the site available for Gypsy, Traveller and/or Travelling Showpeople use.

Sites with no potential for Gypsy and Traveller and/or Travelling Showpeople use

- 5.1.6 As a result of the **Stage 1** site assessment, **Appendix B** sets out which sites were rejected at **Stage 1**.
- 5.1.7 Those sites which were rejected at **Stage 1** were mainly sites located within international environmental designations or sites allocated in local plans for alternative uses where there continues to be evidence of need.
- 5.1.8 At **Stage 2**, the reasons sites were considered as having no further potential varied considerably from sites being subject to physical constraints incapable of mitigation, to likely adverse impacts on adjoining environmental designations and/or landscape/townscape character, again incapable of mitigation as well as highway concerns expressed by the Highways Authority. **Appendix E** sets out those rejected sites which have been identified as having no further potential.

Sites with potential for Gypsy, Traveller and/or Travelling Showpeople uses

- 5.1.9 **Table 4** below and **Appendix C** sets out those shortlisted sites which have been identified as potentially suitable, available and achievable for Gypsy, Traveller and Travelling Showpeople uses.
- 5.1.10 **Appendix C** provides a full site assessment for each site which has potential for Gypsy, Traveller and Travelling Showpeople uses.

Table 4: Additional new sites with potential

Site reference	Site name	Nearest settlement
Bournemouth		
NONE	na	na
Christchurch		
NONE	na	na
East Dorset		
NONE	na	na
North Dorset		
NDDC3009	Land at Conygar Coppice	Okeford Fitzpaine

Poole

NONE	na	na
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Purbeck

NONE	na	na
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West Dorset

WDDC206	Redundant Army Camp	Wyke
WDDC208	Former Guard House	Piddlehinton
WDDC214	Old Chapel Yard	Marshwood
WDDC217	By the Ford	Sandford Orcas
WDDC223	Former highway north of B road	West Stafford

Weymouth & Portland

NONE		
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- 5.1.11 Although all sites have been assessed for their relative accessibility to key services, such as GP surgery, local shop, primary school and bus stop, no sites have been rejected at **Stage 2** due to their relative remoteness from such services. This is primarily because there are no agreed distance thresholds contained within national or local policy which can be used to reject sites purely on these grounds. Therefore, the intention will be to further examine the shortlisted sites through the DPD process and to give a preference to those sites located in or near settlements with access to these services.
- 5.1.12 Similarly, at this stage, the sites have not been assessed regarding their location relative to those settlements identified within adopted or emerging core strategies as suitable locations for future development. The intention will be to further examine the shortlisted sites through the DPD process and to give a preference to those sites which are in accordance with the spatial strategies of adopted and emerging plans.
- 5.1.13 In addition the sites have not been assessed for any potential cumulative impact through the identification of a number of sites in a single location. Where there are other potential or existing Gypsy and Traveller sites in the vicinity, these have been identified, but as not all sites will necessarily come forward it is appropriate to consider each on their individual merits. As part of the next stage of preparing the DPD it will be necessary to consider any cumulative impact that might arise and ensure that this is addressed through the types of uses identified for the sites as well as incorporated into the arrangements required to successfully manage the sites.

Other sites worthy of further investigation

Sites within the Green Belt

- 5.1.14 Two sites identified for assessment are located within the Green Belt. The development of land for Gypsies, Travellers and Travelling Showpeople within the Green Belt is considered inappropriate development, as set out in the National Planning Policy Framework (NPPF). However, if very special circumstances apply, development may be acceptable, as with other forms of development. Green Belt boundaries can be altered in exceptional circumstances through the development plan process. In order to make positive provision for Gypsy and Traveller sites it may be necessary to remove sites from the Green Belt through the Development Plan Document.
- 5.1.15 **Table 5** below and **Appendix D** sets out the sites located within the Green Belt which are considered worthy of further investigation for development for Gypsy, Traveller or Travelling Showpeople uses. These sites are therefore identified as sites worthy of further investigation through the DPD process, should there be a requirement to do so.
- 5.1.16 **Appendix D** provides a full site assessment for each site which is worthy of further investigation for Gypsy, Traveller and Travelling Showpeople uses.

Table 5: Green Belt sites worthy of further investigation

Site reference	Site name	Nearest settlement
East Dorset		
ED022	Land at Crumpets Drive	Corfe Mullen
ED023	Land at Wigbeth Farm	Horton

6 Capacity and delivery

6.1 Capacity and delivery

- 6.1.1 In line with the initial Site Options Report, all shortlisted sites have been subject to an initial broad assessment of the number of pitches or plots which could be provided on site. The details of the assessment are set out in the Site Options Report Part 1 Summary (November 2011). That document also considered delivery issues and models of deliverability.
- 6.1.2 All shortlisted sites have been subject to an initial broad assessment of the potential delivery model(s) which may be appropriate. **Appendix C** includes details of the potential capacity of shortlisted sites. Potential delivery solutions will be investigated further through the DPD process with landowners and other stakeholders to ensure that sites identified in the submission DPD are capable of being developed during the plan period.

7 Conclusions and Recommendations

7.1 Conclusions and Recommendations

- 7.1.1 This site options report is provided as an addendum to the initial Site Options Report (November 2011). It sets out the site requirements for Gypsies, Travellers and Travelling Showpeople based on the latest understanding of the need. Using the established site criteria and the agreed two stage site assessment process it has assessed sites to identify a shortlist of further potential sites within Dorset, Bournemouth and Poole, for further consideration through the DPD process.
- 7.1.2 This further assessment of sites has considered a total of 37 potentially available sites and the methodology has identified a shortlist of 6 sites which are currently considered available, suitable and achievable for Gypsy, Traveller or Travelling Showpeople uses and which have the potential to be included within the DPD. In addition there are a further 2 sites in the Green Belt which are considered worthy of further investigation.
- 7.1.3 The new sites with potential for Gypsy, Traveller or Travelling Showpeople uses will be consulted upon in the summer. This document is accompanied by an Addendum Sustainability Appraisal.
- 7.1.4 Full details of how people can view the documents and make a comment on a site are provided within a Consultation Strategy which accompanies this document and available on the Dorsetforyou website.
- 7.1.5 Following the consultation all comments will be assessed and a summary of responses to the consultation of the new sites will be provided within a Consultation Report.
- 7.1.6 Since the last consultation on sites there have been a number of responses from the general public and stakeholders. A summary of these responses is set out in a Consultation Report (September 2012), which is available on the 'dorsetfor you' website at <https://www.dorsetforyou.com/media.jsp?mediaid=191017&filetype=pdf>.
- 7.1.7 This evidence gathering and consultation stage will be followed by the formal preparation of a Development Plan Document which will identify sites to be allocated for Gypsy, Traveller and/or Travelling Showpeople uses. In this next stage it will be necessary to consider how the requirement identified in the GTAA will be met from all the sites which have been consulted on both in this stage and previously in November 2011. All previous comments, along with comments provided on this document will be taken on board. If there are not enough sites with potential for Gypsy and Traveller and Travelling Showpeople uses to meet the need identified it may be necessary to identify sites in the Green Belt which have been considered for further investigation. In addition it may also be necessary to reassess some of the sites that were rejected at Stage 2 to consider whether there are any mitigation measures which could ensure they become appropriate. Further work will also be needed to assess whether any additional information is available about the sites, and explore deliverable and viable issues as well as to confirm the latest availability. At this next stage a further Sustainability Appraisal and Equalities Impact Assessment will also be used to inform the preparation of the DPD.

Appendix A Map of all sites assessed

Location of All New Sites Assessed



- Sites with Potential
- ▲ Green Belt Sites Worthy of Further Investigation
- Rejected Sites



Appendix B Stage 1 assessment report

Site ref: CHR006 **Site name:** Site adjacent Somerford Hotel **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Red	Green	N/A	Green	Orange	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	Orange	Orange	Orange	Orange	Green	N/A	Green	Green

Recommendation

Reject at stage 1

Site ref: CHR007 **Site name:** Reuse of golf course next to Two Riversmeet Leisure Centre **Address** Stony Lane

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Orange	Green	Orange	N/A	N/A	N/A	Red	Green	N/A	Green	Orange	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	N/A	Orange	N/A	Orange	Orange	Green	N/A	Green	Green

Recommendation

Reject at stage 1

Site ref: CHR008 **Site name:** Land at Dudmoor Area / Dudmoor Farm Road **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Red	Green	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	Green	Green	N/A	Green	Orange	Green	N/A	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	Green	Green

Recommendation

Reject at stage 1

Site ref: CHR009 **Site name:** Land east of Salisbury Road opposite Homefield School **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Orange	Orange	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Orange	Green	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: ED018 **Site name:** Rear 20/22 Turbary Rd, Ferndown **Address:**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: ED019 **Site name:** Magpies Football Club **Address:** Heathlands Sports Ground

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: ED021 **Site name:** Land at Station Road, B3072 **Address:**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	Orange	Green	Green	N/A	N/A	N/A	N/A	N/A	Orange	Orange	Orange	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: ED022 **Site name:** Land at Crumpets Drive **Address:** Off the A350

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	N/A	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: ED023 **Site name:** Land at Wigbeth Farm **Address:** Wigbeth Farm

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Orange	N/A	Orange	N/A	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	N/A	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: ED025 **Site name:** Holt Vale Farm **Address:** Holt Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: ED026 **Site name:** Lane South of Bowering's Water **Address:** South of Sheepcroft Lane

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: ED027 **Site name:** Matchams Lane Leisure Park **Address:** Whitemoor Farm

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: ED028 **Site name:** Between A338 and Matcham's Lane **Address:** Previously BOUR015

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Reject at stage 1

Site ref: NDDC3008		Site name: Copper Beech		Address Stoke Wake																																	
SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: NDDC3009		Site name: Land at Conygar Coppice		Address Castle Lane																																	
SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	N/A	Green	Orange	Orange	Orange	Green	Green	N/A	N/A	Orange	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: POOLE219 **Site name:** Council Yard Site **Address:** Hatch Pond Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	N/A	Green	N/A	Green	Orange	Green	Green	N/A	N/A	N/A	N/A	N/A	Orange	Orange	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: POOLE220 **Site name:** Canford Cliffs Village car park **Address:** Ravine Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Green	Green	N/A	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: POOLE221 **Site name:** Beach Road car park **Address:**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Orange	Green	Green	N/A	N/A	N/A	Red	Green	N/A	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Reject at stage 1

Site ref: POOLE222 **Site name:** Land south of Magna Road **Address:**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Orange	N/A	Orange	N/A	Green	Green	N/A	Green	N/A	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: POOLE223 **Site name:** Canford Arena Showground **Address:** Belben Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Red	Green	Red	Green	Green	Green	Red	N/A	Green	N/A	Green	Green	Green	Green	N/A	N/A	Green	Red	Green	Green	Green	Green	Green	Orange	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: POOLE224 Site name: Knighton Heath Golf Course Address: Belben Road

<u>SPA</u>	<u>RAMSAR</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>Listed Build</u>	<u>Conser vation Area</u>	<u>RHPG</u>	<u>Green belt</u>	<u>Agri Grade 1,2</u>	<u>Agri Grade 3</u>	<u>Agri Grade 4,5</u>	<u>Open Space</u>	<u>Community Facilities</u>	<u>Emp Areas</u>	<u>LNR</u>	<u>TPO</u>	<u>Ancient Wood</u>	<u>SNCI</u>	<u>RIGS</u>	<u>Heritage Coast</u>	<u>LIZ</u>	<u>Heritage Assets</u>	<u>Contaminat ed Land</u>	<u>AQMA</u>	<u>Flood Zone 1</u>	<u>Flood Zone 2</u>	<u>Flood Zone 3a</u>	<u>Flood Zone 3b</u>	<u>HSE Landuse Zone</u>	<u>Firing Zones</u>	<u>APSZ</u>	<u>Availability</u>
Red	Green	Red	Green	Green	Green	Red	N/A	Green	Green	Green	Green	Green	Green	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	Green	N/A	Green	

Recommendation

Reject at stage 1

Site ref: PDC024	Site name: Gallows Hill Former Depot	Address: Adjacent to airfield																																				
SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Red	Red	Red	Green	Green	Green	Red	N/A	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Reject at stage 1

Site ref: PDC093	Site name: Little Acres	Address: Bere Road																																					
SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LNK	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability		
Red	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Orange	N/A	N/A	Green	Green	N/A	Green	Green	N/A	N/A	Green	Orange	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Reject at stage 1

Site ref: WDDC206 **Site name:** Redundant Army Camp **Address:** Camp Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Orange	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: WDDC207 **Site name:** Old Roman Rd/Relief Road **Address:** Disused part of Dorchester Road

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: WDDC208 **Site name:** Former Guard House **Address:** Piddlehinton Industrial Estate

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: WDDC210 **Site name:** Old road leading to Broadmayne **Address:** On Ridgeway Hill towards Wild Horse Hill

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Orange	N/A	Orange	Orange	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Orange	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: WDDC211 **Site name:** Land at Slyer's Lane **Address:**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: WDDC212 **Site name:** Land off London Road **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: WDDC214 **Site name:** Old Chapel Yard **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: WDDC217 **Site name:** By the Ford **Address** Moorway Lane

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: WDDC219 **Site name:** Sherborne Recycling Centre **Address** Lee Mill Lane

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Green

Recommendation

Consider at stage 2

Site ref: WDDC221 **Site name:** Land at Chalky Road **Address** South of Broadmayne

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1.2	Agri Grade 3	Agri Grade 4.5	Open Space	Community Facilities	Emp Areas	LNRR	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	N/A	Green	Green	Green	Orange	Green	N/A	N/A	N/A	Green	N/A	N/A	N/A	Green	N/A	N/A	Orange

Recommendation

Consider at stage 2

Site ref: WDDC223 **Site name:** Former highway north of B road **Address**

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability
Green	Green	Green	Green	Green	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	N/A	Green	N/A	N/A	Green	N/A	Green	Orange

Recommendation

Consider at stage 2

Site ref: WDDC224 **Site name:** Travellers Rest **Address** Former Askers Motel

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Orange	Green	Green	N/A	Green	Green	Green	Green	Green	Green	N/A	Orange	N/A	Green	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	N/A	Green	Green

Recommendation

Consider at stage 2

Site ref: WDDC225 **Site name:** Muddyford Lane **Address** Off the A35

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Green	N/A	N/A	N/A	Green	Green	Green	Green	Green

Recommendation

Consider at stage 2

Site ref: WDDC226 **Site name:** South Buckland Farm **Address** Harbour Hill

SPA	RAMSAR	SAC	WHS	AONB	NNR	SSSI	GCRS	GSPZ	SAM	Listed Build	Conser vation Area	RHPG	Green belt	Agri Grade 1,2	Agri Grade 3	Agri Grade 4,5	Open Space	Community Facilities	Emp Areas	LN	TPO	Ancient Wood	SNCI	RIGS	Heritage Coast	LIZ	Heritage Assets	Contaminat ed Land	AQMA	Flood Zone 1	Flood Zone 2	Flood Zone 3b	Flood Zone 3a	HSE Landuse Zone	Firing Zones	APSZ	Availability	
Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	N/A	Orange	Green	Green	Green	Green	Green	Green	Green	Orange	Green	Green	Green	Green	Orange	Green	Green	Orange	N/A	N/A	N/A	Green	N/A	Green	Green

Recommendation

Consider at stage 2

Appendix C Stage 2 – Sites with potential

Site ref	Site name	Settlement	
NDDC3009	Land at Conygar Coppice	Okeford Fitzpaine	
Site address			
Castle Lane			
Description of site			
Closed landfill site with good access off Castle Lane in open countryside to the north of Okeford Fitzpaine. The site is currently occupied as a traveller site containing 8 vehicles. There is a bridleway adjacent to the site.			
<input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input checked="" type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
This site is currently occupied, without planning permission or the consent of Dorset County Council (the landowner) by travellers. It contains 8 living vehicles accommodation 8 adults and 5 children. It is understood that the site is actively being considered by DCC as one of their preferred sites for traveller provision within the County. At present the precise nature of any scheme is unknown. However it is understood that the site is likely to be prioritised for use as a transit site given the availability of government funding for such developments. Relevant Planning History: 510578 84/0486			
Policy constraints			
Local Plan Policy 1.33 Northern Scarp Hills Landscape Character area Local Plan Policy 3.1 Rural Priority Area The site is adjacent, and west of, a Site of Nature Conservation Interest (Local Plan policy 1.36). Tree Preservation Order area borders the site Draft Local Plan policy 10 - Gypsies, Travellers and Travelling Showpeople; policy 26 - Sites for Gypsies, Travellers and Travelling Showpeople; policy 4 - The Natural Environment			
Availability			
County Council owned land - historic landfill site			
Topography			
Generally flat site with mounds from previous use.			
Accessibility to services (by car): GP surgery (m)			
	Primary school	Shop	Bus stop
3541	2897	1931	917
Site Access			
Good access. Adequate standard of road.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
County Council - This site is a closed landfill site with leachate treatment plant, while there is no known contamination or pollution from the site this issue has not been investigated. Engineering unknown but assumed to be unlined, dilute and disperse with variable cover. Waste - unknown. No gas monitoring boreholes are in place and no monitoring takes place as the nearest development is over 250m. County Highways - Visibility improvements will be required at the access onto the main road (could be problematic due to position of mature tree immediately to the north of the access).			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
Impact capable of mitigation In view of local topography and woodland cover the site is very discrete within wider landscape, but is apparent from the bridleway which passes through the southern part of the site. The site is beginning to become naturalised with the growth of vegetation in the former landfill areas blending in into the adjoining woodland. However, the use by travellers has created areas that are used for occupation and work on vehicles and these are unattractive. The use by travellers is a significant deterrent to the use of the bridleway and detracts from its amenity value locally. The relationship of the site to the SNCI may also give rise to disturbance.			
Ecology assessment			
Impact capable of mitigation Environment Manager comments - no particular issues with it from an environmental point of view.			

Historic assessment

No unacceptable impact on historic environment

Environment Manager comments - no particular issues with it from a heritage point of view.

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses potentially capable of mitigation

Summary of potential impacts

Need to protect the use of the right of way which goes through the current area where the vans are located.

Achievability

Site constraints capable of mitigation but extent and costs unclear

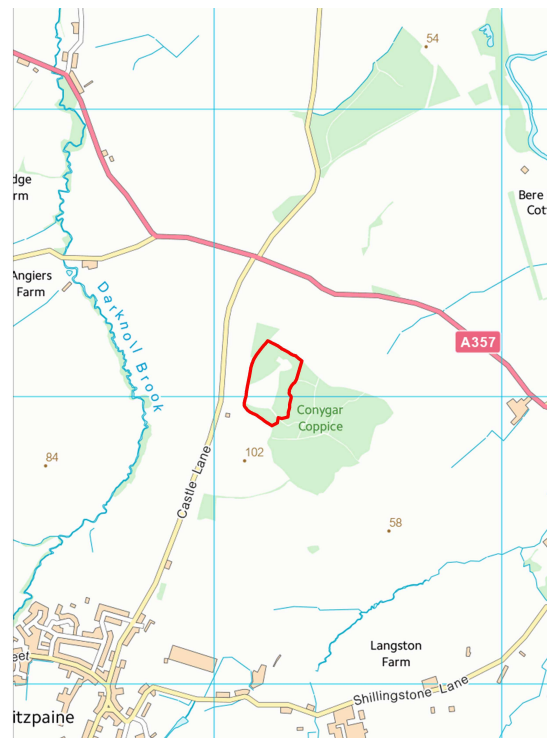
The Council are not aware of any methane problems and the leachate treatment plant is relatively innocuous. However, the costs of investigations to properly establish that it is safe may considerably affect its viability.

Conclusion

This site is a closed landfill site with leachate treatment plant. Although the site has been occupied by Travellers for a number of years without any known problems, the site may be contaminated due to its historic tipping activities in this area. Subject to further investigation, it may be suitable for development with appropriate mitigation and protect of the bridleway.

Potential yield

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



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Site ref	Site name	Settlement	
WDDC206	Redundant Army Camp	Wyke	
Site address			
Camp Road			
Description of site			
A former army camp comprising an extensive tract of land comprising areas of open land interspersed with various low quality buildings, roadways and hard standings, surrounded by a secure perimeter fence. The northern boundary adjoins the western edge of Wyke Regis. The site is adjacent a holiday caravan park, and residential properties, with rural slopes that fall towards the open coastline to the south west.			
<input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: other <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: SHLAA			
Planning history			
There is no previous relevant planning history.			
Policy constraints			
Local Plan (2006) policy SA2 - Heritage Coast. Draft Local Plan policy ENV1 - Landscape, Seascape and Sites of Geological Interest.			
Availability			
The site is privately owned and is being made available for Gypsy and Traveller use.			
Topography			
The site slopes from the housing to the north of the site, down to the coastline.			
Accessibility to services (by car): GP surgery (m)		Primary school	Shop
845		601	13088
Bus stop			
217			
Site Access			
Adequate access in need of junction adjustments.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
County Highways - Access through Camp Road is possible but needs some junction adjustments required at Camp Road / Mandeville Road junction to enhance safety.			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
Impact capable of mitigation The existing structures compromise the appearance and openness of this coastal hinterland and erode the sense of place. There are views across the site from the adjoining housing edge and a clear visual connection between open land north of the site, across the western part of the site, to the coast. The only location where a small site could potentially be accommodated without wider harm would be in the north eastern corner of the site where there is suitable access and any development would be seen in association with the prominent adjoining residential edge; this would also avoid intruding into the more open landscape and visually sensitive western part of the site. Careful use of level changes would minimise the obstruction of views from adjoining houses. Mitigation in the form of earth banking would be suitable for containing the site; fencing should be avoided. As part of any proposal beneficial improvements to the site that are consistent with its location within the heritage Coast should be sought, particularly the removal of redundant buildings, surfaces, and fencing with the restoration to grassland.			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

Historic assessment

Impact capable of mitigation

The site is within the Heritage Coast, designated to protect the undeveloped coastal character. However, the site is previously developed in part and therefore is potentially suitable for Gypsy and Traveller use. Although any design should conserve and protect the coastal character.

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

The only location where a small site could potentially be accommodated would be in the north eastern corner of the site. The site is within the Heritage Coast, designated to protect the undeveloped coastal character. However, the site is previously developed in part and therefore is potentially suitable for Gypsy and Traveller use. Although any design should conserve and protect the coastal character.

Achievability

No abnormal site constraints needing to be overcome

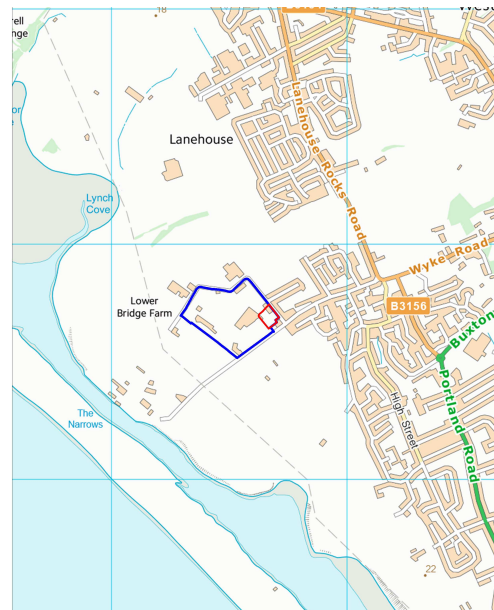
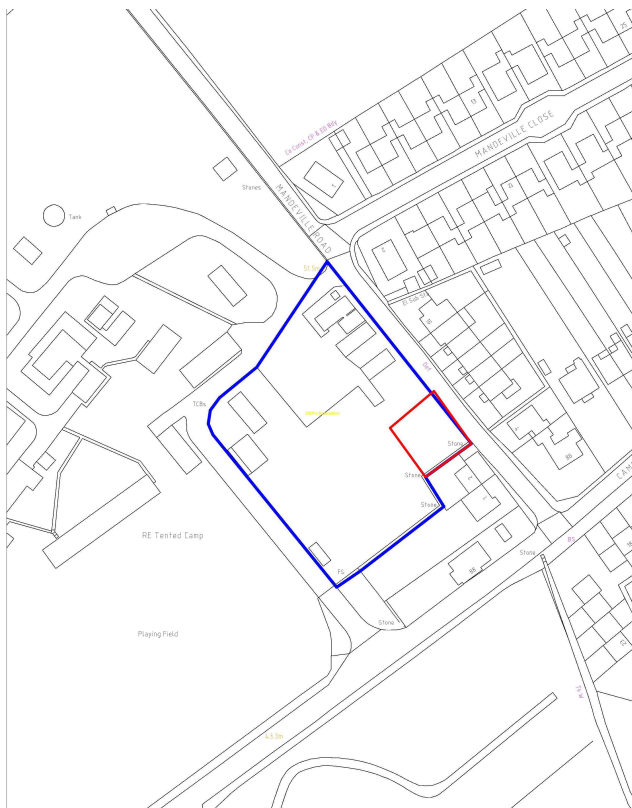
There are potential costs for mitigation measures relating to landscaping measures. There appear to be no reasons why the site could not be developed for Gypsy and Traveller use. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is available and suitable for Gypsy and Traveller use, subject to mitigation measure to minimise the landscape character, visual impact of the Heritage Coast, and upon residential amenity on existing adjacent houses.

Potential yield

2013-18	6
2018-23	0
2023-28	0



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Site ref	Site name	Settlement	
WDDC208	Former Guard House	Piddlehinton	
Site address			
Piddlehinton Industrial Estate			
Description of site			
Level area of land, with evidence of past disturbance and used as former HGV yard, located between the B3143 and access road serving the Piddlehinton Industrial Estate, a development comprising utilitarian buildings and environment. The site is reasonably well contained by a belt of conifers which screen most of it from the B road (although there are some gaps), but more open and overlooked from the access road rising up into the Industrial Estate. A house lies beyond the north western boundary but appears well contained by a conifer screen, being set back on the north west boundary of that plot. A large existing Gypsy and Traveller site lies beyond this house and is very well contained.			
<input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: other <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: SHLAA			
Planning history			
The landowner confirms that the site was previous the guard house for the army, and then was in use for a caravan site which had capacity for approximately 12/16 caravans. Application No 218631, Applicant DRDC – Layout camp for local gypsies and 4 sites for gypsies in transit, convert guard room into Wardens bungalow. Approved. Application No 218922, Applicant DRDC - Convert ex guard room into bungalow for warden of proposed gypsy camp – Approved – 12 June 1973. 1/E/96/275 Develop land by erection of 4 residential units linked to 4 craft /light industrial units – refused , appeal dismissed 22.9/97. 1/E/96/575 Develop land by erection of 4 houses linked to 4 craft /light industrial units – refused , appeal dismissed 22.9/97 1/E/04/001423 Change of use of land to permanent Gypsy site with 18 pitches – refused , appeal dismissed http://webapps.westdorset-dc.gov.uk/PlanningApps/Pages/Planning.aspx?App=1/E/04/001423 .			
Policy constraints			
Local Plan (2006) policy SA15 - Groundwater Source Protection Zone; policy AH9 Development Restraint Areas Due to Unpleasant Emissions; adjacent allocated areas covered by policy NA8 Piddlehinton Camp. Draft Local Plan policy ENV9 - Pollution and Contaminated Land.			
Availability			
The landowner is making the site available for transit and residential Gypsy and Traveller use. The landowner is looking to manage the site himself by providing a warden living on the site. There is apparently sewerage, water and electricity on site. He would be looking to put in a shower room/living room for each family. The site could also potentially be made available to Travelling Showpeople instead of Gypsy and Travellers. There is a potential interest in the site from a local Travelling Showpeople family.			
Topography			
The site slopes from the east down to the west, which restrict the site for Travelling Showpeople use. This would require further investigation.			
Accessibility to services (by car): GP surgery (m)	Primary school	Shop	Bus stop
6280	3623	6287	140
Site Access			
Adequate or good access.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
There is noise from the adjoining road and access to the industrial estate. Contamination issues would need further investigation.			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
Impact capable of mitigation The site is considered to be a suitable site for Gypsy and Traveller development, although the boundary screening should be maintained and reinforced and care taken to avoid adversely affecting the mature trees situated along the top of the northern embankment, where screening should be provided (similar to that provided north of the existing site).			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

Historic assessment

No unacceptable impact on historic environment

Noise

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

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses

Summary of potential impacts

Rose Cottage adjacent the site but the landowner has put in screening (fir trees) to protect the residential amenity of the property. There is an established Gypsy and Traveller site close to this location, and another site is being promoted adjacent the site, for Gypsy and Traveller or Traveller Showpeople use and potential cumulative impacts should be considered. Together with this site, development in this location could impact on the residential amenity of the existing single residential property.

Achievability

No abnormal site constraints needing to be overcome

There are potential costs for mitigation measures relating to landscaping. There appear to be no reasons why the site could not be developed by the existing landowner. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is available for Gypsy and Traveller (transit and residential pitches) or 1 large Travelling Showpeople yard. It does slope slightly and this may impact on the suitability of the site for larger Travelling Showpeople equipment. However, otherwise the site is suitable for Gypsy and Traveller or Travelling Showpeople use.

Potential yield

2013-18	7
2018-23	0
2023-28	0



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Site ref	Site name	Settlement	
WDDC214	Old Chapel Yard	Marshwood	
Site address			
Description of site			
A well contained site currently used for the storage of Travelling Showpeople equipment, with associated low quality buildings/sheds. There is good screening on the majority of the boundaries. The western boundary is defined by a dense conifer hedge which provides screening between the site and the residential property to the west (a listed former chapel). The road frontage is defined by panel fencing and sheet metal gates. The site is closely associated with the scattered development form of Marshwood.			
<input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: other <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: SHLAA			
Planning history			
The site has planning permission for Travelling Showpeople equipment, but currently does not provide the landowner permission to live on the site with their equipment.			
Policy constraints			
The site is within an Area of Outstanding Natural Beauty and there is a Grade 2 listed building in close proximity to the site. Local Plan (2006) policy SA1 - Area of Outstanding Natural Beauty. Draft Local Plan policy ENV1 - Landscape, Seascape and Sites of Geological Interest.			
Availability			
The site is an existing Travelling Showpeople site and is available for 1 residential Travelling Showperson plot.			
Topography			
The site is flat and suitable for a caravan for residential use.			
Accessibility to services (by car): GP surgery (m)		Primary school	Shop
6411		29	8578
Bus stop			
180			
Site Access			
Adequate or good access.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
County Highways - No Highway Authority safety objection.			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
Impact capable of mitigation The site is suitable for its current use, which only occupies part of the site, and is also suitable for accommodating a related residential use without giving rise to any discernible adverse landscape.			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

Historic assessment

No unacceptable impact on historic environment

The chapel adjacent is a Grade 2 listed building. The site is suitable for accommodating a related residential use without giving rise to any discernible visual effects or adverse effects on the setting of the adjoining locally listed building.

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

The site is suitable for its current use, which only occupies part of the site, and is also suitable for accommodating a related residential use without giving rise to any discernible adverse landscape or visual effects or adverse effects on the setting of the adjoining locally listed building.

Achievability

No abnormal site constraints needing to be overcome

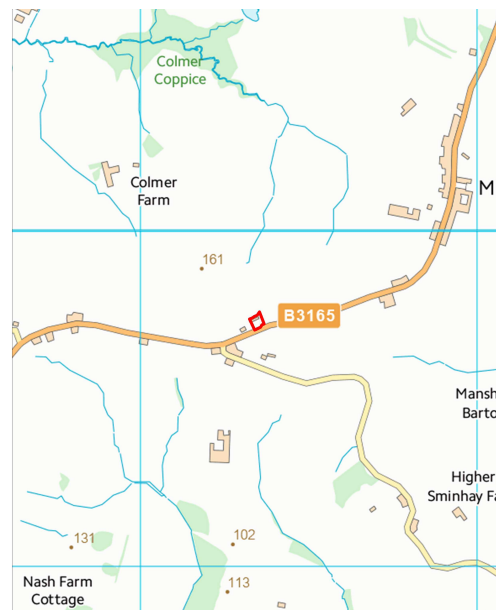
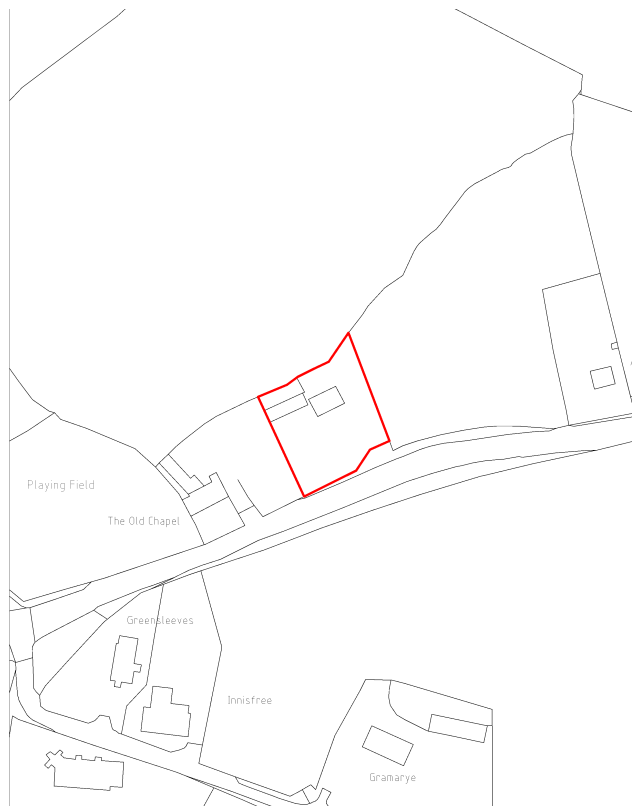
There are potential costs for mitigation measures relating to landscaping, ecology mitigation, potential contamination issues and transport measures. There appear to be no reasons why the site could not be developed by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is suitable for 1 plot for Travelling Showpeople use, to accompany the existing Travelling Showpeople equipment.

Potential yield

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



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Site ref	Site name	Settlement	
WDDC217	By the Ford	Sandford Orcas	
Site address			
Moorway Lane			
Description of site			
<p>The site is in use containing a timber, single storey residential log style static caravan, a timber clad open-fronted barn, a timber shed, a timber horse shelter, chicken coops, two caravan, and two traditional covered gypsy wagons, situated on Moorway Lane, a single lane track, which is a right of way. The rest of the site is pasture. The Monarch's Way long distance path follows the track. Moorway Lane continues as a right of way to cross a ford and turn north at the western end of the site. A large new house has been constructed adjoining a large agricultural barn at Benchy Hill Farm on the south of Moorway Lane.</p>			
<input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: other <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: SHLAA			
Planning history			
<p>Site gained a personal temporary planning permission (1/D/13/001326) on 11.03.14. It provided temporary permission up to 31 March 2017.</p> <p>The site previously had a personal temporary planning permission (1/D/10/001737) on 7 July 2011. It provided temporary permission up to April 2014.</p> <p>1/D/13/001326 – applied for relief of conditions 3 & 4 of 1/D/001737 to remove time limit and personal consent. Refused, appeal hearing November 2014.</p>			
Policy constraints			
There are no known relevant policy constraints.			
Availability			
The site is occupied by a traveller and the site has gained temporary planning permission. The landowner is seeking permanent planning permission for 1 pitch.			
Topography			
The residential part of the site is flat.			
Accessibility to services (by car): GP surgery (m)		Primary school	Shop
3118		3101	3199
			Bus stop
			903
Site Access			
Adequate access. Adequate standard of road.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
County Highways - Highway Authority have no objection on the site being used for 1 pitch.			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
<p>Impact capable of mitigation</p> <p>There do not appear to be any significant adverse landscape or visual effects that arise from the development. A permanent consent would provide an opportunity to secure and invest in an appropriate long term management plan for the holding which could lead to an improvement in the appearance of the structures and framework of the holding; such a plan could include a programme of hedgerow management, and new native planting that would assist in assimilating the site in its immediate setting. The occupant's business involves using willow for weaving; a small withy bed has been established at the western end of the holding. Consideration could perhaps be given to the use of such planting to provide some further screening (albeit on a rotational basis) of the developed part of the site. It may be appropriate to consider the removal of normal development rights to ensure that further structures may not be added over time.</p>			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

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 other known potential impacts.

Achievability

No abnormal site constraints needing to be overcome

There are potential costs for mitigation measures relating to landscaping measures. There appear to be no reasons why the site could not gain planning permission for 1 pitch, as the site is already developed.

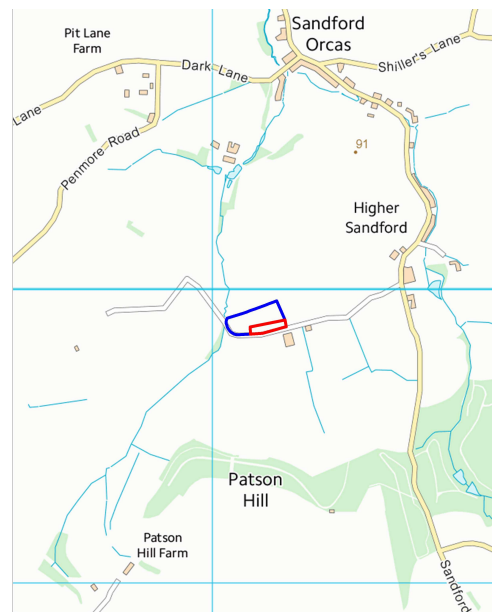
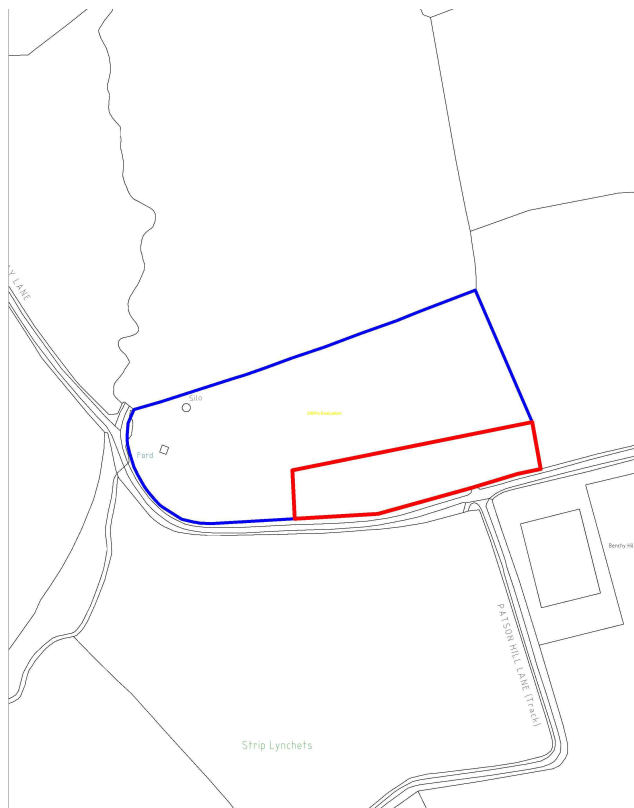
The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site has a temporary personal permission for 1 pitch and is available for Gypsy and Traveller use. There are no policy constraints and is suitable for 1 pitch, subject to landscape mitigation measures.

Potential yield

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



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Site ref	Site name	Settlement	
WDDC223	Former highway north of B road	West of West Stafford	
Site address			
Description of site			
<p>The site is a narrow strip of land located either side of a field entrance on a slight embankment on the northern side of a B road where it crosses the low rounded summit of From Hill. It contains two groups of caravans and vehicles either side of the access situated between a scrubby hedgerow which flanks the road, and a hedgerow that defines the field boundary to the north. The site is well screened and has good access onto the highway. The western part is overgrown and the whole site is surrounded by open fields.</p>			
<input type="checkbox"/> Source: current authorised <input checked="" type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: site survey <input type="checkbox"/> Source: other <input type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: SHLAA			
Planning history			
There is no known relevant planning history.			
Policy constraints			
Local Plan (2006) policy SA15 - Groundwater Source Protection Zone			
Availability			
The site is owned by Dorset County Council and being promoted for Gypsy and Traveller use.			
Topography			
This is a site flat which is suitable for Gypsy and Traveller use.			
Accessibility to services (by car): GP surgery (m)		Primary school	Shop
1626		1673	3199
Bus stop			
857			
Site Access			
Adequate or good access.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
There are no known physical constraints.			
Green Belt assessment			
Not in Green Belt			
Landscape assessment			
<p>Impact capable of mitigation</p> <p>The site is located in an area characterised by a rounded ridge of large open arable fields. This higher land separates the Frome valley to the north from the Winterbourne valley to the south. Whilst in an exposed location the vehicles are surprisingly well contained and do not unduly intrude on views or adversely affect landscape character, even in winter; part of this is due to the use of camouflage. The site does seem to be very cramped and, if the site is to be identified, consideration should be given to determining an appropriate capacity which may be less than that which is present currently.</p>			
Ecology assessment			
No unacceptable impact on ecology, protected species or habitat			

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

The site does seem to be cramped and consideration should be given to determining an appropriate capacity.

Achievability

No abnormal site constraints needing to be overcome

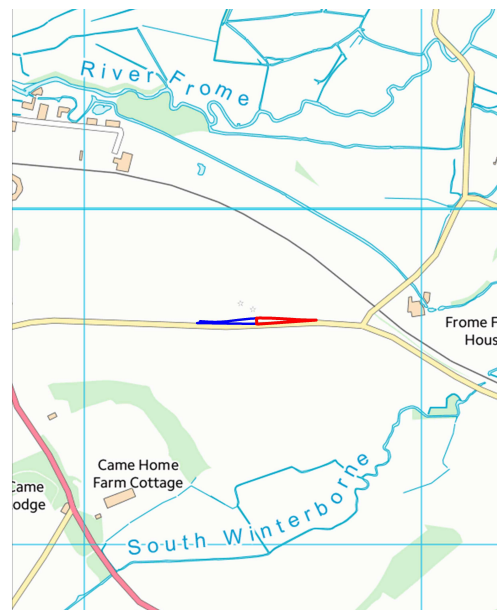
There are potential costs for linking into utilities such as water and electricity. There appear to be no reasons why the site could not be developed by the existing occupants. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The western part of the site is overgrown and unsuitable for Gypsy and Traveller development. The eastern section is currently occupied by Travellers. It is owned by the County Council who are promoting the site for Gypsy and Traveller use. There are no known constraints and the site is suitable for Gypsy and Traveller use.

Potential yield

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



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Appendix D Stage 2 – Sites worthy of further investigation

Site ref	Site name	Settlement	
ED022	Land at Crumpets Drive	Corfe Mullen	
Site address			
Off the A350			
Description of site			
The site comprises an elongated strip of land contained within a cluster of various properties. It is entirely concealed from public view by the surrounding properties and vegetation. Some mature trees appear to run along part of the south western boundary. A building appears to be present within the site. Access is via a narrow straight track off Crumpets Drive.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is no known relevant planning history.			
Policy constraints			
Core Strategy (Christchurch and East Dorset Local Plan Part 1) policy KS3 Green Belt; policy LN5 Location of sites for Gypsy and Traveller sites			
Availability			
The site is privately owned and available for Gypsy and Traveller use.			
Topography			
A relatively flat site which is suitable for Gypsy and Traveller use.			
Accessibility to services (by car): GP surgery (m)	Primary school	Shop	Bus stop
1562	1902	6079	234
Site Access			
Poor access but capable of being improved.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
County Highways - Although the access exists and this serves a number of properties the junction and access of Crumpets Drive with the A350 it is very sub-standard due to very poor visibility in both directions when exiting onto the A350; poor surfacing and no pedestrian facilities. Visibility improvements must be provided at the access onto the main road. This could be problematic due to existing hedges, trees and third party land ownership.			
Green Belt assessment			
In Green Belt			
The site and the adjoining properties lie within the Green Belt. Gypsy and Traveller development is inappropriate development in the Green Belt. Very special circumstances to justify inappropriate development will not exist unless the harm is clearly outweighed by other considerations. Given the site appears to be previously developed and is surrounded by uses and buildings which already impact on the openness of the Green Belt, there is unlikely to be a net increase in additional impact on Green Belt purposes if the site were to be developed.			
Landscape assessment			
No unacceptable impact on landscape			
The form of the development would need to be carefully considered to avoid adverse effects on any mature trees that are worthy of retention.			
Ecology assessment			
Impact capable of mitigation			
There are a number of mature trees on site which would need to be retained in any proposal.			

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Potential impact of site on adjacent uses capable of mitigation

Residential amenity/nuisance - impact of adjoining uses

Potential impact on site from adjacent uses capable of mitigation

Summary of potential impacts

Visibility improvements must be provided at the access onto the main road. This could be problematic due to existing hedges, trees and third party land ownership. The site is within the Green Belt, and the form of the development would need to be carefully considered to avoid adverse effects on any mature trees that are worthy of retention.

Achievability

Site constraints capable of mitigation but extent and costs unclear

Visibility improvements must be provided at the access onto the main road. This could be problematic due to existing hedges, trees and third party land ownership. Otherwise the site is owned by a Gypsy and Traveller who is looking for full planning permission on the site, therefore there are no other viability issues relating to the site.

Conclusion

The site is privately owned and available for Gypsy and Traveller use. Visibility improvements must be provided at the access onto the main road. This could be problematic due to existing hedges, trees and third party land ownership. Visibility improvements must be provided at the access onto the main road. This could be problematic due to existing hedges, trees and third party land ownership. The form of the development on the local character of the area would need to be carefully considered to avoid adverse effects on any mature trees that are worthy of retention. As the site is within the Green Belt, an assessment will need to be undertaken as to whether the Gypsy and Traveller need within East Dorset District Council area can be met by sites outside of the Green Belt first, then this site should be considered as a potential Gypsy and Traveller site.

Potential yield

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



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Site ref	Site name	Settlement	
ED023	Land at Wigbeth Farm	Horton	
Site address			
Wigbeth Farm			
Description of site			
The site is a large green pasture field at the eastern end of the land holding within an area that is contained substantially by extensive mature woodland extending in an arc from the north east and east to the south. There is significant development already along/just beyond the northern part of the holding and related uses, together with kennels, animal shelters, and some portacabins along the edge of the woodland to the north have eroded the more rural characteristics of the eastern part of the holding in particular.			
<input type="checkbox"/> Source: current unauthorised <input type="checkbox"/> Source: SHLAA <input type="checkbox"/> Source: public owned land <input type="checkbox"/> Source: current authorised <input type="checkbox"/> Source: site survey <input checked="" type="checkbox"/> Source: privately promoted <input type="checkbox"/> Source: other			
Planning history			
There is no relevant planning history.			
Policy constraints			
Core Strategy (Christchurch and East Dorset Local Plan Part 1) policy KS3 Green Belt; policy LN5 Location of sites for Gypsy and Traveller sites Adjacent woodland is designated as a Site of Nature Conservation Interest.			
Availability			
The site is being promoted and is available for Gypsy and Traveller use.			
Topography			
The site is relatively flat and there appear to be no constraints to developing the site for Gypsy and Traveller use.			
Accessibility to services (by car): GP surgery (m)	Primary school	Shop	Bus stop
3382	2935	4422	1196
Site Access			
Adequate or good access.			
Safety			
Not affected by safety issues			
Summary of physical constraints			
The site has good access from the highway and has a good access to the main area of the site. The access road is in the same ownership as the site.			
Green Belt assessment			
In Green Belt			
There is significant separation between the site and any larger built up area. However, the settlement pattern of the area is scattered with small clusters and ribbons of development flanking roads or forming loose concentrations and groups around road junctions and the Green Belt and landscape character of the area is particularly vulnerable to the piecemeal and cumulative erosion arising from small developments and changes in land use. In this context it is recommended that the site is suitable as a transit site with use limited to the summer months. This would ensure that any reduction in the openness of the Green Belt, and encroachment into the countryside would be of a temporary nature. A condition of any such consent should be the provision of an appropriately designed and implemented landscape scheme (use of native hedging rather than conifers).			
Landscape assessment			
Impact capable of mitigation			
The proposed location appears well concealed from most publicly accessible locations including the distinctive Horton Tower over 1km to the south west. There are likely to be views towards the site from the public footpath that crosses the western end of the holding just under 1km from the site.			
Ecology assessment			
Impact capable of mitigation			
The potential implications of siting such a use adjoining the woodland SNCI, would need to be considered within any future proposals.			

Historic assessment

No unacceptable impact on historic environment

Noise

Not affected by noise issues - Noise exposure category A

Residential amenity/nuisance - impact of site on adjoining uses

Unlikely impact of site on adjacent uses

Residential amenity/nuisance - impact of adjoining uses

Unlikely impact on site from adjacent uses

Summary of potential impacts

Development in this location does have the potential to impact on the purposes of the Green Belt and landscape character, particularly in the winter months. The potential implications of siting such a use adjoining the woodland SNCI, and the potential impact on a public footpath close by, would need to be considered within any future proposals.

Achievability

No abnormal site constraints needing to be overcome

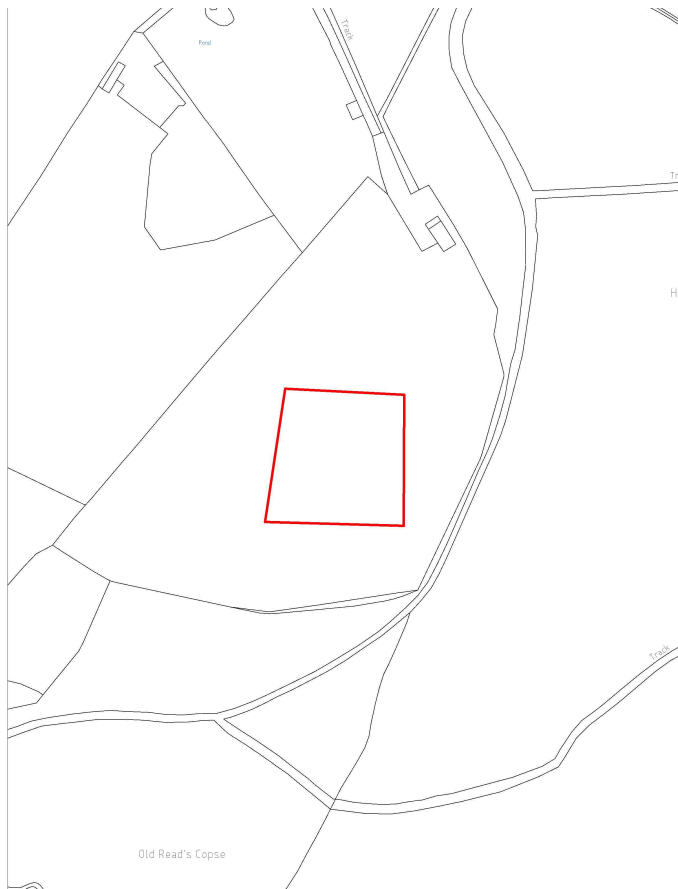
There are potential costs for mitigation measures relating to landscaping. There appear to be no reasons why the site could not be developed by the landowner for a private site. The land is available, policy and physical constraints are capable of being overcome and mitigation measures are feasible subject to the ability of the owner to finance the development. The development appears to be viable.

Conclusion

The site is available and suitable for Gypsy and Traveller use. Due to Green Belt and landscape considerations, it is recommended that the site is suitable as a transit site with use limited to the summer months. The site is within the Green Belt, and the form of the development would need to be carefully considered. As the site is within the Green Belt, an assessment will need to be undertaken to whether the Gypsy and Traveller need within East Dorset District Council area can be met by sites outside of the Green Belt first, then this site should be considered as a potential Gypsy and Traveller site.

Potential yield

2013-18	12
2018-23	0
2023-28	0



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Appendix E Stage 2 – Rejected Sites

Local Authority	Site ref	Site name	Settlement	Reason for rejection
Christchurch Borough Council	CHR009	Land east of Salisbury Road opposite Homefield School	Burton	The site would have an unacceptable impact on the Conservation Area and the purposes of the Green Belt.

Local Authority	Site ref	Site name	Settlement	Reason for rejection
East Dorset District Council	ED026	Lane South of Bowering's Water	Broom Hill	The site would have an unacceptable impact on landscape character and on the purposes of the Green Belt.

Local Authority	Site ref	Site name	Settlement	Reason for rejection
North Dorset District Council	NDDC3008	Copper Beech	Blandford Forum	The site gained planning permission (2/2012/0950) for change from temporary to permanent stationing of mobile home in 04.10.12. However, the site is not suitable for further pitches, as the development in this location would have an unacceptable impact on landscape character.

Local Authority	Site ref	Site name	Settlement	Reason for rejection
Poole Borough Council	POOLE219	Council Yard Site	Poole	The site is owned by Poole Borough Council. The majority of the site is within flood zone 3 and not suitable for Gypsy and Traveller use. The Council has confirmed that a secured capital bid for £250k has been identified to redevelop the site so that the Council's landscaping contractors (Continental Landscapes) can move onto the site (along with other services).
Poole Borough Council	POOLE220	Canford Cliffs Village car park	Poole	The site is not suitable as it would have an unacceptable impact on the historic environment. The car park is also well used and was identified for its importance as a car park to local shopping facilities in the Strategic Car Parking Review.
Poole Borough Council	POOLE222	Land south of Magna Road	Poole	The site was previously assessed in the last round of sites (POOLE001) and rejected as the development in this location would have an unacceptable impact on the landscape character and the purposes of the Green Belt. The Council have requested this smaller section be reassessed for Gypsy and Traveller use. The same assessment findings apply to the smaller section of the site. The site is not suitable for Gypsy and Traveller use.

Local Authority	Site ref	Site name	Settlement	Reason for rejection
West Dorset District Council	WDDC224	Travellers Rest	Between Bridport and Dorchester	Development on this site would have an unacceptable landscape impact.
West Dorset District Council	WDDC210	Old road leading to Broadmayne	Broadmayne	Gypsy and Traveller development on this site is not suitable, as it would have an unacceptable impact on landscape character. Highway Authority safety objection on the grounds of the extremely narrow and tortuous local highway network.
West Dorset District Council	WDDC221	Land at Chalky Road	Broadmayne	The site is not suitable as it would have an unacceptable impact on landscape character. Any areas that are potentially large enough to accommodate Gypsy and Traveller use are prominent in views from the road, which has a rural character, and mainly occupied by vegetation which contributes to this character. The location therefore offers no practical scope to accommodate even a single site without significant adverse effects on vegetation and the character of the route.
West Dorset District Council	WDDC225	Muddyford Lane	Chideock	The Council's landscape officers state 'the impacts upon the AONB and heritage Coast landscape within the locality of the site are significant and adverse, such that the proposals are considered to fail landscape policies'
West Dorset District Council	WDDC211	Land at Slyer's Lane	East of Dorchester	The site has permission for 1 residential caravan which is currently unoccupied. There the site is suitable and available to meet the needs for 1 pitch, although it does not require planning permission. The site is not suitable for any further pitches due to highway concerns. Highway Authority safety objection on the grounds that access to the B3143 would be "unacceptable due to adverse horizontal and vertical carriageway alignment".
West Dorset District Council	WDDC212	Land off London Road	East of Dorchester	The site is not suitable due to highway concerns. Highway Authority safety objection on the grounds that access to the B3150 would be unacceptable due to the position of the lay-by. The site is not suitable as it would have an unacceptable impact on landscape character. This site is an area of young woodland occupying an area that appears to have been formed by the reconfiguration of the adjoining road junction. The location is locally prominent and is an inappropriate location for a Gypsy and Traveller development.

Local Authority	Site ref	Site name	Settlement	Reason for rejection
West Dorset District Council	WDDC219	Sherborne Recycling Centre	Sherborne	Sherborne is a well used Household Recycling Centre and a strategically important waste transfer station. The nearest alternative site is in Blandford. There are no plans to relocate the site which is now well established, and actually due for further development - and I doubt that there would be a suitable (ie acceptable) site nearby, and the costs of relocating would be prohibitive (many £millions). The facility is also adjacent to Sherborne closed landfill site which we monitor for landfill gas and has a leachate extraction system to the nearby water treatment works.
West Dorset District Council	WDDC207	Old Roman Rd/Relief Road	Upwey	The site is not suitable due to highway concerns and it would have an unacceptable impact on landscape character. Highway Authority safety objection on the grounds of the extremely narrow and tortuous local highway network. The site comprises a wide grass highway verge alongside the Weymouth Relief Road that is open to view and located in a very visually exposed location. The site is most unsuitable as a location for Gypsy and Traveller development.
West Dorset District Council	WDDC226	South Buckland Farm	Weymouth	There is scope to locate a small number of units, with significant boundary mitigation, within the immediate land to the north and west of the house where there appear to be other buildings/structures. However, this is likely to affect farming operations.

Appendix F Sites suggested but not available

Sites suggested but not made available by the landowner

Bournemouth

- Former Kinson Baths site, South Kinson Drive
- Land at Northbourne, Cherry Tree
- Duck Lane Recreation Ground
- Little Down Common
- Turbary Common
- Butcher's Coppice
- Iford Meadows
- Strouden Park Playing Fields
- Townsend Open Space Area
- Kings Park near the lorry park
- Queens Park
- Coach Park, Queen's Road
- Ashley Road Coal Yard, Boscombe
- Land between Poole Lane and Ringwood Road
- Holloway Avenue, Ringwood Road
- Riverside Avenue, close to A338
- Southcote Road Depot
- Field at end of Horsham Avenue
- Playing fields off Brackendale Road
- Central Drive off Meyrick Park
- Former Park and Ride site

Christchurch

- Site next to old Allied Carpets outlet, Somerford Road
- Ex-military site outside Bransgore
- Old Jousting Land, 2 Rivers Meet
- Waste/Recycling centre, Wilverley Road
- Site at MVEE, Bailey Bridge - now former Quintetiq, Bailey Bridge

- Roeshot hill area/urban extension where the allotments are situated
- Chapel gate Eco Compost

East Dorset

- Old Cobham site (Brook Rd)
- Between Horton Inn and Thickthorne Cross Roads A354
- Ferndown Police headquarters
- Vacant land at Ferndown Industrial Estate
- Ground off the A31 bypass to the west of Cobham Road between Ameysford Roundabout and the roundabout to the south of Ameysford Roundabout at the entrance to the Ferndown industrial estate
- Sita site, Wareham Road Corfe Mullen
- Land at the Wareham Road end of Springdale Road, Corfe Mullen
- Behind the council offices at Furzehill
- St Leonards, scrub land off the duel carriage way by Shamba Caravan Park
- Land other side of Blunts Farm
- Canford Park areas Ferndown and Homsley
- Barrack Road, Parley / Golden Acers "NR"

North Dorset

- Former old Army Barracks, Blandford
- Former waste disposal site, Stourpaine
- Chantry Fields
- Old Coal Storage Yard, Cutt Mill, Hinton St Mary
- Old Council Yard, Salisbury Road, Shaftesbury
- Land owned by DCC at Enmore Green, Shaftesbury adjacent A30
- Shaftesbury Common
- Steam Fair Site, Tarrant Hinton

Poole

- Old Bluebird factory site, Manning Heath Road
- Summit Business Park, Old Wareham Road
- Land by the ASDA store - aka Land at Lifeboat Quay

- Surplus land at Upton Country Park
- Land adj. Fire Station, near Wessex Gate Retail Park, off Holes Bay Road
- Homebase car park, Tower Park
- Old Site in Nuffield Road
- Darbys Corner derelict pub site, 2 Waterloo Rd, BH17 7LD
- Site bounded by Yarrow Road and Dorset Way
- Ashley Road (site near school)
- Sterte Ave West, beyond Prama Charity HQ Poole
- Branksome Rec
- Lake Road Car Park

Purbeck

- Land off A352 at East Knighton
- Redbridge Lane, Crossways
- Old recycling site, near Durlston, Swanage
- Land at Holton Heath (GR 394430 091260)
- Land north Hyford railway crossing, west of Seven Stars PH (north of Police HQ Winsfrith)
- 3 BP/ Parengo sealed Oil Well Sites (listed). Worgret Well site 1 and 2; Stoborough Well site
- MOD hard standing at East Holmes Ranges. Old range pad; range and building
- Highways Agency land adjacent A31
- Former waste site adj. Ashoaks Park
- Masters Quarry, Puddletown Road
- Redundant land at Wareham Middle School
- Rear 127, Sandy Lane, Upton
- Disused storage area, Wool
- Land at Old Malthouse School, Langton Matravers
- Land at Holton Heath Trading Park, Wareham
- Beyond Silent Woman Inn, Coldharbour
- Former Overhill engineering site at Holton Heath
- Land surrounding Wareham (ex-Magistrate court currently vacant)

- Junction of Lulworth Rd with New Buildings
- Upton Park Farm, Poole Road, Upton, Park Farm
- Open land north of Winfrith Police HQ
- Hethfelton Wood
- Osmington Drove
- Hanson's Yard, Puddletown Road, Nr Wareham
- Former highway, Wool Bridge
- Former highway, Coombe Keynes
- Former highways depot near Woolbridge
- Former highway area near Coombe Keynes

West Dorset

- Hillfield Friary
- Glebe Land, Chickerell
- Junction Tolpuddle Rd / A35
- Land next Recycling Centre, St Georges Rd, Dorchester
- Old Quarry site near Crossways
- Ex gravel extraction (now field) Junction Highgate Lane/Sandy Barrow Lane
- Land near Louds Mill Recycling Centre, St Georges Road, Dorchester
- South of West Stafford - east, adjacent to the road from Lewell to West Knighton
- South of West Stafford - either side of the road going east from Sixpenny Gate
- Junction to Kitwhistle Farm
- Casterbridge Kennels, Old Sherborne Rd
- The area south of the Broadmayne to Came Golf course road, 500 metres or so East of the top of Coombe Valley Road
- Townsends open space, Putton Lane, Chickerell
- Campsite, Portland Bill (near Value House, Wyke)
- Land off the main A352 towards East Knighton
- Ex quarry site half way between Lewel (just outside West Stafford) and Higher Woodsford (Crossways)
- Land behind main police station, Radipole
- Behind new police station/football area, nr Chickerell

- Disused Car Park, Weymouth Football Club
- Skanska site, Littlemoor
- Land at Piddlehinton Industrial Estate

Weymouth and Portland

- Swannery Car-park, Weymouth
- Job-centre car-park opposite ASDA, Weymouth
- Old Fire station, North Quay
- Land behind St Augustine's School, Hardy Ave straight through to Lanehouse
- Skanska accommodation site
- Grassland adjacent rear of Sea Life Centre