



Dorset Council Local Plan Options Consultation

Appendix A: Opportunity sites for housing
August 2025

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Introduction

In this document you will find our proposed opportunity sites for housing development.

Site options

Sites should be considered as ‘areas of search’ to be refined after the consultation. Within the sites shown there will be space for a ‘developable area’, green spaces (incorporating mature hedgerows and trees), biodiversity net gain, sustainable drainage systems, and any other mitigation measures required to enable development.

It should be noted that the inclusion of an opportunity site within this consultation does not constitute any form of planning permission. Development within these areas would require a planning application and approval.

Education infrastructure

Where there is likely to be a need for additional school provision within a settlement, this is highlighted within the site details table. In these instances, the development of sites will need to make provision for the expansion of existing schools or the provision of new schools. In addition, all development sites will be expected to make a financial contribution towards the provision of school places.

National Landscapes

Recent changes to legislation place a greater emphasis on the need to conserve the areas that fall within the two National Landscape in Dorset. As we move forward with the Local Plan, we will consider the implication of this for the development opportunities identified.

Site capacity assessments

Site capacity assessments are based on site areas and a broad consideration of site-specific issues. The estimates of capacity are therefore a guide only and are likely to change once detailed evaluation of the site is undertaken. They should not be seen as a target nor a constraint to site capacity.

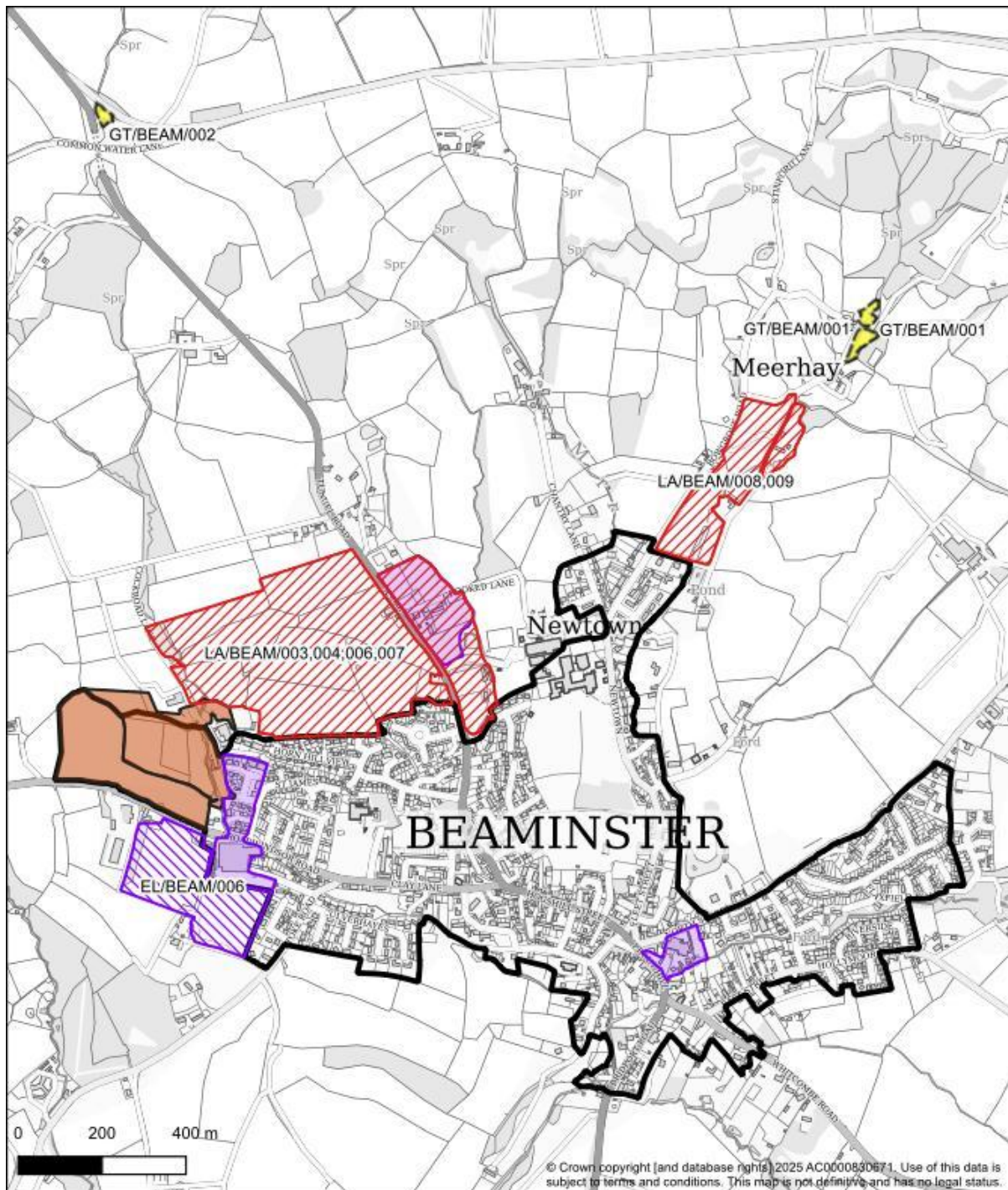
Evidence for site options

To aid with the further evaluation of the opportunity sites, a basic understanding of the site’s deliverability and capacity is needed. The information to assist with this evaluation may include:

- An extended phase 1 habitats survey and habitats issues
- An appraisal of potential impacts on heritage assets and landscape
- An appraisal of sources of flood risk and potential approaches to mitigation
- Proposals for gaining access to the site and any potential transport connections including active travel connections

This high-level information should be brought together into an indicative development strategy and an indicative capacity assessment. This should be submitted to the council by the site promoter for consideration during the next phase of the local plan production.

Beaminster



Consultation sites

-  Residential option - proposed
-  Employment option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant

LA/BEAM/003,004,006,007 – Tunnel Road

Site name	Tunnel Road
Site reference	LA/BEAM/003,004,006,007
Site area (ha)	24.26ha
Parish/Settlement	Beaminster
Proposed uses (estimated number of homes/capacity)	Around 360 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 360 homes	
Specific design requirements	An edge of town location, with some areas adjacent to existing residential development. Potential for comprehensive development across whole site.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	Potential priority habitats, important hedgerows and watercourse requiring a surrounding buffer. Records of multiple priority species. Site is within amber risk zone for Great Crested Newt.	Retain boundary hedgerows. Carry out further ecological survey to identify priority habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for Great Crested Newts and other protected species.
Landscape and visual	Within the Dorset National Landscape. The northern section of the site is elevated/prominent in the landscape. Site clearly visible in numerous views from surrounding elevated vantage points.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Direct development towards lower slopes/less prominent parts of the site. Retain and enhance existing boundary hedgerow and tree planting. Strong new structural

		landscape planting within the site.
Heritage	The size of site and proximity of parts of the site to historic town indicates some potential for archaeological remains.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	A watercourse runs through the site. Parts of the southeast of the site (LA/BEAM/003, 007) lie within Flood Zone 2 and 3.	A flood risk assessment including flood modelling and liaison with the Environment Agency would be required before any development in the affected parts of the site. A surface water discharge location will need to be identified and substantiated. Infiltration into the soil may need to be investigated (including winter groundwater monitoring) across parts of the site.
Amenity, health, education	Potential need for additional school spaces in this location	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Need for improvements to public transport provision in the area. Need for suitable pedestrian/cycle connections. Infrequent bus service.	Provision of cycle and pedestrian access onto site, linking in with existing cycle routes. Retain existing right of way. Provide active travel links on Tunnel Road to town centre and school. Provide footway along site frontage A3066 with public highway with a crossing point. Internal layout should be suitable for a bus service - u-shaped route. Secondary minor accesses onto existing cul-de-sacs (Horn Hill View) to the south appear achievable allowing site permeability. Protected pedestrian accesses appear achievable into cul-de-sacs.
Other issues	Part of the site is within 250m of contaminated land.	

	The potential allocation encompasses land already allocated for employment use.	
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LA/BEAM/008,009 - Cherry Cottage Farm

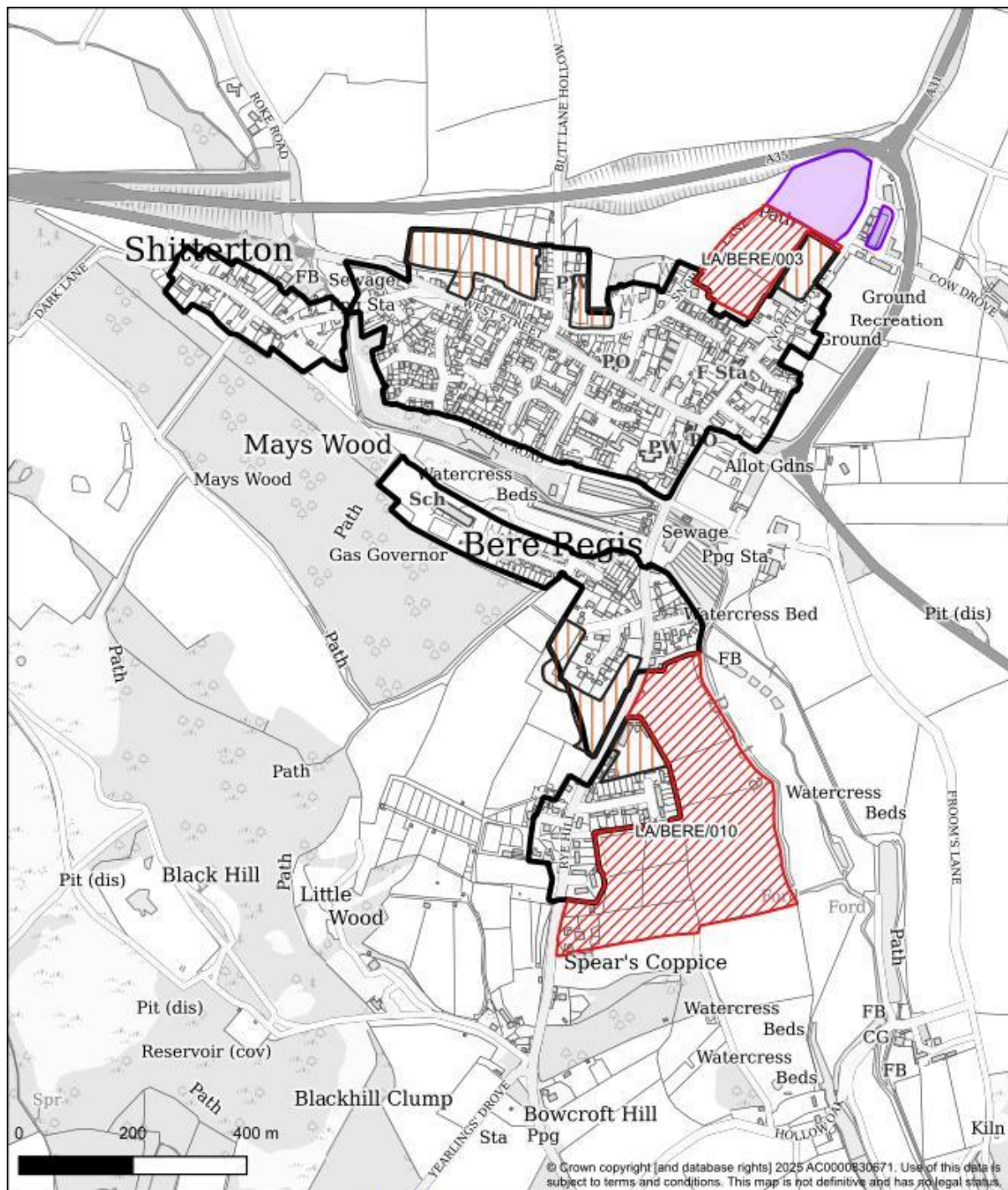
Site name	Cherry Cottage Farm
Site reference	LA/BEAM/008,009
Site area (ha)	5.11
Parish/Settlement	Beaminster
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The character of area is very low density, edge of settlement. Narrow country lanes pose issues for access.	Appropriate density of development for the edge of town location. Significant works to highways would be required to ensure safe walking routes into town.
Natural environment and ecology	Potential priority habitats and hedgerows. Site is within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for all protected species.
Landscape and visual	Within the Dorset National Landscape. An elevated site but may be visually relatively well contained in distant views as it is a small narrow site with established vegetated boundaries on west and east, west and north boundaries.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Mature tree belt on eastern edge needs to be retained and protected. Development would need to allow adequate space for substantial mitigation tree and woodland planting throughout the site. Retention of existing

		landscape features and boundaries.
Heritage	Potential direct or indirect impacts (setting) on designated and non-designated heritage assets including: • Listed buildings • Scheduled Monuments • assets with archaeological interest The site is close to the Grade II listed Northfield Farmhouse and Grade II listed Registered Park and Garden Beaminster Manor to the east/south east. Grade II listed Bowgrove Farmhouse and Grade II listed Cottage to the West. Some historic field boundaries recorded on Dorset Historic Environment Record.	Thoroughly assess the asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and possibly archaeological evaluation
Flood risk	There is an ordinary watercourse with overbank flooding through the site which would constrain/restrict development in that area. It may require watercourse crossings to access all parts of the site. However, this is a small percentage of the site. Surface water runoff from the site could discharge to this watercourse.	Access/egress to the site appears to be liable to flooding. A site specific flood study is required. If there is no flood compatible access/egress then the site may not be viable. Overall there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Infrequent bus service Need for improvements to public transport provision in the area. No continuous footway on Bowgrove Road/Newtown Sites further from town centre discouraging active travel	Provision of vehicular, cycle and pedestrian access needed. Seek improvements to public transport in the area, alongside development.

	Bowgrove Road is a narrow rural road with no footways	
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Bere Regis



Consultation sites



Residential option - proposed



Employment allocation - existing



Residential allocation - existing NP

Existing allocations & consents



Settlement boundary - existing

LA/BERE/003 - Land bounded by Snow Hill Lane

Site name	Land bounded by Snow Hill Lane
Site reference	LA/BERE/003
Site area (ha)	2.12ha
Parish/Settlement	Bere Regis
Proposed uses (estimated number of homes/capacity)	Around 38 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 38 homes.	
Specific design requirements	Edge of village. Existing application in for east, west and north of the site. Access on Snow Hill Lane narrow and problematic. Site elevated.	Appropriate density of development for the edge of town location. Only potential for access through existing site to the east.
Natural environment and ecology	Hedgerows on northern boundary. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland.	Retain hedgerows and buffer as a green corridor. Lighting strategy. Further ecological survey to identify priority habitats and species. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Design to link with the adjacent proposed Suitable Alternative Natural Greenspace.
Landscape and visual	Elevated site. Sloping site with land falling away to the east. The site extends to sensitive higher slopes. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Adjacent to Conservation Area and a number of listed buildings. Relatively large site with some recorded cropmark.	Sensitive design to preserve or enhance the setting of listed buildings, and the conservation area's character or appearance.

		Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No watercourse or surface water sewer to discharge surface water to. Infiltration into soil may need to be investigated.	Surface water discharge location to be identified.
Amenity, health, education	The school does not have the capacity to absorb more than 500-700 houses. Need for improvements to local school provision.	Contributions required toward primary and secondary education.
Transport (access and movement)	Potential impact on the strategic road network particularly in combination with other potential sites. Need for suitable vehicular access and pedestrian/cycle connections. Single width rural road, no passing places may not suit high numbers / types of vehicles. Lack of pedestrian and cycle connectivity.	Consider provision of vehicular, cycle, and pedestrian access onto North Street.

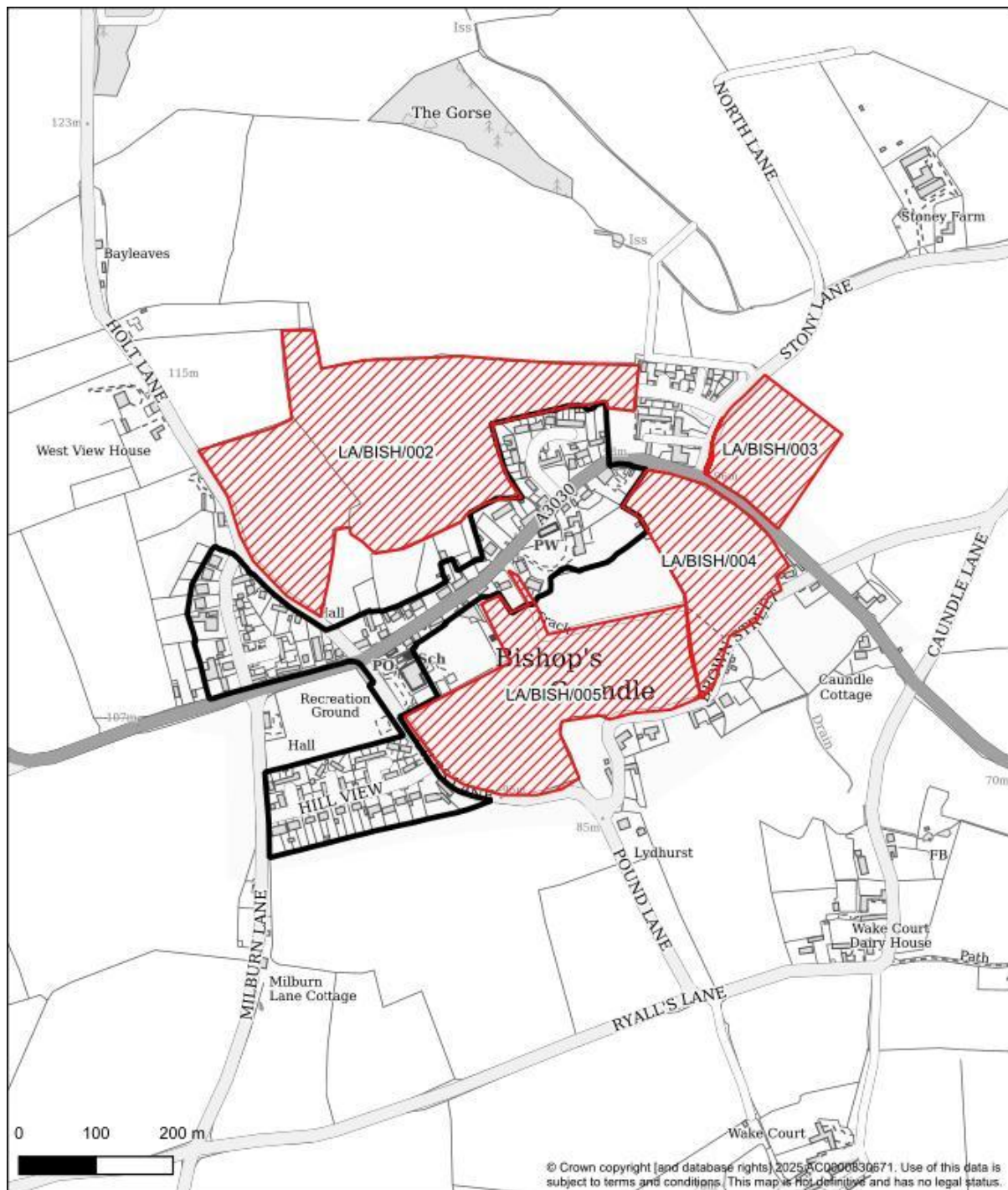
LA/BERE/010 - Land South of Bere Regis - southern site

Site name	Land South of Bere Regis - southern site
Site reference	LA/BERE/010
Site area (ha)	10.56 ha
Parish/Settlement	Bere Regis
Proposed uses (estimated number of homes/capacity)	Around 158 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 158 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. Existing public right of way.	Appropriate density of development for the edge of village location. Consider redirection of public right of way or incorporate into green corridor.
Natural environment and ecology	Within Poole Harbour Catchment. Nearby local wildlife site. Priority species in the area. Stream runs along eastern boundary. Adjoins 400m Heathland buffer. The site is within 5km of Dorset Heathland.	Development will need to ensure nitrogen neutrality. Buffer to local wildlife site and stream. Further ecological survey to identify priority habitats and species. Create a buffer where the site adjoins 400m heathlands buffer. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Design to accommodate priority species, e.g. green corridors within site to maintain connectivity. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Undertake lighting strategy.
Landscape and visual	Gently sloping from road to stream in the east. The site is	

	relatively well hidden from wider views by the surrounding existing buildings and vegetation.	
Heritage	Scheduled monument to the north around Court Farm. Relatively large site with some recorded cropmarks.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological evaluation.
Flood risk	Watercourse runs along eastern edge of the site.	Design in buffer to the watercourse or alter site boundary.
Amenity, health, education	School has capacity for 500-700 new homes.	Contributions to primary and secondary provision required.
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Rye Hill and into village centre facilities, e.g. play area, linking in with existing cycle and pedestrian routes. Retain existing right of way. Upgrade footway crossing by Green Close with tactiles.

Bishop's Caundle



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

LA/BISH/002 - Land east of Holt Lane

Site name	Land east of Holt Lane
Site reference	LA/BISH/002
Site area (ha)	9.42ha
Parish/Settlement	Bishops's Caundle
Proposed uses (estimated number of homes/capacity)	Around 141 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 141 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is partly within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species.
Landscape and visual	Potential landscape character impacts. There are likely to be open winter views across the site from Holt Lane when the hedges are well trimmed. The site is located in the Limestone Hills and there are distant views to the south across the village to the Chalk Ridge Escarpment. Though in any views from the south development would be seen in the context of the existing settlement to its south.	Retain and enhance field boundary vegetation, and routes of public rights of way. Consider reducing density towards the northern boundary and buffer planting along the northern boundary.
Heritage	Adjacent to Conservation Area.	Sensitive design to avoid or minimise conflict between potential development and the conservation area. Pre-determination archaeological evaluation.
Flood risk	Surface water issues across parts of the site.	Site specific flood risk assessment required.

		Locate development outside areas affected by flood risk. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Access point uncertain. Two public footpaths run across site. Limited public transport.	Access could potentially be taken from Manor Court to the east or Holt Lane to the west. Retain existing rights of way. Seek improvements to public transport in the area, alongside development.
Other issues	Land possibly in multiple ownerships. Site could potentially be developed as two separate sites (east and west), or a single site.	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/BISH/003 - Land east of Stony Lane

Site name	Land east of Stony LaneHolt Lane
Site reference	LA/BISH/003
Site area (ha)	1.93ha
Parish/Settlement	Bishops's Caundle
Proposed uses (estimated number of homes/capacity)	Around 38 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 38 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is partly within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for this protected species.
Landscape and visual	There are open views to the south & east. Open and relatively elevated nature of site would increase landscape and visual impact of any development which would need significant mitigation.	Reduce density towards the northeast and southeast boundaries of site. Ensure substantial buffer planting on northeast & southwest boundaries and avoid fencing in favour of soft boundary treatments on these boundaries.
Heritage	Adjacent to Conservation Area and listed buildings.	Sensitive design to avoid or minimise conflict between potential development and the conservation area and listed buildings. Pre-determination archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Site specific flood risk assessment required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	No specific issues identified	
Transport (access and movement)	Access point uncertain. Limited public transport.	Access could potentially be taken from Stony Lane to the west or from A3030 to the south. Seek improvements to public transport in the area, alongside development.

LA/BISH/004 - Land north of Brown Street

Site name	Land north of Brown Street
Site reference	LA/BISH/004
Site area (ha)	2.84ha
Parish/Settlement	Bishops's Caundle
Proposed uses (estimated number of homes/capacity)	Around 42 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 42 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows.	Retain boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	Clear views across the site from the A3030 and presumably the nearby public rights of way.. Relatively elevated nature of the site and limited screening provided by intermittent hedge would increase landscape and visual impact of any development. Impact on routes, character and visual amenity of public rights of way likely to be an issue.	Retain and enhance routes of public rights of way. Respect the setting of Conservation Area, and listed buildings. Consider developing sequentially or in tandem with LA/BISH/005.
Heritage	Adjacent to Conservation Area and listed buildings.	Sensitive design to avoid or minimise conflict between potential development and the conservation area and listed buildings. Pre-determination archaeological evaluation.
Flood risk	Surface water issues across parts of the site.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk.

		Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Access point uncertain. Two public footpaths run across site. Limited public transport.	Access will probably need to be taken from A3030 as Brown Street is likely to be too narrow. Retain existing rights of way. Seek improvements to public transport in the area, alongside development.

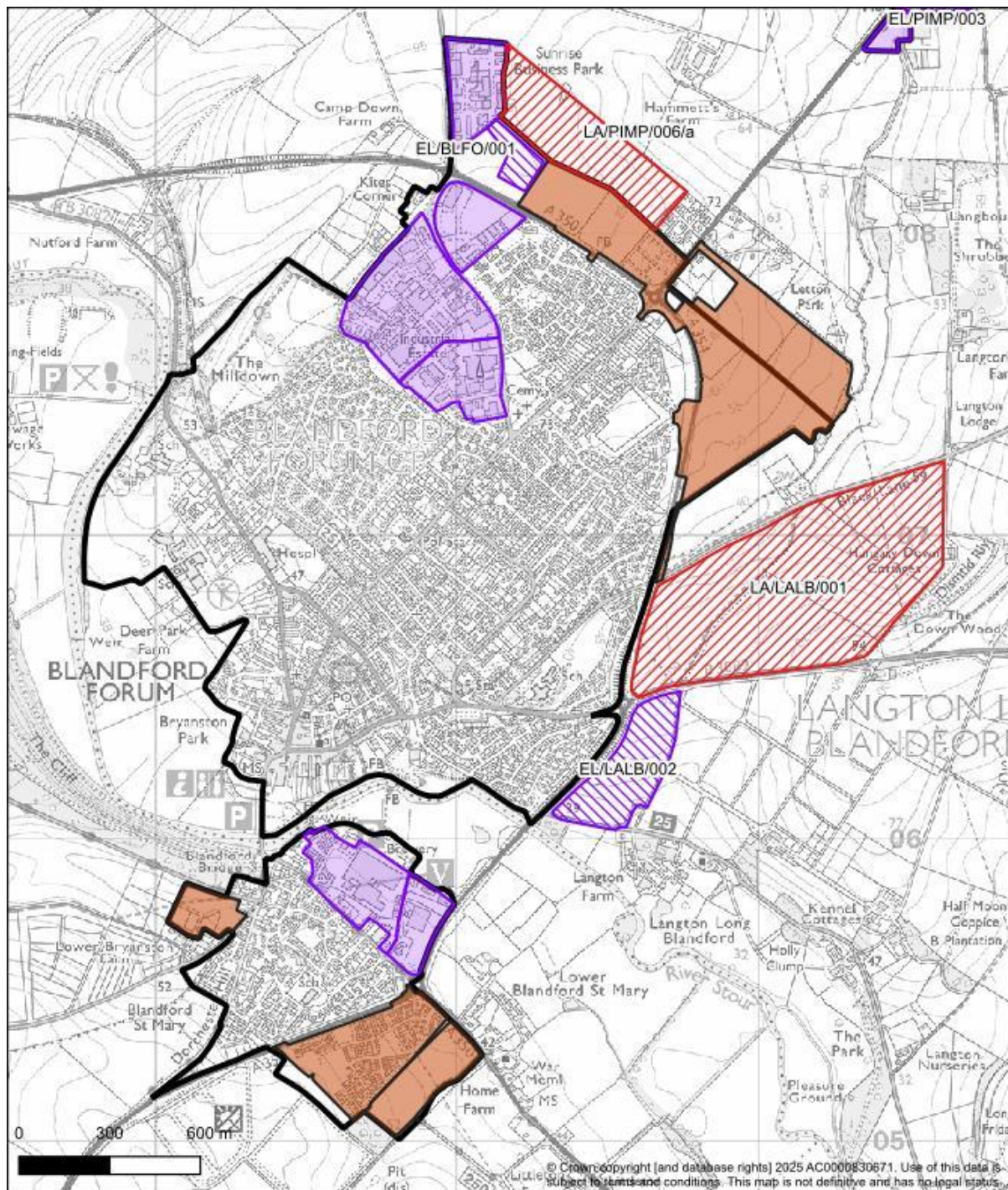
LA/BISH/005 - Land east of Giles Street

Site name	Land east of Giles Street
Site reference	LA/BISH/005
Site area (ha)	5.37ha
Parish/Settlement	Bishops's Caundle
Proposed uses (estimated number of homes/capacity)	Around 80 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 80 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows.	Retain boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	While views of the site from further to the west and southeast are to some extent filtered by existing residential development, there are likely to be some open winter views south.	Retain and enhance field boundary vegetation, and routes of public rights of way. Consider reduce density towards the S boundary and buffer planting along the southern boundary.
Heritage	Adjacent to Conservation Area.	Sensitive design to avoid or minimise conflict between potential development and the conservation area. Pre-determination archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Site specific flood risk assessment required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Access point uncertain. Two public footpaths run across site.	Access could possibly be taken from Giles Street to the W, A3030 to the N, or LA/BISH/004 to the E.

	Limited public transport.	Retain existing rights of way. Seek improvements to public transport in the area, alongside development.
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Blandford Forum and Blandford St Mary



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant

LA/LALB/001 - Land north of Wimborne Road

Site name	Land north of Wimborne Road
Site reference	LA/LALB/001
Site area (ha)	46.15ha
Parish/Settlement	Blandford
Proposed uses (estimated number of homes/capacity)	Around 800 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 800 homes	
Specific design requirements	Integration of development with existing town given location beyond the bypass. Public Right of Way (PRoW) crosses the site.	Need to carefully consider the character and purpose of the existing bypass to ensure development integrates with the existing town. Function and character of Black Lane would need to change as it would become a main access route for pedestrians and cyclists into Blandford. Incorporate PRoW into green corridor.
Natural environment and ecology	Within Bryanston SSSI Greater Horseshoe Bat consultation zone.	Bat activity surveys required as per the Bryanston SSSI guidance document. Retention and significant buffering of hedges and other suitable habitat. Suitable lighting strategy.
Landscape and visual	Within the Cranborne Chase National Landscape. Land rises from Black Lane so proposals would have to consider landscape impacts resulting from developing on the slope.	Assess whether there are 'exceptional circumstances' and whether it can be demonstrated that development would be in the 'public interest'. Any development should be sensitively designed to minimise negative impacts on the National Landscape. Direct development towards lower slopes/less prominent parts of the site.
Heritage	Within proximity of the Blandford St Mary and Bryanston Conservation Area to the west. Potential direct or	A carefully designed high quality scheme referencing vernacular materials, presented in an appropriate layout, scale and

	indirect impacts on the setting of the heritage asset. Archaeology recorded within the site, including a Bronze Age barrow and an enclosure of the Roman period.	density which serves to positively enhance and not challenge identified assets and their setting. Carry out an archaeological evaluation.
Flood risk	No major flood risk constraints. However, parts of site affected by flooding from other sources including surface water.	Locate development outside of areas affected by flood risk.
Amenity, health, education	Potential for noise impacts on future residents, on parts of the site, from the A354 and from the Wimborne Road. Need for improvements to local school provision.	Provision of appropriate noise assessment and mitigation. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Beyond the bypass. Pedestrian and cycle connectivity to the town centre is an important consideration. Public transport links.	Provide pedestrian and cycle links to the town centre to the west. Improve off-carriageway route adjacent to Black Lane Internal layout designed to allow a bus route through the site.

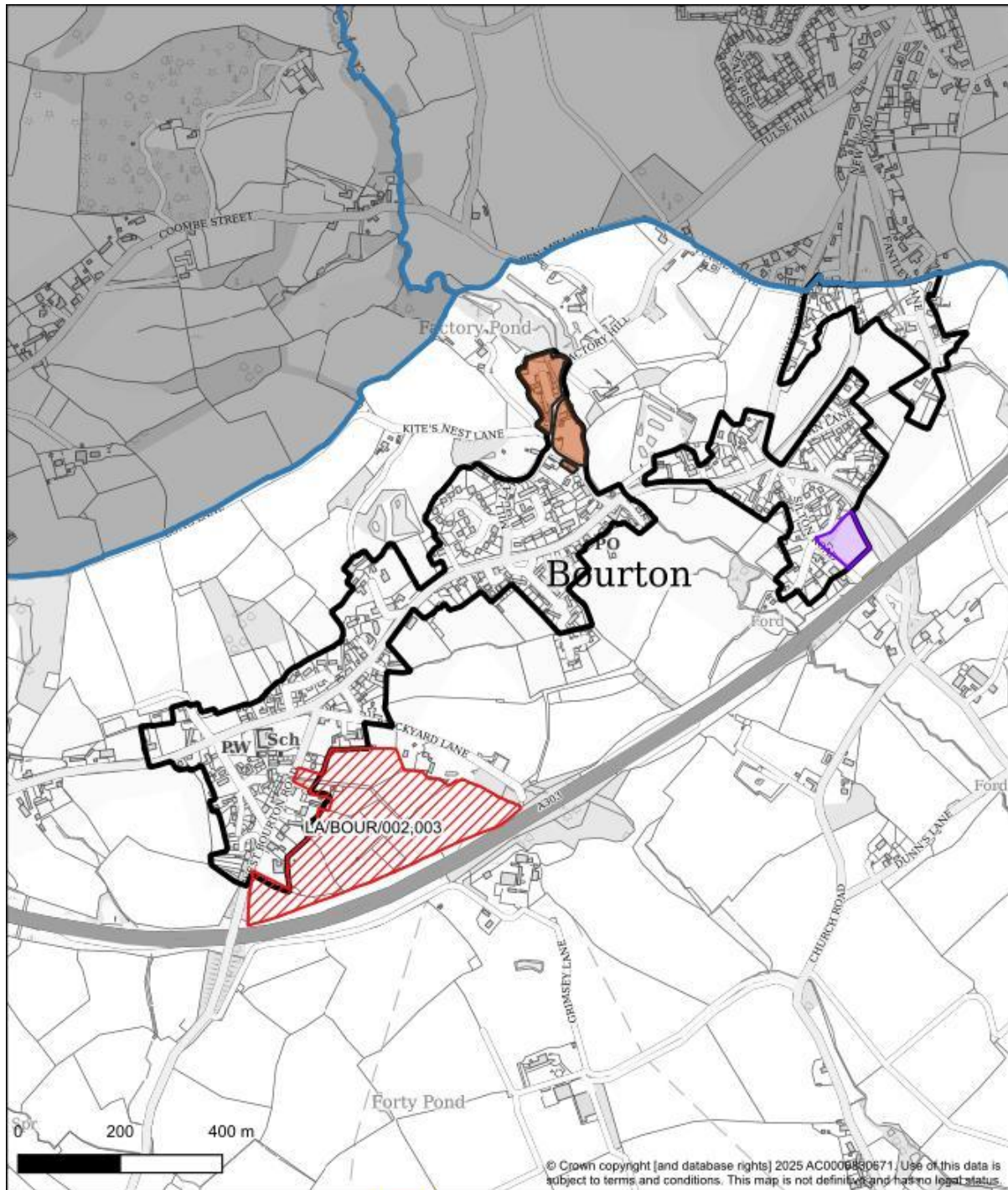
LA/PIMP/006 - Hammetts Farm

Site name	Hammetts Farm
Site reference	LA/PIMP/006
Site area (ha)	12.88ha
Parish/Settlement	Blandford
Proposed uses (estimated number of homes/capacity)	Around 200 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 200 homes	
Specific design requirements	Site forms part of the important gap between the edge of Blandford Forum and Pimperne as identified in the Pimperne Neighbourhood Plan. Development proposals will need to consider the impact they will have on this gap. Any development here would need to consider function and character of bypass and Salisbury Road as the town extends to the north.	Development should not harm the views of Pimperne village as appreciated on the approach from the south along the A354 or reduce the open nature of the gap between Blandford Forum and the village of Pimperne. Ensure development integrates with consented scheme to the south, particularly with regards to pedestrian and cycle links to local centre and existing town centre.
Natural environment and ecology	Within Bryanston SSSI Greater Horseshoe Bat consultation zone.	Bat activity surveys required as per the Bryanston SSSI guidance document. Retention and significant buffering of hedges and other suitable habitat. Suitable lighting strategy.
Landscape and visual	Within the Cranborne Chase National Landscape. Potential landscape character impacts.	Assess whether there are 'exceptional circumstances' and whether it can be demonstrated that development would be in the 'public interest'. Any development should be sensitively designed to minimise negative impacts on the National Landscape.
Heritage	Large site with some recorded archaeology and close to the large Iron Age settlement. recently excavated at the	Carry out an archaeological evaluation.

	Blandford Waste Management Centre site.	
Flood risk	There is a surface water flow route through the site which may restrict development in that area. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided then there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	Potential for noise impacts on future residents, on parts of the site, from Sunrise Business Park and the new Waste Management Centre once operational. Need for improvements to local school provision.	Provision of appropriate noise assessment and mitigation. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Pedestrian and cycle connectivity via development to the south and yellow bridge over A350. Public transport links.	Provide pedestrian and cycle links to Blandford Forum town centre. Internal layout designed to allow a bus route through the site.
Other issues	Adjacent to site allocated in the Waste Plan 2019 as Waste Management Centre, which has planning permission and is currently being built out.	Will need assurance that appropriate mitigation is possible, to avoid impacts on residents and complaints about operation of the Waste Management Centre.

Bourton



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential permission - extant

Existing allocations & consents

Settlement boundary - existing

County boundary / outside plan area

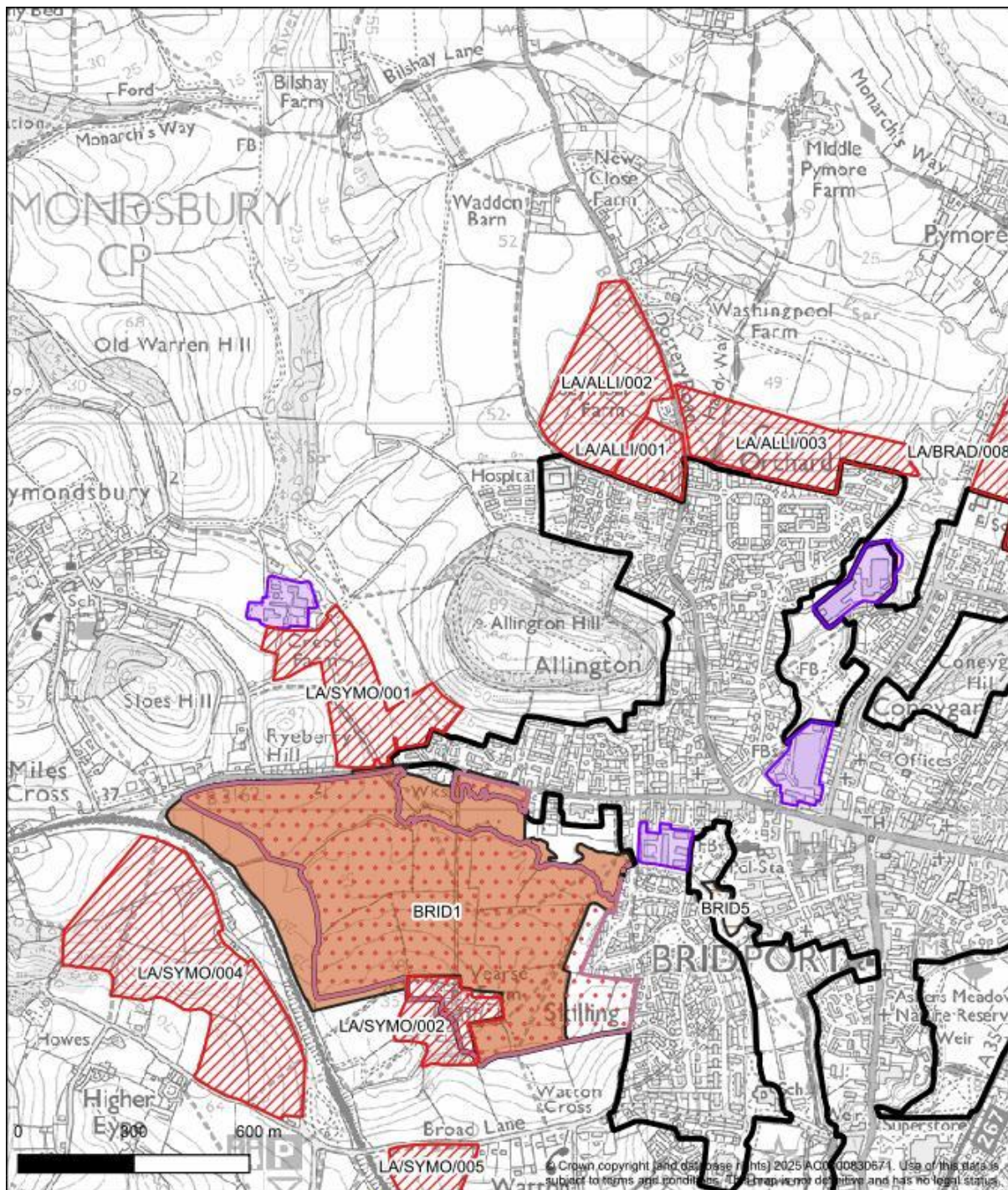
LA/BOUR/002,003 - Land between West Bourton Road, Brickyard Lane and the A303

Site name	Land between West Bourton Road, Brickyard Lane and the A303
Site reference	LA/BOUR/002,003
Site area (ha)	8.31
Parish/Settlement	Bourton
Proposed uses (estimated number of homes/capacity)	Around 125 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 125 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt. Southwest and southeast corners of the site are part of the existing ecological network. Significant treelines and hedgerows on boundaries. Records of priority species nearby.	Ecological survey and biodiversity net gain. Retain suitable area habitats and buffer boundaries. Lighting strategy. Provide mitigation strategy for protected species.
Landscape and visual	Cranborne Chase National Landscape boundary to the northeast. Appear to be substantial mature trees within the site and on site. Public footpath crosses site. Encroachment on countryside and erosion of landscape buffer between residential development and A303.	Retain and protect existing mature trees and field boundary hedgerows. Retain and enhance route of public footpath.
Heritage	Proximity of Grade II The Old Parsonage and Grade II Adcroft House to north. Grade II Bourton Court, Grade II Woodbine Villa and Grade II Clare Cottage to north. Consider impact to the	High quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.

	legibility of historic settlement pattern. Find of Roman material nearby during construction of A303 bypass	Pre-determination archaeological evaluation.
Flood risk	A narrow surface water flow path dissects the site, flowing from west to east and a second flowpath is modelled through the centre of the site.	Surface water runoff from the site could discharge to the ordinary watercourse that flows in south-east direction from the northern boundary of the site. Buildings and access roads should be located outside of the areas of predicted flood risk.
Amenity, health, education	Noise from the A303. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Acoustic fencing as noise attenuation. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Brickyard Lane is narrow. Lack of local services and an infrequent bus service means the development is likely to be car dependent.	Take access from West Bourton Road. Require pedestrian and cycle links into the village. Contribution towards improved bus services.
Other issues	Multiple landowners.	Use mechanisms to support comprehensive development of the site, such as master planning

Bridport



Consultation sites

Residential option - proposed

Existing allocations & consents

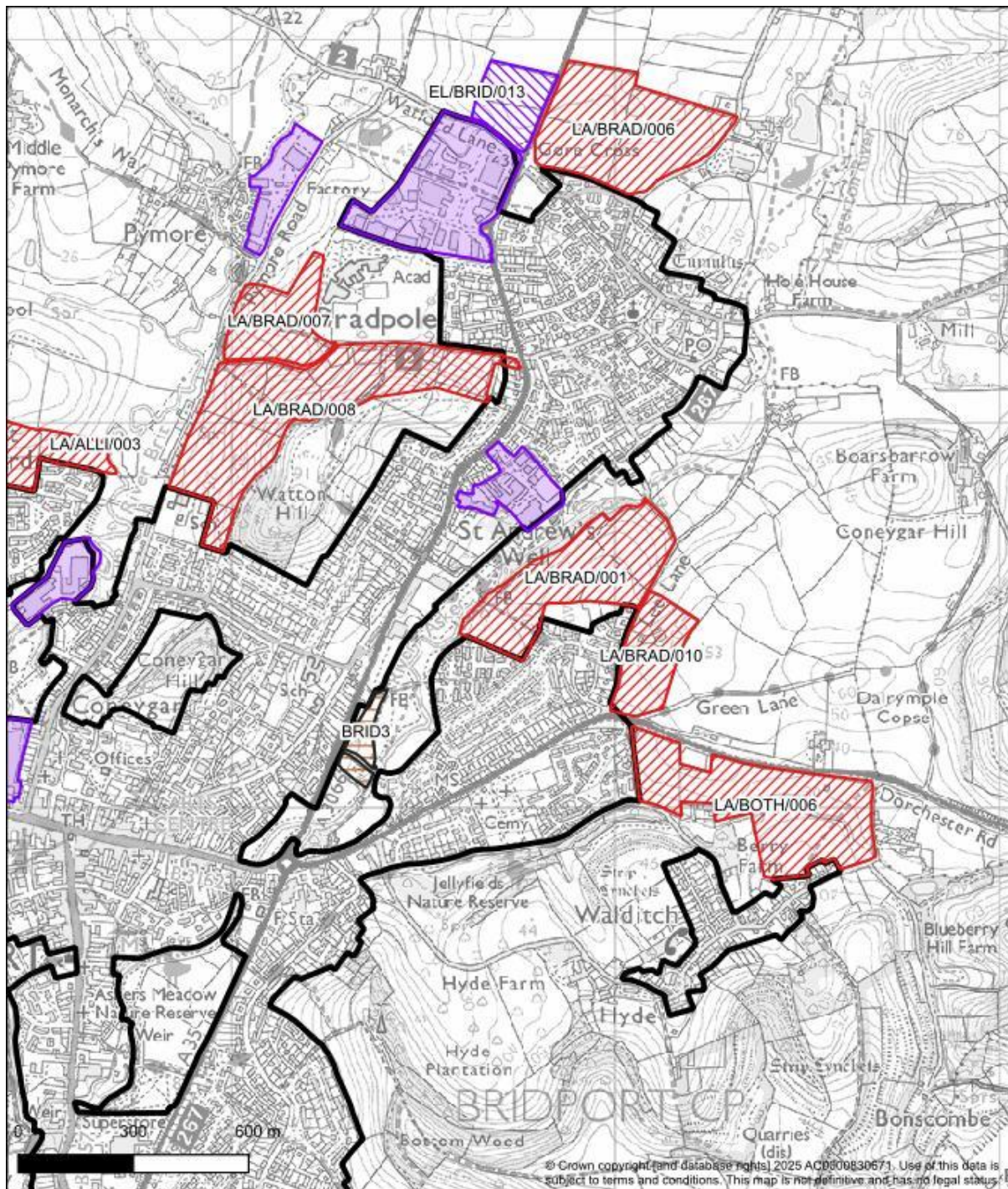
Settlement boundary - existing

Employment allocation - existing

Mixed use allocation - existing

Residential permission - extant

Residential allocation - existing LP

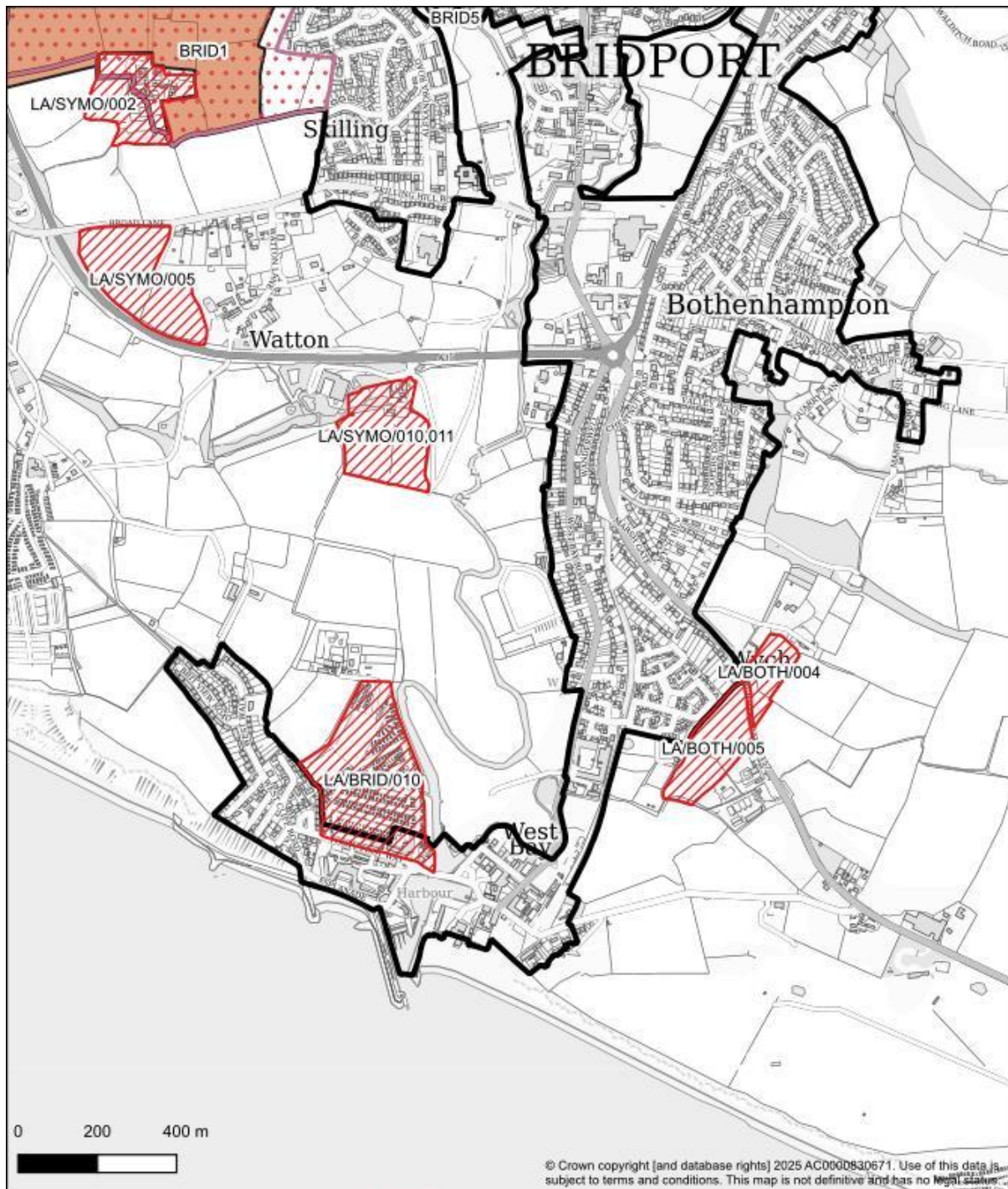


Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential allocation - existing LP



Consultation sites

 Residential option - proposed

 Mixed use allocation - existing

 Residential permission - extant

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing LP

LA/ALLI/001 - Land adjoining Dottery Road

Site name	Land adjoining Dottery Road
Site reference	LA/ALLI/001
Site area (ha)	2.58
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 46 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 46 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. Consideration needs to be given to pedestrian routes into town, currently very narrow along North Allington Rising topography may limit extent of development	Appropriate density of development for the edge of town location. Improvement of ped routes into town. Potential for higher density scheme given character of area.
Natural environment and ecology	Records of priority species.	Retention of suitable habitats and retention and buffering of boundary habitats and any ecological features for protected species.
Landscape and visual	Within the Dorset National Landscape. Potential landscape character impacts, particularly in views from surrounding elevated viewpoints including Allington Hill and Coneygar Hill.	Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape. Development should avoid the highest land to the northwest which is also the furthest point from the existing developed edge of Allington. Retain and enhance hedgerows and trees. New structural landscape planting to soften views of development.
Heritage	The site lies close to the Bridport Conservation Area to the south and thus a moderate	Sensitive design to preserve or enhance the conservation area's character or appearance.

	quantum of designated and non-designated assets. Grade II 222, North Allington within immediate proximity to the east. GII Farmhouse and Cider House and GII wall to north. Grade II Bilshay Farmhouse to the northwest. Contains recorded site of Allington brickworks	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and possibly archaeological evaluation
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Assuming the access will be the existing one opposite Donkey Lane, a partial footway either side would need to be provided with a crossing point. The estate to the south has a footway located at Cherry Tree that could also be utilised.	Provision of vehicular, cycle, and pedestrian access onto Dottery Lane, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport Access and Movement Strategy.

LA/ALLI/002 - Land NW of Seymour Farm Cottage

Site name	Land NW of Seymour Farm Cottage
Site reference	LA/ALLI/002
Site area (ha)	9.8
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 176 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 176 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. Access onto Dottery Road - only 1 potential access point.	Appropriate density of development for the edge of town location. Development likely to only be acceptable to the lower part of the site
Natural environment and ecology	Records of priority species.	Retention of suitable habitats and retention and buffering of boundary habitats and any ecological features for protected species.
Landscape and visual	Within the Dorset National Landscape. Potential landscape character impacts, particularly in views from surrounding elevated viewpoints including Allington Hill and Coneygar Hill.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain and enhance hedgerows and trees. New structural landscape planting to soften views of development.
Heritage	The site lies close to the Bridport Conservation Area to the south and thus a moderate quantum of designated and non-designated assets. Grade II 222, North Allington within immediate proximity to the east. Grade II Farmhouse and Cider House and Grade II wall to north. GII Bilshay Farmhouse to the northwest. Potential impact to a quantum	Sensitive design to preserve or enhance the conservation area's character or appearance. Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological evaluation may be appropriate

	of assets within adjacent Pymore. No recorded archaeology on site, but a large area.	
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Car dependent location Provide pedestrian links to settlement centre. Might be scope to try and connect to Community hospital.	Provision of vehicular, cycle, and pedestrian access onto Dottery Lane, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.

LA/ALLI/003 - Land off Dottery Road

Site name	Land off Dottery Road
Site reference	LA/ALLI/003
Site area (ha)	8.34
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 150 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 150 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Links into town centre via Court Orchard Road to help integrate development and provide wider connections. Development likely to only be achievable on lower slopes.
Natural environment and ecology	Records of priority species.	Retention of suitable habitats and retention and buffering of boundary habitats and any ecological features for protected species.
Landscape and visual	Within the Dorset National Landscape. Potential landscape character impacts, particularly in views from surrounding elevated viewpoints including Allington Hill and Coneygar Hill. The Hardy Way Long Distance route passes through the site, development would adversely impact on close up views from highly sensitive receptors using this route.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Confine development to the lower slopes and nearest to existing developed areas. Retain and enhance hedgerows and trees. New structural landscape planting to soften views of development.
Heritage	The site lies close to the Bridport Conservation Area to the south and thus a moderate quantum of designated and	Sensitive design to preserve or enhance the conservation area's character or appearance. Sensitive design to preserve or

	non-des assets. Grade II 222, North Allington within immediate proximity to the east. Grade II Farmhouse and Cider House and Grade II wall and Grade II Bilshay Farmhouse to the northwest. No recorded archaeology on site, but a large area.	enhance the setting of heritage assets. Pre-determination archaeological evaluation may be appropriate.
Flood risk	There is a main river to the far east of the site. Surface water runoff from the site could discharge to this watercourse. However, some parts may be too low in elevation and may need to rely on infiltration.	Year-round groundwater monitoring is required to substantiate infiltration. Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Pedestrian links into town centre require improvement. The estate to the south has a road with footways either side located at Court Orchard Road that could also be utilised.	Provision of vehicular, cycle, and pedestrian access onto Dottery Lane, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.

LA/BOTH/004 - Wych Farm (north)

Site name	Wych Farm (north)
Site reference	LA/BOTH/004
Site area (ha)	1.56
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 37 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 37 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Record of priority species. Priority habitat to the south.	Retention of suitable habitats and retention and buffering of boundary habitat.
Landscape and visual	Within the Dorset National Landscape. Site is adjacent to and slopes down gently towards the B3157. Development would be a conspicuous extension to this edge of Bothenhampton.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Design a layout that relates to the existing urban edge and existing development. New structural landscape planting to soften views of development. Reduce/avoid new development on the highest slopes.
Heritage	The site is within proximity of Grade II Wych Farmhouse to south. No obvious archaeological issues.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	No specific issues identified	Overall, there are no major constraints to development with regards to flooding & surface water drainage, although some flood areas may not be developed.

Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of footpath links along Burton Road. Needs to provide pedestrian link through new development to the south to connect onto existing footway adjacent to the B3157.	Provision of vehicular, cycle, and pedestrian access onto Burton Road, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.

LA/BOTH/005 - Wych Farm (south)

Site name	Wych Farm (south)
Site reference	LA/BOTH/005
Site area (ha)	3.33
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Development on northern part of the site that corresponds better with the existing form of the development is likely to be acceptable.
Natural environment and ecology	Record of priority species. Local wildlife site near to the site.	Retention of suitable habitats and retention and buffering of boundary habitat.
Landscape and visual	Within the Dorset National Landscape. Sloping down gently to the south. A degree of visual containment is provided by the existing Wych Farm Complex.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. With careful design it may be possible to utilise the sites existing visual containment to minimise the impacts from development.
Heritage	The site extent within proximity of Grade II Wych Farmhouse to east, West Bay Conservation Area to southwest and Dorset and East Devon World Heritage Site to south. No obvious archaeological issues	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	There is a main river with overbank flooding along the	Overall, there are no major constraints to development with

	south of the site which may affect development potential in that area. The southern part of the site lies within Flood Zone 2/3	regards to flooding & surface water drainage, although some flood areas may not be developed. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of footpath links on Burton Road. Needs to provide pedestrian link through new development to the west to connect onto existing footway Bramble Drive	Provision of vehicular, cycle, and pedestrian access onto Burton Road, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy

LA/BOTH/006 - Land adjoining Lower Walditch Lane

Site name	Land adjoining Lower Walditch Lane
Site reference	LA/BOTH/006
Site area (ha)	12.09
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 218 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 218 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The existing rural landscape here provides an important separation between the eastern edge of Bridport and the outlying village of Walditch.	Appropriate density of development for the edge of town location. Maintain the open feel of the site and its important role in providing separation of the different existing settlements.
Natural environment and ecology	Records of priority species on and adjacent to the site. Watercourse(s) runs through the site.	Retention of suitable habitats and retention and buffering of boundary habitat.
Landscape and visual	Within the Dorset National Landscape. Potential landscape character impacts. There are open views across the site from surrounding footpaths and from the adjacent A35 main road. Mature trees and hedgerows throughout the site. Public right of way crosses the eastern parts of the site. Eastern part of the site slopes down to a central valley and watercourse.	Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape. Any development should be limited to small areas associated with existing developed edges. Sensitive design to respect the landscape character.
Heritage	The site extent borders with the Walditch Conservation Area. Within proximity of Bridport conservation area. Of particular sensitivity Grade II*	Sensitive design to preserve or enhance the conservation area's character or appearance.

	Berry Farmhouse to south. Potential to impact on a low quantum of assets to the north. Potential impact on lynchets and their setting	Pre-determination archaeological assessment and possibly archaeological evaluation
Flood risk	There is a watercourse traversing the site. Development around this area may be restricted.	Overall there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Lower Walditch Lane and Firch Lane are inappropriate for an access and the only option would be the A35. National Highways would need to be consulted as this involves the A35	Provision of vehicular, cycle, and pedestrian access onto Dorchester Road and Lower Walditch Lane, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.

LA/BRAD/001 - Land adj Happy Island Way

Site name	Land adj Happy Island Way
Site reference	LA/BRAD/001
Site area (ha)	9.76
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 43 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. Lee Lane is an extremely narrow road. Connections into existing settlements from Happy Island Way and cul de sac on Jessop Avenue as well as Lee Lane. Development on the site could be seen within wider context of existing built form.	Appropriate density of development for the edge of town location. Access onto Lee Lane needs careful consideration. Pedestrian links through to existing development.
Natural environment and ecology	Within existing Ecological network. Site is within amber risk zone for Great Crested Newt. Watercourse runs through/adjacent to site. Records of priority species.	Retention of suitable habitats and retention and buffering of boundary habitat.
Landscape and visual	Within the Dorset National Landscape. Land rises up to northeast where landscape impacts of development would be at their greatest. Site could appear to be in the context of the existing built areas of Bradpole.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Avoid development on the highest ground in the northeast of the site. Retain and enhance existing hedgerows and areas of tree planting. New structural landscape planting.

	Watercourse runs along western edge of site. Mature trees on western edge of site. Hedgerows and mature trees throughout site. Public right of way crosses through the southern part of the site.	
Heritage	The site is within proximity of the Bridport Conservation Area. Proximity extends to Bradpole Conservation Area and potentially Loders and Uploaders Conservation Area. Grade II White House Farmhouse to north and Grade II Stepps Farmhouse to the northeast. Some historic field boundaries recorded.	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment and possibly archaeological evaluation
Flood risk	No specific issues identified	Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lee Lane is narrow; signs show it is unsuitable for large vehicles. Jessops Lane has pedestrian connectivity and is wider. However, Jessop Lane would have to utilise the cul de sac.	Provision of vehicular, cycle, and pedestrian access onto Happy Island Way, Jessops Avenue and Lee Lane, linking in with existing cycle routes. Put in passing places on Lee Lane or use Jessop Lane Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Transport Statement required Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy

LA/BRAD/006 - Land north of Gore Lane

Site name	Land north of Gore Lane
Site reference	LA/BRAD/006
Site area (ha)	11.13
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 200 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 200 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Records of priority species. Site is within amber risk zone for Great Crested Newt.	Retention of suitable habitats and retention and buffering of boundary habitat.
Landscape and visual	Within the Dorset National Landscape. Land slopes gently down to southeast. Site is open and visible from surrounding elevated viewpoints. Potential landscape character impacts.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain existing boundary hedgerows and trees. Incorporate strong new structural planting throughout site to soften the development in views from surrounding elevated viewpoints.
Heritage	The site's corner borders Bradpole Conservation Area. Potential impact on Grade I Parish Church of St Mary Magdelene to the southeast and Loders and Uploaders Conservation Area to the southeast. Note Grade II* Wooth Manor and associated Grade II Garden walls and Gazebo to the northeast.	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination trial trenching also required if not already completed.

	Geophysical survey has identified potential archaeology.	
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Site is beyond 2km from Bridport town centre- a barrier to walking trips Access could be onto Mangerton Lane but it is narrow at that section and would need widening. Access could also be gained onto A3066. Both would need pedestrian connectivity.	Provision of vehicular, cycle, and pedestrian access onto Townsend Way, linking in with existing cycle routes. Internal layout should be designed for a bus route Possible right turn or roundabout on A3066 and pedestrian connectivity. Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy

LA/BRAD/007 - Land off St Andrews Road (Site 1)

Site name	Land off St Andrews Road (Site 1)
Site reference	LA/BRAD/007
Site area (ha)	4.82
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 87 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 87 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt.	Retention of suitable habitats and retention and buffering of boundary habitat. Mitigation strategy may be required.
Landscape and visual	Within the Dorset National Landscape. Steeply sloping site, rising up to the northeast. Public right of way crosses through the site. Potential landscape character impacts particularly in views from surrounding elevated viewpoints including Allington Hill and Watton Hill. In these views development of the higher slopes would appear isolated from the existing built areas.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Restrict new built development to the lower part of the slope nearest to Pymore Road and avoiding development on the upper slopes. Strong new structural landscape planting within development.
Heritage	The site is within proximity of Pymore to the north/northwest. No clear archaeological issues	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)

Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. There is pedestrian connectivity at this location behind Pymore Road, linking it to settlements. Pymore Road is too narrow.	Provision of vehicular, cycle, and pedestrian access onto Pymore Road or through LA/BRAD/008, linking in with existing cycle routes. Passing places would be needed Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy
Other issues	Bridport Area Neighbourhood Plan, Policy L4 Green Gaps (Anti-Coalescence Measures) 250m historic landfill buffer over Northwestern part of the site	

LA/BRAD/008 - Land off St Andrews Road (Site 2)

Site name	Land off St Andrews Road (Site 2)
Site reference	LA/BRAD/008
Site area (ha)	15.85
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 285 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 285 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Borders existing ecological network on southwest boundary. Records of priority species.	Buffer to southern habitats and retain boundary habitats.
Landscape and visual	Within the Dorset National Landscape. Site slopes up steeply and forms the west and north lower slopes of Watton Hill, which is a prominent local landmark and a well-used recreational walking route. Public right of way passes through the middle of these land parcels. Large site spread over five existing agricultural fields with potential landscape character impacts, particularly from the elevated surrounding viewpoints including Allington Hill and Watton Hill.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Development should be confined to lower slopes near to Pymore Road and in context with the existing built development of St Catherines Primary School.
Heritage	The site is within proximity of a number of designated and non-designated assets to the north/northwest at Pymore. Notably the Grade II Yew Cottage, Kings Head Pub, Ball Knap and Keswick House to west	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and possibly archaeological evaluation

	Lynchets recorded on and close to site	
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Gradient issues There is pedestrian access to this location, but Pymore Road is narrow.	Provision of vehicular, cycle, and pedestrian access onto Pymore Road or St Andrews Road, linking in with existing cycle routes. Passing places would be needed. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridports Access and Movement Strategy.
Other issues	Bridport Area Neighbourhood Plan, Policy L4 Green Gaps (Anti-Coalescence Measures)	

LA/BRAD/010 - Land at Wits End, Lee Lane, Bridport, Dorset

Site name	Land at Wits End, Lee Lane, Bridport, Dorset
Site reference	LA/BRAD/010
Site area (ha)	4.19
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 75 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 75 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Records of priority species.	Retention and buffer of suitable habitats.
Landscape and visual	Within the Dorset National Landscape. Land rises up to east. Some existing development on site (dwelling and agricultural buildings). Potential landscape character impacts in elevated views from the south.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Locate development in lower southern end where lower elevation and proximity to existing developed edge will reduce impacts. Add new structural landscape planting including substantial new belt of planting along southern boundary with the A35 main road.
Heritage	Limited heritage concern. No obvious archaeological issues.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	No specific issues identified	Overall there are no major constraints to development with regards to flooding & surface water drainage. Although, a surface water discharge location will need to be identified
Amenity, health, education	No specific issues identified	

Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Lee Lane narrow with no pedestrian footway. Another connection could be on A35, National Highways would need to be consulted. Footway connectivity on A35	Provision of vehicular, cycle, and pedestrian access onto Dorchester Road and Lee Lane, linking in with existing cycle routes. Widen Lee Lane, new footway Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy
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LA/BRID/010 - West Bay Caravan Site

Site name	West Bay Caravan Site
Site reference	LA/BRID/010
Site area (ha)	9.33
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 168 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 168 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Adjacent to a local wildlife site. Adjacent to existing ecological network. Site is within amber risk zone for Great Crested Newt. Records of priority species. Watercourse runs through/adjacent to site.	Buffering to wildlife site and existing ecological network. Development footprint should be significantly set back and buffered from watercourse. Undertake lighting strategy.
Landscape and visual	Within the Dorset National Landscape. Mostly flat and open site alongside the River Brit and West Bay Harbour. Potential landscape character impacts in views from footpaths along the River Brit, locations within West Bay and the elevated and views from the Long Distance South West Coast path.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Locate development towards the southern parts of the site. Provide areas of open space as to offset some impact from new housing in appropriate areas of the site.
Heritage	Within proximity of Dorset and East Devon Coast World Heritage Site to the southwest. Bordering and partially within the West Bay Conservation Area extent. In proximity to the Old Salt House Grade II listed.	Sensitive design to preserve or enhance the setting of heritage assets, Conservation Area and Heritage Coast.

	No obvious archaeological issues.	
Flood risk	Significantly affected by main river flooding and surface water flooding. Eastern half of the site affected by Flood Risk Zone 2/3.	Any potential development possible would require flood modelling and approval from EA. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Existing access from Quayside roundabout. Footways surround site and close to amenities / schools / public transport.	Provision of vehicular, cycle, and pedestrian access onto Forty Foot Way, linking in with existing cycle routes. Contributions to enhancing the public realm at South Street Transport Statement required Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy

LA/SYMO/001 - Crepe Farm

Site name	Crepe Farm
Site reference	LA/SYMO/001
Site area (ha)	8.51
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Within existing ecological network. Site is within amber risk zone for Great Crested Newt. Watercourse runs through/adjacent to site. Records of priority species.	Retention of suitable habitats and maintain connectivity. Development footprint should be significantly set back and buffered from watercourse.
Landscape and visual	Within the Dorset National Landscape. The site has a functional relationship with surrounding agricultural landscape. River Simene on eastern boundary and bisecting southern part of site. Site is remote from the main developed parts of Bridport.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Locate development towards existing parts of the farm complex.
Heritage	The site extent incorporates Grade II Crepe Farmhouse. The extent is within proximity of the Symondsburry Conservation Area, to the west. In particular, potential for setting impacts on Grade 1 St John the Baptist Church and Grade II* Oakhayes to west. Some historic field boundaries recorded.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and perhaps archaeological evaluation.

Flood risk	The site is affected by an ordinary watercourse with overbank flooding. This may significantly constrain the developable area. There also appears to be no flood free access. The central section of the is site affected by Flood Risk Zone 2/3.	A flood risk assessment, flood modelling and liaison with the Lead Local Flood Authority would be required before development over large parts of the site could be considered. Flood compatible access would need to be addressed before development could be considered. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Already a private road connecting the current trading estate. Pedestrian connectivity already in place.	Provision of vehicular, cycle, and pedestrian access onto West Road, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.
Other issues	Bridport Area Neighbourhood Plan, Policy L4 Green Gaps (Anti-Coalescence Measures)	

LA/SYMO/002 - Land and Buildings at Vearse Farm

Site name	Land and Buildings at Vearse Farm
Site reference	LA/SYMO/002
Site area (ha)	4.25
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 39 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 39 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Within existing ecological network. Watercourse runs through/adjacent to site. Records of priority species on and around the site.	Retention of suitable habitats and maintain connectivity. Watercourse buffer. Lighting strategy. Buffer from habitats north of the site and maintain connectivity. Mitigation strategy may be required protected species.
Landscape and visual	Within the Dorset National Landscape. Site would relate to new adjacent development that is currently under construction. Agricultural buildings on the site, an area of woodland at its Southern extent and a watercourse running across the Southern section. Field boundary trees and hedgerow throughout.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Development to be directed towards the site of existing buildings with woodland and fields to the southwest retained as landscape mitigation.
Heritage	The site extent incorporates Grade II Vearse Farm. Potential for setting impacts. Archaeology recorded on the adjacent Vearse Farm site, indicating archaeological potential for the parts of the site not previously built on.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological evaluation

Flood risk	There is a watercourse traversing the site. Development around this area may be restricted.	Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access through Vearse Farm development, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy
Other issues	The section of land to the southwest (outside of the existing Development Boundary) is necessary for mitigation of landscape impact from the larger Vearse Farm development, and as such development in that area is not suitable.	

LA/SYMO/004 - Land at South of A35 Higher Eype

Site name	Land at South of A35 Higher Eype
Site reference	LA/SYMO/004
Site area (ha)	20.65
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 372 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 372 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Within existing ecological network, and borders network east of the site.	Retention of suitable habitats and boundary habitats. Maintain habitat connectivity.
Landscape and visual	Within the Dorset National Landscape. Elevated site. Site has a rural character and is quite remote from the rest of Bridport. Potential landscape character impacts, with views into and out of Bridport (located to the northeast) are available as the site occupies an elevated position in the landscape. Public right of way to Higher Eype passes through site.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Small areas on the lower slopes and near to the A35 main road may be less sensitive.
Heritage	The site is within proximity of two Grade II designations to the north/northwest, two GII designations to the southwest and Eype Conservation Area to the south. Scheduled Monument to the west. Some historic field boundaries recorded.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and perhaps archaeological evaluation
Flood risk	There is an overland flow path traversing the site. Development around this area may be restricted.	Overall, there are no major constraints to development with regards to flooding & surface water drainage.

Amenity, health, education	No specific issues identified	
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Distant site, currently with inadequate links. Broad Lane is a narrow lane with no footways Steep gradient.	Provision of vehicular, cycle, and pedestrian access onto New Street Lane, linking in with existing cycle routes. Improve the section of New Street that joins onto the A35 Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy

LA/SYMO/005 - Land off Broad Lane

Site name	Land off Broad Lane
Site reference	LA/SYMO/005
Site area (ha)	5.56
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt. Record of priority species.	Retention of suitable habitats, mitigation strategy may be required.
Landscape and visual	Within the Dorset National Landscape. Open, elevated site. Some distance from the main town core. Wide existing belt of mature trees on western edge. Site slopes up to west where fields have far-reaching views towards the high ground east of Bridport.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Avoid development on most elevated parts of site. Significant new structural landscape planting and enhancement of existing hedgerows.
Heritage	Limited heritage concern. Some historic field boundaries recorded.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and possibly evaluation.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to.	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	

Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. No footway on Broad Lane. It may be challenging to achieve active travel connectivity. Difficult to serve development by public transport.	Provision of vehicular, cycle, and pedestrian access onto Broad Lane, linking in with existing cycle routes. Public right of way improvements if footway isn't possible on Broad Lane Contributions should be sought to increase the frequency of the bus service Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy
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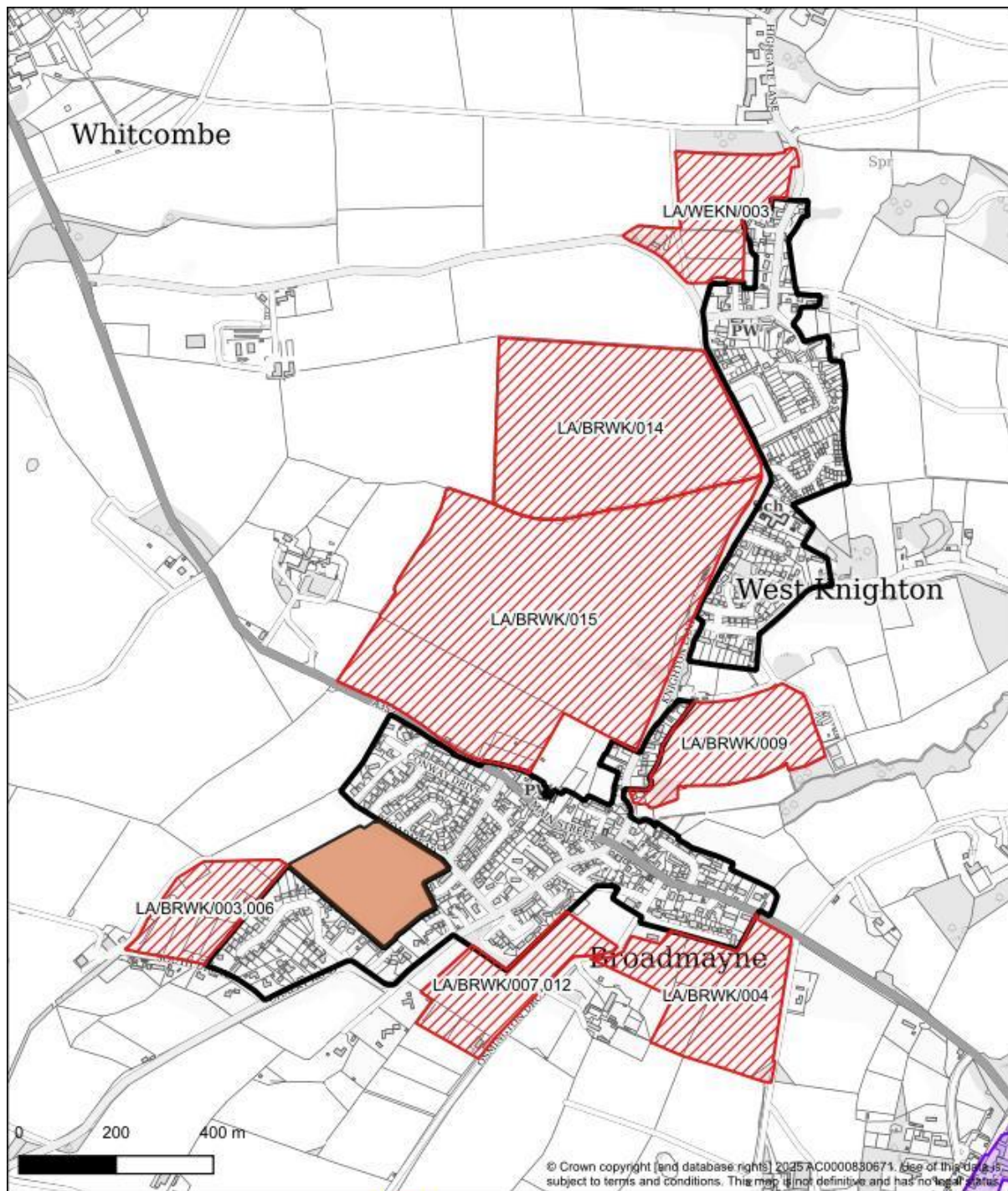
LA/SYMO/010,011 - Land at Broomhills (Sites 3 & 4)

Site name	Land at Broomhills (Sites 3 & 4)
Site reference	LA/SYMO/010,011
Site area (ha)	4.89
Parish/Settlement	Bridport
Proposed uses (estimated number of homes/capacity)	Around 95 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 95 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Adjacent to existing ecological network west of the site. Adjacent to a local wildlife site Adjacent to purple moor grass priority habitat. Site is within amber risk zone for Great Crested Newt. Watercourse runs through/adjacent to site.	Retention of suitable habitats, significant wildlife buffer and buffer from priority grassland. Watercourse buffer. Protected species mitigation strategy may be required.
Landscape and visual	Within the Dorset National Landscape. The northern part of the site is currently developed with a group of Industrial and agricultural buildings. The southern part of the site becomes more elevated and exposed to views. Potential landscape character impacts. The Monarch's Way Long Distance path passes close to the eastern boundary of the site with clear views across much of the site. Existing pond, mature trees and hedgerows throughout site.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. New development to be located towards areas of previously developed land. Avoid development on the more elevated parts of the sites.

Heritage	The site includes Grade II Broomhills.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	There is an overland flow path traversing the site. Development around this area may be restricted.	Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. National Highways would need to be consulted as development involves the A35.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Contributions should be sought to increase the frequency of the bus service. Potential improvements to A35 junctions if shown to be over capacity with further assessment. Development should be providing highways infrastructure where appropriate that conform to Bridport's Access and Movement Strategy.

Broadmayne & West Knighton



Consultation sites

 Residential option - proposed

 Employment allocation - existing

 Residential permission - extant

Existing allocations & consents

 Settlement boundary - existing

LA/BRWK/003,006 - Land at 3 South Drove

Site name	Land at 3 South Drove
Site reference	LA/BRWK/003,006
Site area (ha)	3.8
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 70 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 70 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density, layout and scale of development for the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential priority habitat hedgerows. Mature treeline along northwest boundary.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows and area around treeline, further ecological survey to identify priority habitats. Explore opportunities to maintain and form links between the site and the wider countryside and local nature reserve.
Landscape and visual	The site is part of the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential for non-designated archaeological assets within the site, particularly given prehistoric remains of several periods identified through survey of LA/BRWK/001.	Pre-determination archaeological assessment, then potential for archaeological evaluation. Layout, form, scale, materials and detailed design of new homes should have regard to local setting.
Flood risk	Potential groundwater emergence.	Site specific flood risk assessment required.

		Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections, improvements to public transport provision and potential cumulative impacts on local roads. Public rights of way running around the site's southern, western and northern edges.	Provision of vehicular, cycle, and pedestrian access onto Chalky Road, linking in with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village. Retain existing right of way.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/BRWK/004 - Land between Osmington Drove & Friarmayne Farm

Site name	Land between Osmington Drove & Friarmayne Farm
Site reference	LA/BRWK/004
Site area (ha)	7.46
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density, layout, scale and form of development for the edge of village location, having regard to areas appearance and character.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential priority habitat hedgerows. Mature trees growing within the site in addition to treeline/hedgerows/woodlands along several boundaries (including the northern frontage onto the A352)	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows, mature trees within the site and woodland fringing the site's boundaries, further ecological and lighting assessment to identify any priority habitats and potential for bats. Explore opportunities to maintain and form links between the site, including existing trees, and the wider countryside.
Landscape and visual	The site's southern edge is adjacent to the National Landscape. Development in this part of the site could affect the National Landscape's setting.	Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest (human	Sensitive design to preserve or enhance the setting of heritage assets.

	burial to the south west of the site, and earth works and Scheduled Monument to the north of the A352)	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Site affected by moderate and high surface water flood risk (the mapped flood extent is focused in the eastern part of the site and runs from the south to the northern boundary with the A352).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections, improvements to public transport provision and potential cumulative impacts on local roads. Public rights of way running next to the site's eastern and western edges.	Provision of vehicular access onto the A352, and cycle, and pedestrian access (along High Trees – cul de sac set back from Main Street along part of the site's northern boundary) to link with existing cycle routes and public transport provision. Measures to control/manage traffic flows through the village. Retain existing right of way.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/BRWK/007,012 - Land south west of Recreation ground

Site name	Land south west of Recreation ground
Site reference	LA/BRWK/007,012
Site area (ha)	4.74
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 85 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 85 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density, layout, scale and form of development for the edge of village location, having regard to areas appearance and character.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential priority habitat hedgerows and treeline/hedgerows/woodlands along several boundaries (including the priority woodland habitat on eastern boundary). Allotments between the edge of the site and Chalky Road could also have ecological interest.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows and woodland fringing the site's boundaries. Explore opportunities to deliver habitats if development is likely to have impacts on allotments.
Landscape and visual	Large parts of the site are within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Archaeological potential within the site given remains found on site to the north west (LA/BRWK/001) and human burial to the south east.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Small section of the site (to the rear of Beech Close on the site northern edge) at moderate/high risk from	Site specific flood risk assessment required.

	surface water flood risk. Other parts of the site at low risk from surface water flooding.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections – this may need to be through third party land as Osmington Drove is a bridleway and is likely to be an unsuitable point of access. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network. Public right of way running next to the site's south eastern edge.	Provision of vehicular, cycle, and pedestrian access onto Chalky Road (potentially through existing allotments), linking in with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village. Retain existing right of way.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/BRWK/009 - Land off Knighton Lane

Site name	Land off Knighton Lane
Site reference	LA/BRWK/009
Site area (ha)	5.49
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density, layout, scale and form of development for the edge of village location, having regard to areas appearance and character.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Woodland, including Ancient Woodland, to the southeast and southwest of the site. Potential priority habitat hedgerows on southern boundary.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows, with significant buffers in the parts of the site closest to woodland and Ancient Woodland. Need to assess whether development would lead to the loss or deterioration of Ancient Woodland, and if so whether there are 'exceptional reasons' and a suitable compensation strategy.
Landscape and visual	Undeveloped countryside to the east of the site and watercourse to the south (the edges of parts of the watercourse of vegetated).	Sensitive design to respect the landscape character (taking account of layout, form, scale, materials and setting of National Landscape).
Heritage	Grade II Listed 'Little Croft' on the opposite side of Kington Lane to the west of the site. Further designated assets to the west/southwest including Fryer Mayne House (Grade II Listed) and Chapel. Also note	Form, layout, scale and detailed design to have regard to the setting of designated heritage assets. Pre-determination archaeological assessment, then potential for archaeological evaluation.

	Scheduled Monument (tumuli) to the southeast. Archaeological remains of the Medieval period found during evaluation of a site immediately to the west indicates potential for further remains within this site.	
Flood risk	The southern part of the site (adjacent to watercourse) is at moderate/high risk from flooding (Flood Risk Zones 2 and 3). (The same parts of the site are also affected by moderate/high surface water flood risks).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. As part of this, through a site specific flood study, consider opportunities to form a safe access into the site which takes account of flood risks within the site and on Knighton Lane. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location. The site is adjacent to a Wastewater Treatment Works (WWTW). Odour from the treatment works could impact the amenity of site residents if developed.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Evaluate whether residential development is an appropriate adjoining use for the existing WWTW.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections – this may need to be through third party land as there are not clear points of access. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access onto Knighton Lane, linking in with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village. Retain existing right of way.

	Potential cumulative impacts on the road network. Public rights of way running next to the site's northern, eastern and southern boundaries.	
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/BRWK/014 - Land to the west of Knighton Lane (A)

Site name	
Site reference	LA/BRWK/014
Site area (ha)	16.31
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 260 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 260 homes	
Specific design requirements	Edge of village location, adjacent to existing residential development.	Appropriate density, layout, scale, form and detailed design reflecting the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential priority habitat hedgerows enclosing the site.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows. Explore opportunities to maintain and form links between the site and the wider countryside.
Landscape and visual	Edge of village location with gently sloping topography falling from northwest to southeast (toward the existing edge of the village).	Sensitively designed layout and scale of development to reflect edge of village location.
Heritage	The site's northeastern corner adjoins the boundary of the West Knighton Conservation Area. St Peters Barn (Grade II Listed Building) and St Peters Church (Grade I Listed Building) are also close to this corner of the site. Development has the potential to affect the setting of these designated heritage assets. Potential for non-designated heritage assets within the site	The scale, layout and detailed design of development should be high quality and reference vernacular materials – development should positively enhance the setting of existing assets rather undermine their special character. Suggest limiting the developable area to the north of the site. Pre-determination archaeological assessment, then potential for archaeological evaluation.

	given proximity to earth works to the south and Mayne Stone Circle Scheduled Monument to the southwest.	
Flood risk	Parts of the site are at low, moderate and high risk from surface water flooding. Potential groundwater emergence.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Broadmayne First School is located to the southeast of the site, and there may be opportunity to expand form a new school within the options site.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections (in particular between the site and Broadmayne First School), improvements to public transport provision and potential cumulative impacts on local roads. Issues around access along Knighton Lane for buses and proximity between the site and the closet bud stop. Public right of way running next to the site's northern boundary, and through the site.	Provision of vehicular, cycle, and pedestrian access between the site and Broadmayne First School and onto Knighton Lane. New routes to link with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village. Retain existing right of way.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source

		and to identify appropriate mitigation.
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LA/BRWK/015 - Land to the west of Knighton Lane (B)

Site name	Land to the west of Knighton Lane (B)
Site reference	LA/BRWK/015
Site area (ha)	30.68
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 490 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 490 homes	
Specific design requirements	Edge of village location, adjacent to existing residential development.	Appropriate density, layout, scale, form and detailed design reflecting the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential priority habitat hedgerows enclosing the site, and mature trees growing within the site's eastern boundary.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain, and buffer, boundary hedgerows and mature trees on the eastern boundary. Explore opportunities to maintain and form links between the site and the wider countryside.
Landscape and visual	Edge of village location with gently sloping topography falling from northwest to southeast (toward the existing edge of the village).	Sensitively designed layout and scale of development to reflect edge of village location.
Heritage	The West Knighton Conservation Area is located to the northeast of the site. Potential for non-designated heritage assets within the site given proximity to earth works to the south and Mayne Stone Circle Scheduled Monument to the southwest.	The scale, layout and detailed design of development should be high quality and reference vernacular materials – development should positively enhance the setting of existing assets rather undermine their special character. Suggest limiting the developable area to the north of the site.

		Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Parts of the site are at low, moderate and high risk from surface water flooding.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Broadmayne First School is located to the southeast of the site, and there may be opportunity to expand form a new school within the options site.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections (in particular between the site and Broadmayne First School), improvements to public transport provision and potential cumulative impacts on local roads. Issues around access along Knighton Lane for buses and proximity between the site and the closet bud stop. Public rights of way running up to the sites southern, eastern and northern edges.	Provision of vehicular, cycle, and pedestrian access between the site and Broadmayne First School and onto Knighton Lane. New routes to link with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source

		and to identify appropriate mitigation.
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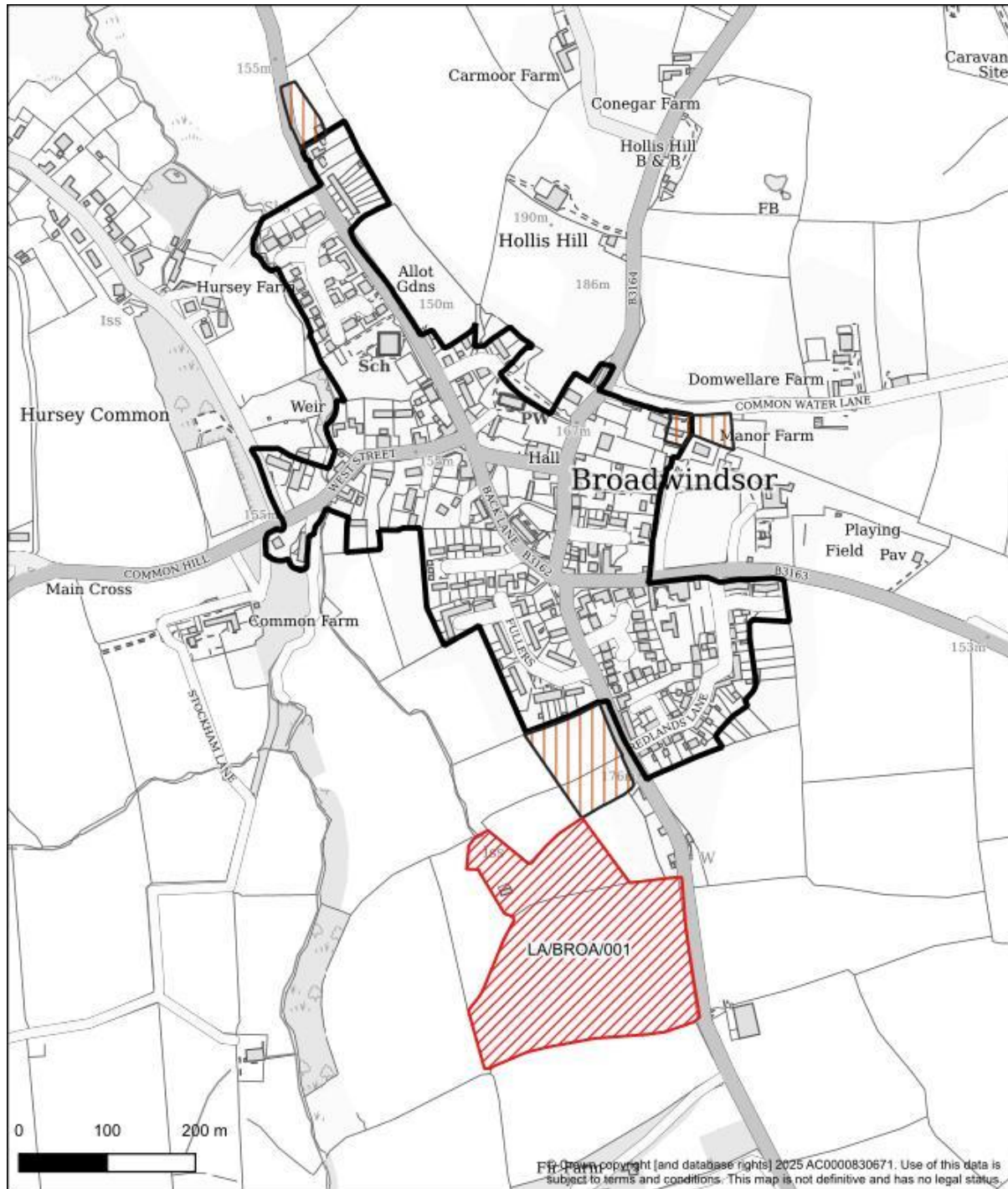
LA/WEKN/003 - Land west of Highgate Lane. Land North of Yoah Cottage

Site name	Land west of Highgate Lane. Land North of Yoah Cottage
Site reference	LA/WEKN/003
Site area (ha)	5.12
Parish/Settlement	Broadmayne
Proposed uses (estimated number of homes/capacity)	Around 70 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 70 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density, layout, scale and form of development for the edge of village location, having regard to areas appearance and character.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. The site has a mix of habitats including scrub/woodland (focused in a triangular shaped part of the site to the west), hedgerows and tree planting to the north.	Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain scrub/woodland for onsite Biodiversity Net Gains, and buffer, hedgerows (including a significant buffer around a central dividing hedgerow which could act as a corridor for wildlife) and new tree planting to the north.
Landscape and visual	Edge of village setting next to the West Knighton Conservation Area.	Sensitive design to respect the landscape character.
Heritage	Undeveloped fields around to the north of the West Knighton Conservation Area. The conservation area includes listed buildings. Development at the site has the potential to affect the setting of both sets of designated assets. Available evidence (comprising crop markings) indicates that	The scale, layout and detailed design of development should be high quality and reference vernacular materials – development should positively enhance the setting of existing assets rather undermine their special character. Suggest limiting the developable area to the north of the site.

	the site could contain part of the Medieval settlement of West Knighton.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Parts of the site are at low, moderate and high risk from surface water flooding. The flood extents relating to low risks from surface water flooding suggest that there could be a flow of water through the site from north to south (reflecting topography). There are also areas at high surface water flood risk outside site boundaries to the north and south. Potential groundwater emergence.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to develop appropriate SuDs for the site, and part of this a point of discharge for surface water run-off from development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections (in particular between the site and Broadmayne First School), improvements to public transport provision and potential cumulative impacts on local roads. Issues around access along Knighton Lane for buses and proximity between the site and the closest bus stop. Public rights of way running through and across the site.	Provision of vehicular, cycle, and pedestrian access between the site and Broadmayne First School and onto Knighton Lane. New routes to link with existing cycle routes, public transport provision and measures to control/manage traffic flows through the village. Retain existing right of way.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Broadwindsor



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing NP

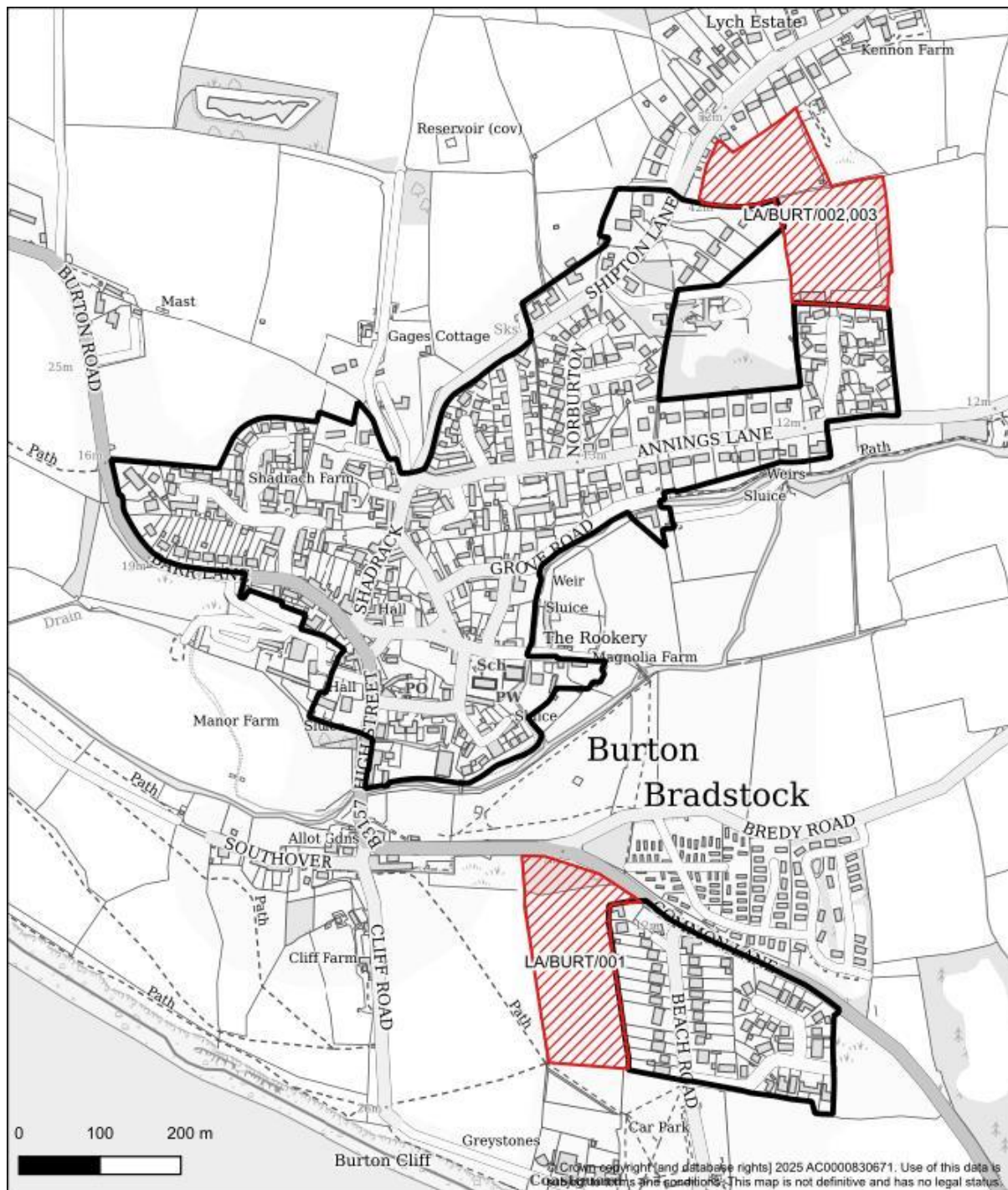
LA/BROA/001 - Land adj Folly Cottage

Site name	Land adj Folly Cottage
Site reference	LA/BROA/001
Site area (ha)	4.93
Parish/Settlement	Broadwindsor
Proposed uses (estimated number of homes/capacity)	Around 89 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 89 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	The site contains areas of potentially priority habitat.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.
Landscape and visual	Site is within Dorset National Landscape. At present the site is remote from the main village centre. Site is on sloping land, rising to the south and elevated in relation to the adjacent B3162. Potential landscape character impacts	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain existing hedgerows and mature trees. New structural landscape planting. Avoid development on the highest slopes.
Heritage	Limited heritage concern. Potential direct or indirect impacts (setting) on non-designated assets including: - Assets with archaeological interest - Assets with heritage interest	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There is an overland flow path traversing the site. Development around this area may be restricted.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

	Overall, there are no major constraints to development with regards to flooding & surface water drainage.	flood risks over development's lifetime.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	No footway B3192. Limited bus service. Need for improvements to public transport provision in the area.	Connection between the site and village centre to be provided. Contributions should be sought to increase the frequency of the bus service.
Other issues	The northern corner of LA/BROA/001 is adjacent to the southern corner of housing Site 01 identified in the Broadwindsor Neighbourhood Plan.	

Burton Bradstock



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

LA/BURT/001 - Land off Common Lane

Site name	Land off Common Lane
Site reference	LA/BURT/001
Site area (ha)	2.59
Parish/Settlement	Burton Bradstock
Proposed uses (estimated number of homes/capacity)	Around 47 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 47 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	The site contains areas of potentially priority habitat.	Retain boundary habitats (particularly along southern boundary) and hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	Site is within Dorset National Landscape and within the Heritage Coast. The southwest Coast Path and Hardy Way long distance footpaths pass along the southern boundary of the site. The site is elevated/prominent in the landscape.	Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape. Sensitive design to conserve special character of Heritage Coast.
Heritage	Potential direct or indirect impacts (setting) on designated and non-designated heritage assets including: - Listed buildings - Conservation areas	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance. Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	Overall, there are no major constraints to development	Surface water discharge location to be identified.

	with regards to flooding & surface water drainage.	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area.	An active travel link to Bridport would be aspirational to encourage active travel journeys Transport Statement required

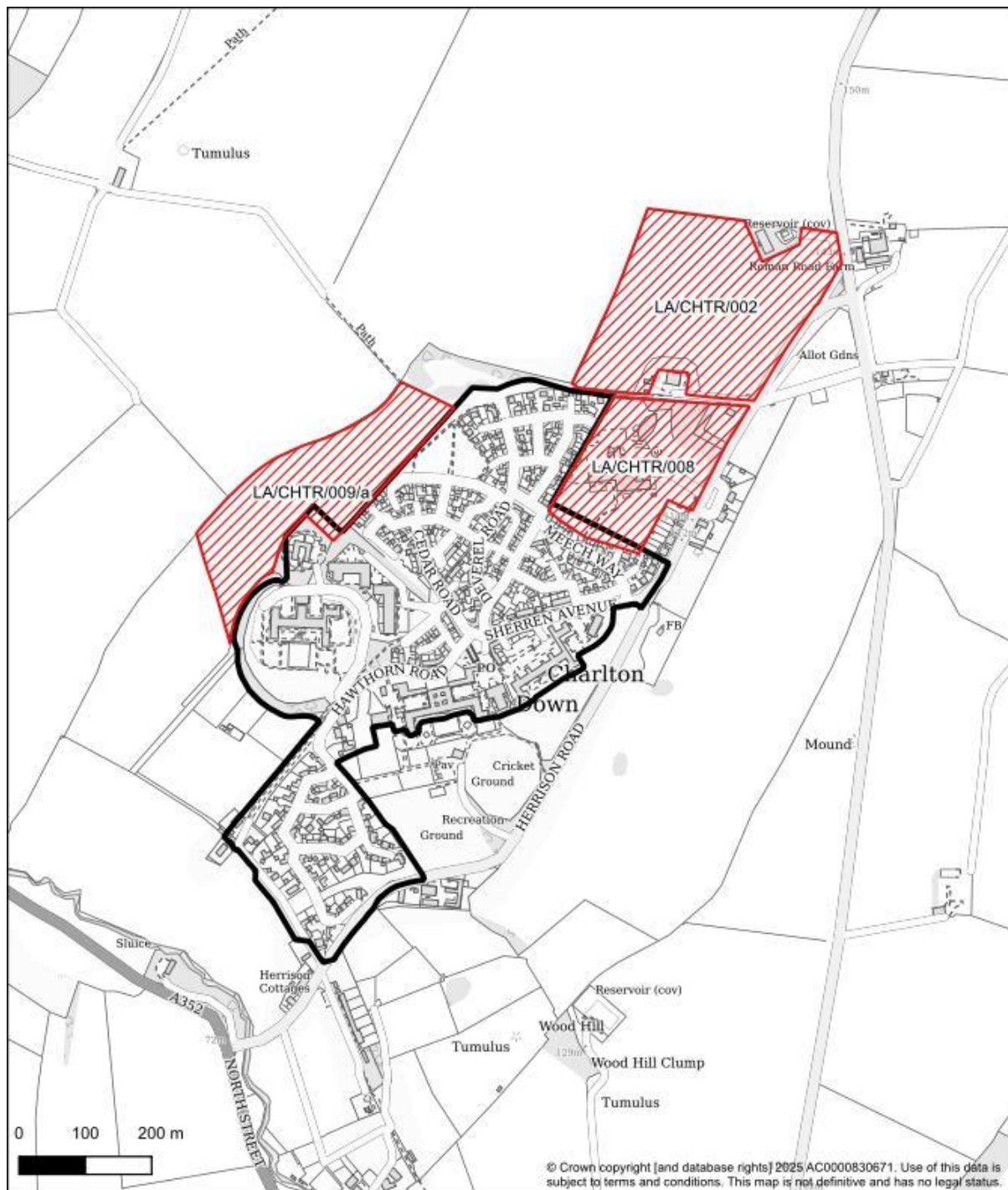
LA/BURT/002,003 - North of northover close & The Barn

Site name	North of northover close & The Barn
Site reference	LA/BURT/002,003
Site area (ha)	3.05
Parish/Settlement	Burton Bradstock
Proposed uses (estimated number of homes/capacity)	Around 72 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 72 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	Site is within amber risk zone for Great Crested Newt.	Provide mitigation strategy for protected species. Retain boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	Site is within Dorset National Landscape. The northern section of the site is elevated/prominent in the landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain/improve trees and landscape screening along the boundaries. Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the landscape character.
Heritage	Potential direct or indirect impacts (setting) on designated and/or non-designated heritage assets including: • Conservation areas • Historic field boundaries	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment and perhaps archaeological evaluation.

Flood risk	No identified issues	A surface water discharge location will need to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Seek improvements to public transport in the area, alongside development.

Charlton Down



Consultation sites



Residential option - proposed

Existing allocations & consents



Settlement boundary - existing

LA/CHTR/002 - Land at Herrison (Parcel B)

Site name	Land at Herrison (Parcel B)
Site reference	LA/CHTR/002
Site area (ha)	7.51
Parish/Settlement	Charlton Down
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes	
Specific design requirements	An edge of village location to the north of Charminster.	Appropriate density of development for the edge of village location. Development to be located towards the southern half of the site, with landscape screening and buffers on the northern section.
Natural environment and ecology	Priority habitat woodland lies to the south of the site, with a woodland parcel to the north. The site is within the Poole Harbour Catchment.	Provision of an appropriate wildlife buffer to priority habitats. Retain boundary hedgerows, further ecological survey to identify priority habitats. Include measures to improve connectivity between habitats nearby. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the setting of the Dorset National Landscape, which is nearby to the north and west. Potential landscape character impacts to the north and west of the site.	Provide appropriate tree and landscape screening along the site boundaries. Locate development towards lower slopes in the southern part of the site, with green buffer on the northern and western sections. Sensitive design to respect the setting of the National Landscape.
Heritage	The southern boundary of the site is adjacent to the Charlton	Thoroughly assess asset's significance and potential

	Down Conservation Area. Potential impacts on the setting of designated heritage assets. Potential impacts on non-designated heritage assets including assets with archaeological interest.	impacts of development. Sensitive design to preserve or enhance the conservation area's character or appearance Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Limited bus service in the area. Improvements needed to active travel connections to larger settlements.	Provision of vehicular, cycle, and pedestrian access onto Harrison Road, linking in with existing cycle routes. Seek improvements to public transport and active travel opportunities in the area, alongside development.
Other issues	Partially within a Groundwater Source protection Zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/CHTR/008 - Forston Clinic

Site name	Forston Clinic
Site reference	LA/CHTR/008
Site area (ha)	4.12
Parish/Settlement	Charlton Down
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of village location at the northeastern edge of Charlton Down.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Priority habitat woodland in the northeast corner of the site, and mature trees across the site. Potentially interesting mosaic of habitats in south of site. The site is within the Poole Harbour Catchment.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provision of appropriate wildlife buffers where needed. Further ecological survey to identify priority habitats Undertake assessment of existing trees on the site, with a view on retention of higher quality specimens. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the setting of the National Landscape to the west. Potential landscape character impacts to the north/northeast of the site.	Retain/improve trees and landscape screening with green buffers where appropriate. Sensitive design to respect the setting of the National Landscape.
Heritage	The site lies partially within the Charlton Down Conservation Area. Potential impacts on the setting of the designated heritage asset.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to preserve or enhance the conservation area's character or appearance.

Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location. The site contains an existing healthcare facility.	Provision/financial contribution towards additional school facilities to meet the resulting local need. Development is subject to the appropriate reprovision of healthcare services or there being no demonstrable need for the facility.
Transport (access and movement)	Existing access from Herrison Road. Limited bus service in the area. Improvements needed to active travel connections to larger settlements.	Provide connections to existing bridleways along northern edge of Charlton Down. Seek improvements to public transport and active travel opportunities in the area, alongside development.

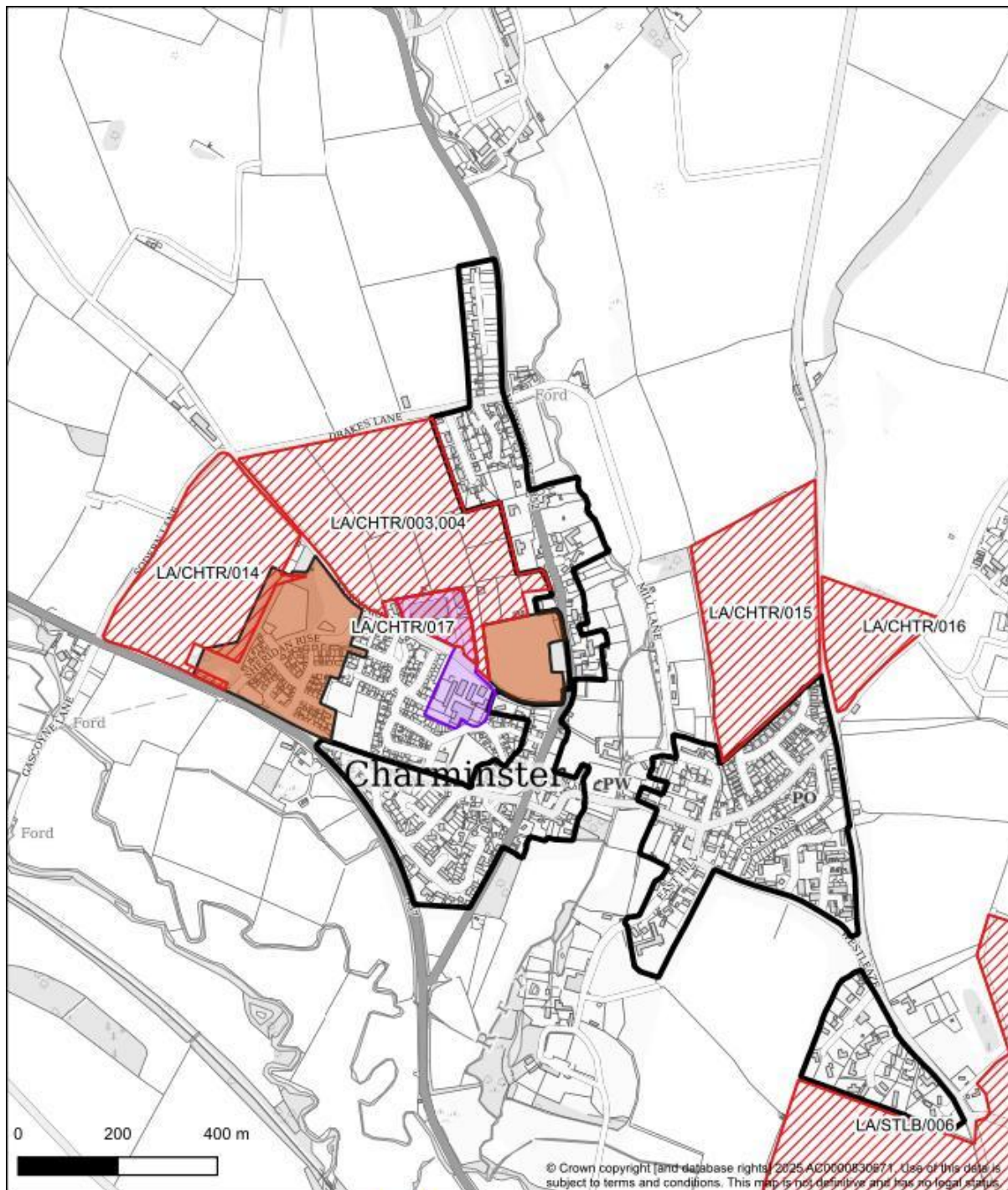
LA/CHTR/009/a - Land at Herrison (Parcel A)

Site name	Land at Herrison (Parcel A)
Site reference	LA/CHTR/009/a
Site area (ha)	4.79
Parish/Settlement	Charlton Down
Proposed uses (estimated number of homes/capacity)	Around 70 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 70 homes	
Specific design requirements	An edge of village location on the western side of Charlton Down.	Appropriate density to reflect the edge of village location.
Natural environment and ecology	The site is adjacent to priority habitat woodland. Boundaries comprise mature hedgerow and treelines. Watercourse along the southern boundary. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers to priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies mostly within the Dorset National Landscape. Potential landscape character impacts to the west and south of the site.	Retain/improve trees and landscape screening along the western and southern boundary. Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character of the National Landscape. Incorporate green infrastructure throughout to mitigate visual impact in views from the National Landscape.
Heritage	The southern section of the site is adjacent to the Charlton Down Conservation Area and is in proximity to the Grade II listed Herrison House to the south. Potential impacts on	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to preserve or enhance the conservation area's

	the setting of designated heritage assets. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	character or appearance, and the setting of listed buildings. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections, potentially from Willow View. Limited bus service in the area. Improvements needed to active travel connections to larger settlements.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Seek improvements to public transport and active travel opportunities in the area, alongside development.

Charminster



Consultation sites

 Residential option - proposed

 Employment allocation - existing

 Residential permission - extant

Existing allocations & consents

 Settlement boundary - existing

LA/CHTR/003,004 - Land west of Charminster

Site name	Land west of Charminster
Site reference	LA/CHTR/003, 004
Site area (ha)	13.64
Parish/Settlement	Charminster
Proposed uses (estimated number of homes/capacity)	Around 200 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 200 homes	
Specific design requirements	Edge of village location to the west of Charminster.	Appropriate density to reflect the edge of village location.
Natural environment and ecology	Hedgerow and trees at the field and site boundaries. Parts of the site are within the existing ecological network. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers and corridors to support priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the setting of the Dorset National Landscape, to the southwest and northeast. Potential landscape character impacts. Potential cumulative landscape impacts associated with recent and proposed development in the village.	Provide substantial tree planting and open space to the north and western boundaries to mitigate impacts on views from the National Landscape. Sensitive design to respect the setting of the National Landscape.
Heritage	The eastern part of the site is within proximity of the Charminster Conservation area. Potential impacts on the setting of this designated heritage asset. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design with provision of appropriate green infrastructure to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment of areas not previously examined.

Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential vehicular access points from Wanchard Lane or Drakes Lane. Public right of way runs through the southeast corner and along the northeastern boundary. Need for pedestrian and cycle connectivity. Limited bus service in the area.	Provide footway crossing on Wanchard Lane, and connections to existing rights of way network. Retain the public right of way, with potential for enhancements. Seek improvements to public transport in the area, alongside development. Internal layout to be suitable for buses.
Other issues	Multiple landowners. Partly or fully within sand and gravel Mineral Safeguarding Area.	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/CHTR/014 - Land at Wanchard Lane (Phase 5)

Site name	Land at Wanchard Lane (Phase 5)
Site reference	LA/CHTR/014
Site area (ha)	9.58
Parish/Settlement	Charminster
Proposed uses (estimated number of homes/capacity)	Around 140 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 140 homes	
Specific design requirements	Edge of village location.	Appropriate density to reflect the edge of village location.
Natural environment and ecology	Hedgerow, trees, and woodland at the field and site boundaries. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees, and woodland further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers to priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the setting of the Dorset National Landscape, to the northwest, southwest, and northeast. Potential landscape character impacts. Potential cumulative impacts associated with recent and proposed development in the village.	Provide substantial tree planting and open space to the southern and western boundaries to mitigate impacts on views from the National Landscape. Sensitive design to respect the setting of the National Landscape.
Heritage	The site lies within proximity to a number Scheduled Monuments to the south/southwest. Potential indirect impacts on the setting of designated heritage assets. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to avoid or minimise conflict between potential development and the heritage asset's designation (including its setting). Retain and improve trees and landscape screening along the south/southwestern boundaries.

		Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regards to flooding & surface water drainage.	Potential need for a new surface water pipe along a public road.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential vehicular access points from Wanchard Lane or Soder Lane. Need for pedestrian and cycle connectivity. Limited bus service in the area.	Provide footway linking the site to the settlement to the south. Seek improvements to public transport in the area, alongside development. Internal layout to be suitable for buses.
Other issues	Partly or fully within sand and gravel Mineral Safeguarding Area.	

LA/CHTR/015 - Ellerslie Close

Site name	Ellerslie Close
Site reference	LA/CHTR/015
Site area (ha)	9.65
Parish/Settlement	Charminster
Proposed uses (estimated number of homes/capacity)	Around 140 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 140 homes	
Specific design requirements	Edge of village location.	Appropriate density to reflect the edge of village location.
Natural environment and ecology	Hedgerow, trees, and woodland at the field and site boundaries. Existing ecological network to the east and west. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees, and woodland further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers to priority habitats. Potential to improve connectivity between existing ecological networks. Development will need to ensure nitrogen neutrality.
Landscape and visual	Potential views from the Dorset National Landscape to the west and north. Potential landscape character impacts to the north.	Retain/improve existing hedgerow and trees screening along the site boundaries. Sensitive design to respect the setting of the National Landscape.
Heritage	The site is within proximity to the Charminster Conservation Area to the west/southwest, and Grade I listed Church of St Mary to the southwest. Potential impacts on the setting of the heritage asset. Proximity to historic village of Charminster. Potential direct or indirect impacts (setting) on	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to preserve or enhance the conservation area's character or appearance and the setting of nearby listed building. Pre-determination archaeological assessment, then potential for archaeological evaluation.

	non-designated heritage assets including assets with archaeological interest.	
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential vehicular access points from Ellerslie Close, or the Old Sherborne Road. Adjacent public right of way. Need for pedestrian connectivity. Limited bus service in the area. Potential cumulative impacts on the road network in relation to nearby proposed development allocations.	Retain the public right of way, with potential for enhancements. Provide footway along site frontage with the public highway. Seek improvements to public transport in the area, alongside development. Consider how transport movements integrate with nearby proposed North of Dorchester allocation.
Other issues	Partially within a Groundwater Source Protection Zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/CHTR/016 - Dorchester Vineyard

Site name	Dorchester Vineyard
Site reference	LA/CHTR/016
Site area (ha)	3.19
Parish/Settlement	Charminster
Proposed uses (estimated number of homes/capacity)	Around 50 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 50 homes.	
Specific design requirements	Edge of village location.	Appropriate density to reflect the edge of village location.
Natural environment and ecology	Potential mosaic of habitat across the site. Parts of the site are within the existing ecological network. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees and vegetation, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers and corridors to support identified priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the setting of the Dorset National Landscape, to the south and southwest. Potential landscape character impacts.	Retain/improve existing hedgerow and trees screening along the site boundaries. Sensitive design to respect the setting of the National Landscape.
Heritage	The site is within proximity to the Charminster Conservation Area to the west/southwest, and Grade I listed Church of St Mary to the southwest. Potential impacts on the setting of heritage assets. Proximity to historic village of Charminster. Potential direct or indirect impacts (setting) on non-designated heritage	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance and the setting of nearby listed building.

	assets including assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential vehicular access from Westleaze opposite Vicarage Lane. Lack of footway along West Hill, so a need to improve pedestrian and cycle travel connections. Limited bus service in the area. Potential cumulative impacts on the road network in relation to nearby proposed development allocations.	Provide footway along site frontage with the public highway. Seek improvements to public transport in the area, alongside development. Consider how transport movements integrate with nearby proposed North of Dorchester allocation.
Other issues	Within a Groundwater Source Protection Zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/CHTR/017 - Charminster Depot

Site name	Charminster Depot
Site reference	LA/CHTR/017
Site area (ha)	1.29
Parish/Settlement	Charminster
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Edge of village location, adjacent and enclosed by other proposed allocations.	Appropriate density to reflect the edge of village location. Ensure development integrates with adjacent potential development sites.
Natural environment and ecology	Hedgerow, trees, and woodland at the site boundaries. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees and vegetation, further ecological survey to identify priority habitats. Provision of an appropriate wildlife buffers to any identified priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	A previously developed site adjacent to other proposed housing options sites.	Retain and enhance boundary hedging and trees, especially those along Wanchard Lane.
Heritage	Limited heritage concerns due to the previously developed nature of the site.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Existing access from Wanchard Lane.	Provide footway linking the site to the settlement.

	Improvements need to pedestrian connectivity. Limited bus service in the area.	Seek improvements to public transport in the area, alongside development.
Other issues	Adjacent to other proposed development sites within different land ownership.	Use mechanisms to support comprehensive development of the site, such as master planning.

Charmouth



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

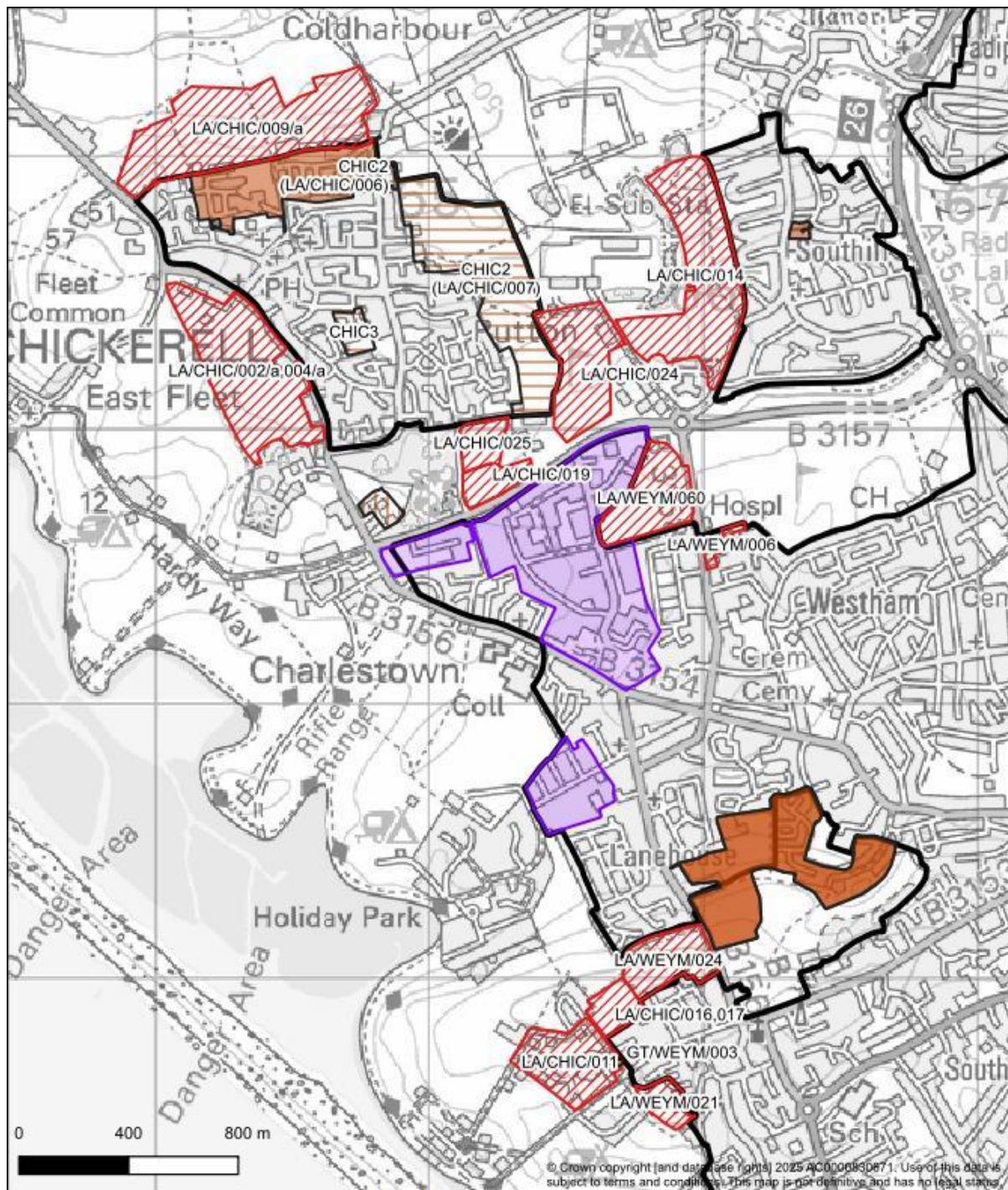
LA/CHTH/002 - Land Adjacent to A35 (South)

Site name	Land Adjacent to A35 (South)
Site reference	LA/CHTH/002
Site area (ha)	8.47
Parish/Settlement	Charmouth
Proposed uses (estimated number of homes/capacity)	Around 152 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 152 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	Potential priority habitat and hedgerows.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for any protected species.
Landscape and visual	Within Dorset National Landscape. Established trees and hedgerows. Gently sloping. Development may impact on locally important views.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain/improve trees and landscape screening along the boundaries.
Heritage	Potential direct or indirect impacts (setting) on designated and non-designated heritage assets including: - Assets with archaeological interest - Locally listed buildings and structures	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.

Flood risk	There is an overland flow path traversing the site.	Development around this area may be restricted. Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	Potential for noise impacts on future residents from the adjacent/nearby A35 trunk road.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network.	Provision of vehicular, cycle, and pedestrian access required, linking in with existing cycle routes. Protect existing footpaths running through the site and along the northern and eastern boundary. Seek improvements to public transport in the area, alongside development.
Other issues	Site is affected by land instability and is within Instability Zones 1 & 2. The eastern end of LA/CHTH/002 is adjacent to local green spaces LGS10 and LGS11 identified in the Charmouth Neighbourhood Plan. LGS10 and LGS11 are also identified as an important community asset (A9) in the Charmouth Neighbourhood Plan.	Complete necessary assessments to determine impacts, mitigation and consider whether development would be deliverable.

Chickerell



Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing NP
- Residential allocation - existing LP

LA/CHIC/002/a, 004/a – Land at Chickerell

Site name	Land at Chickerell
Site reference	LA/CHIC/002/a, 004/a
Site area (ha)	17.37
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 165 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 165 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Development should ensure the provision of a frontage to Chickerell Road to mirror existing linear pattern of development.
Natural environment and ecology	The site is adjacent to the Crookhill Brick Pit Special Area off Conservation. Site is within red risk zone for Great Crested Newt Hedgerows around boundaries and across site. The site is within 5km of Chesil and the Fleet The site is on the edge of the Chesil and the Fleet Catchment area.	Screen for impacts from development on adjacent and nearby habitat sites and where necessary provide mitigation. Explore mitigation strategy for this protected species. Retain and buffer hedgerows. Provide mitigation for recreational impacts on Chesil and the Fleet Complete more detailed investigations to determine whether development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	The site lies within the West Dorset Heritage Coast. The site borders the Dorset National Landscape to the west.	Sensitive design to conserve special character of Heritage Coast. Sensitive design to respect the character/setting of the National Landscape.

	Potential landscape character impacts.	Set development back from ridgeline on Western Boundary. Retain and enhance vegetation along the boundary and plant a substantial buffer to the west.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Historic lime kilns recorded around the northwest corner of the site.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Surface water issues on minor part of the site. There does not appear to be a watercourse or surface water sewer to discharge surface water to. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Retain existing right of way. Provide footway crossing on B3157. One access point on to B3157.
Other issues	Southern part of the site is within a Minerals and Waste Consultation Zone	

LA/CHIC/009/a - North Bank Farm

Site name	North Bank Farm
Site reference	LA/CHIC/009/a
Site area (ha)	23.22
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 335 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 335 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet Majority of site is within amber risk zone for Great Crested Newt The site is on the edge of the Chesil and the Fleet Catchment area. Potential priority habitat hedgerows.	Provide mitigation for recreational impacts on Chesil and the Fleet Provide mitigation strategy for this protected species. Complete more detailed investigations to determine whether development will need to ensure nitrogen and/or phosphate neutrality. Retain boundary hedgerows, further ecological survey to identify priority habitats.
Landscape and visual	The site lies to the east of the Dorset National Landscape. The site lies to the east of the West Dorset Heritage Coast. Potential landscape character impacts - potentially open views to the north due to the topography.	Sensitive design to respect the character/setting of the National Landscape. Sensitive design to conserve special character of the Heritage Coast. Retain and enhance boundary vegetation.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological assessment of earthwork survival, then perhaps archaeological evaluation.

	Historic field boundaries may survive as earthworks.	
Flood risk	Surface water issues on part of the site. There is an overland flow path traversing the site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Further assessment required to understand if safe and suitable access is achievable. Retain existing right of way.
Other issues	Site is mostly within a Minerals and Waste Safeguarding area.	

LA/CHIC/011 - Former Training Camp

Site name	Former Training Camp
Site reference	LA/CHIC/011
Site area (ha)	7.96
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes	
Specific design requirements	Edge of town location. Former army training facility consisting of a fenced area of redundant buildings, roads, and hardstanding. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. The site could accommodate small scale residential development as part of an overall scheme to secure visual enhancements.
Natural environment and ecology	The site is within the Chesil and the Fleet Catchment. The site is within 5km of Chesil and the Fleet Potentially interesting habitat on site (grassland). A number of protected species interests potentially on site.	Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on Chesil and the Fleet Retain and buffer important habitats. Provide mitigation strategy for protected species. Number of protected species interests may influence potential to achieve required biodiversity net gains.
Landscape and visual	The site lies within the West Dorset Heritage Coast. Potential landscape impacts – location is open and exposed.	Sensitive design to conserve special character of Heritage Coast.

Heritage	Limited heritage concern. Archaeological issues in area largely dependent on what survives of the Second World War military camp.	High quality, sensitive design to positively enhance and not challenge the local setting. Pre-determination archaeological assessment, particularly of the former military camp. Pre-determination archaeological evaluation might also be appropriate.
Flood risk	Some surface water issues on the central part of the site. There is a surface water sewer adjacent to the site which could be used for disposal of surface water. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. A capacity check would be required to discharge to the surface water sewer or alternative disposal location identified.
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Camp Road is a bridleway with narrow footways.	Take access off Mandeville Road. Provision of pedestrian connectivity improvements along Camp Road

LA/CHIC/014 - Land west of Southill

Site name	Land west of Southill
Site reference	LA/CHIC/014
Site area (ha)	18.09
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 325 homes
Greenfield/Brownfield	

Considerations	Summary	Proposed approach
Proposal	Around 325 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development. Electricity sub-station to the west. Police HQ, the Bob Lucas Football Stadium, and The Wessex Golf Centre and Course to the south and southwest.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet Mature hedgerows. Area of priority habitat grass in the southeast. Priority habitat woodland to west and north. Part of the site is within amber risk zone for Great Crested Newt Records of priority species.	Provide mitigation for recreational impacts on Chesil and the Fleet Retain boundary hedgerows. Retain and buffer important habitats. Provide mitigation strategy for protected species.
Landscape and visual	The northern section of the site is elevated/prominent in the landscape. There are distant views to the site from the higher ground to the south and from within the Dorset National Landscape to the west. Fields are bounded by hedgerows.	Sensitive design to respect the landscape character. Avoid built development on the visually exposed upper portion of the site. Include tree planting through development to break up visual massing on slope. Extensive buffer planting to western boundary. Retain and augment field boundary hedgerows.

Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Site contains two areas of cropmarks, one of which may relate to enclosures of some form.	Pre-determination archaeological evaluation.
Flood risk	There is a watercourse with overbank flooding traversing the site. Band running through the centre of the site lies within Flood Zone 2/3. Some surface water issues. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. A crossing may be required. Surface water flood modelling may be required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public Right of Way across the site.	Provision of access onto Radipole Lane. Retain existing right of way. There is the scope for a shared pedestrian/cycle footway Ensure the internal layout is suitable for buses.
Other issues	Land in the north is within a Mineral and Waste Safeguarding Area.	

LA/CHIC/016,017 - Land at Mandeville Road (combined)

Site name	Land at Mandeville Road (combined)
Site reference	LA/CHIC/016,017
Site area (ha)	2.65
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 48 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 48 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet The site is within the Chesil and the Fleet Catchment. Hedgerow to the north is an important feature for migrating birds. The north section of the site is within an identified wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020).	Provide mitigation for recreational impacts on Chesil and the Fleet. Development will need to ensure nitrogen and/or phosphate neutrality. Retain and buffer hedgerow. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instance, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation.
Landscape and visual	The site lies within the West Dorset Heritage Coast and is visible from the coastal path.	Sensitive design to conserve special character of Heritage Coast. Retain and enhance boundary hedgerow on northwest boundary. Provision of substantial buffer planting.
Heritage	Limited heritage concern.	High quality development with sensitive design to positively enhance and not challenge the local setting.

Flood risk	Surface water issues on minor part of the site in the west. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. There is a surface water sewer adjacent to the site which could be used for disposal of surface water. A capacity check would be required to discharge to the sewer. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Camp Road is a bridleway with narrow footways.	Take access off Mandeville Road. Retain/reroute existing right of way.
Other issues	Review opportunities for comprehensive re-development alongside adjoining land (LA/WEYM/024).	Layout, design and form of development brought forward alongside LA/WEYM/024. Consider whether development/infrastructure needs to be phased in a particular sequence (potentially also taking account of LA/CHIC/011).

LA/CHIC/019 - Land East of Putton Lane

Site name	Land East of Putton Lane
Site reference	LA/CHIC/019
Site area (ha)	2.63
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 47 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 47 homes	
Specific design requirements	Edge of town location.	Appropriate density of development for the edge of town location. Site includes a significant amount of vegetation which may reduce the capacity estimate.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet. Site is within amber risk zone for Great Crested Newt. Within wildlife corridor (Chickerell Neighbourhood Plan). Potential presence of priority species. Mature hedgerows at boundaries and across site. Watercourse runs east west through site.	Provide mitigation for recreational impacts on Chesil and the Fleet. Provide mitigation strategy for protected species. Take account of wildlife corridor in proposals. Consider whether adverse impacts to the wildlife corridor can be avoided in the first instance, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Retain and buffer hedgerows. Provision of an appropriate buffer to the watercourse.
Landscape and visual	Potential landscape/visual impacts - the site is within an open area between Weymouth to the south and Chickerell to the north.	Retain and enhance boundary hedgerows. Sensitive design to respect the landscape character.
Heritage	Limited heritage concern.	High quality development with sensitive design to positively enhance and not challenge the local setting.

Flood risk	Surface water issues on part of the site. There is an overland flow path traversing the site. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Access/egress would need to be outside of the flood extents. Surface water flood modelling may be required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of footway on Putton Lane	Further assessment required to understand if safe and suitable access is achievable. There is the scope for a shared pedestrian/cycle footway

LA/CHIC/024 - Wessex Golf Centre

Site name	Wessex Golf Centre
Site reference	LA/CHIC/024
Site area (ha)	9.79
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 176 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 176 homes	
Specific design requirements	Edge of town location. Site is in current use as a golf centre and driving range. Adopted local plan allocation to the west, electricity substation to the north and football stadium to the east.	Appropriate density of development for the edge of town location. Design will need to take into account nearby land uses.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet Site is within amber risk zone for Great Crested Newt. Within wildlife corridor (Chickerell Neighbourhood Plan). Record of priority species. Mature hedgerow to west and north.	Provide mitigation for recreational impacts on Chesil and the Fleet Provide mitigation strategy for protected species. Take account of wildlife corridor in proposals. Consider whether adverse impacts to the wildlife corridor can be avoided in the first instance, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Retain and buffer hedgerows.
Landscape and visual	Potential landscape/visual impacts - the site is within an open area between Weymouth and Chickerell.	Retain and enhance boundary vegetation and mature trees within site. Sensitive design to respect the landscape character.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological evaluation.

	Evidence of a settlement of the Roman period found on site to the west. Associated remains could extend into the site.	
Flood risk	Surface water issues on part of the site. There is an overland flow path traversing the site. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water flood modelling may be required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provide footway along site frontage with public highway. Internal layout should be designed suitable for a bus route.

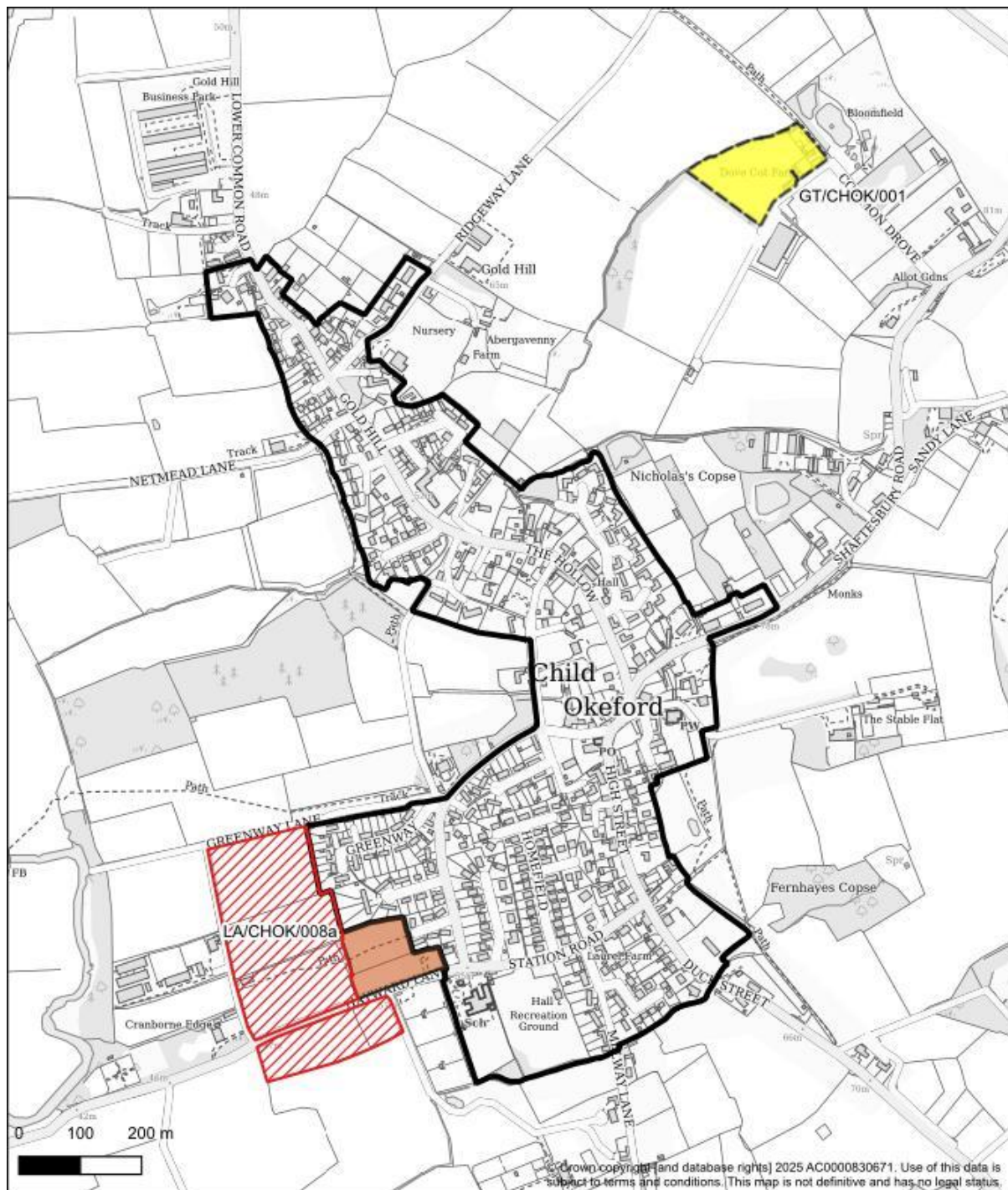
LA/CHIC/025 - Land off Putton Lane

Site name	Land off Putton Lane
Site reference	LA/CHIC/025
Site area (ha)	2.58
Parish/Settlement	Chickerell
Proposed uses (estimated number of homes/capacity)	Around 46 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 46 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet Site is within amber risk zone for Great Crested Newt Mature hedgerows at boundaries and across site. Within wildlife corridor (Chickerell Neighbourhood Plan). Potential presence of priority species. Watercourse runs east west through site.	Provide mitigation for recreational impacts on Chesil and the Fleet Provide mitigation strategy for protected species. Retain and buffer hedgerows. Take account of wildlife corridor in proposals. Consider whether adverse impacts to the wildlife corridor can be avoided in the first instance, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Provision of an appropriate buffer to the watercourse.
Landscape and visual	Potential landscape/visual impacts - the site is within an open area between Weymouth to the south and Chickerell to the north.	Retain and enhance boundary hedgerows. Sensitive design to respect the landscape character.
Heritage	Limited heritage concern.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Surface water issues on minor part of the site.	Locate development outside areas affected by flood risk. Where necessary apply the

	There does not appear to be flood compatible access and egress to the site.	sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Flood modelling to demonstrate/provide flood compatible access and egress. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major constraints identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of footway on Putton Lane	Provision of vehicular, cycle, and pedestrian access, improving connectivity along Putton Lane.

Child Okeford



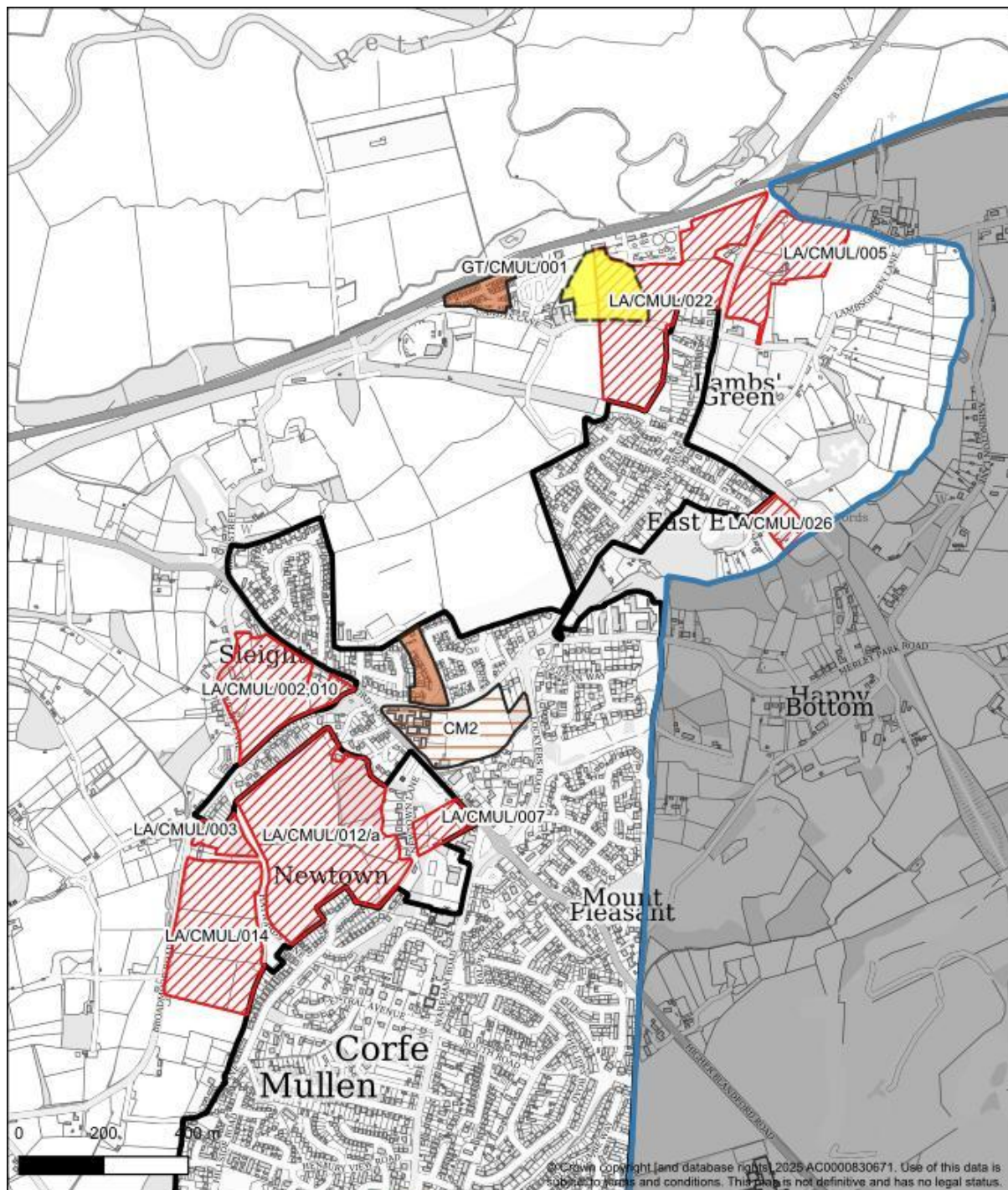
LA/CHOK/008a - Land on the north and south of Hayward Lane

Site name	Land on the north and south Hayward Lane
Site reference	LA/CHOK/008a
Site area (ha)	7.12ha
Parish/Settlement	Child Okeford
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Hedgerows/treelines on boundaries. Record of priority species in the area. Site is within Bryanston SSSI Greater Horseshoe bat consultation zone.	Retain suitable habitats and buffer. Mitigation strategy for priority species may be required. Bat activity surveys required as per the Bryanston SSSI guidance.
Landscape and visual	Tree Preservation Order on eastern boundary but mature trees also on northern and southern boundaries. Dorset National Landscape Boundary approximately 0.5km to the east - potential impact on setting and views.	Retain and protect existing Tree Preservation Order trees. Retain and enhance field boundary trees and hedges.
Heritage	Within proximity of Hambledon Hill Scheduled Monument, Causewayed Camp Historic Environment Record to east and Moated site to west.	High quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.
Flood risk	Further investigation required in order to identify suitable surface water discharge location. The nearest Main River is more than 250m away across third party land or almost 500m along Hayward Lane. There are also no mapped surface water sewers nearby.	A surface water discharge location will need to be identified. (Note that River Stour is approx. 300 metres to the west.)

	Infiltration into soil will need to be investigated (including winter groundwater monitoring).	
Amenity, health, education		Financial contributions can be made towards recreation, health and education.
Transport (access and movement)	Vehicular access from consented site to the east (LA/CHOK/003 / P/RES/2022/03207) is not possible. Haywards Lane is problematic at peak school times. Visibility splays will require removal of substantial hedgerow along site frontage. No pedestrian connectivity to the east, to the settlement centre and school.	Vehicular access from Haywards Lane, subject to Highways. A safe walking and cycling connection needs to be achieved to the primary school.
Other issues	Multiple landowners and unsure whether the land is available	Use mechanisms to support comprehensive development of the site, such as master planning

Corfe Mullen



Consultation sites

Residential option - proposed

Gypsy & traveller site - proposed

Existing allocations & consents

Settlement boundary - existing

Residential permission - extant

Residential allocation - existing LP

County boundary / outside plan area

LA/CMUL/002,010 - Coventry Lodge and West of Pardy's Hill

Site name	Coventry Lodge and West of Pardy's Hill
Site reference	LA/CMUL/002,010
Site area (ha)	4.58 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 72 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 72 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. Part of the site contains a homes and associated gardens while the remaining part of the site is currently in agricultural use.	Appropriate density of development for the edge of town location. Direct development towards lower slopes/less prominent parts of the site such as parts of the site facing Pardy's Lane and Sleight Hill.
Natural environment and ecology	Potential areas of priority habitat supporting protected species. As site adjacent to land containing grass of great ecological importance. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain and buffer boundary trees and hedgerows, further ecological survey to identify priority habitats. Retain important ecological features. Botanical Assessment required for the entire site. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Steep slopes, and accessibility issues, may restrict	Direct development towards lower slopes/less prominent

	development. Potential landscape character impacts.	parts of the site. Ensure appropriate landscape screening.
Heritage	A hollow on site may be of archaeological origin. The site is lies within the Bogg Street and Sleight Lane Conservation Area.	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination assessment of the hollow and perhaps an evaluation.
Flood risk	There are no identified major constraints to development with regards to flooding and surface water drainage, except access to the site.	Flood free access will need to be provided.
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. As the site slopes potential gradient issue with accessing the site.	Provision of vehicular, cycle, and pedestrian access onto Blanford Road and Pardy's Hill linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/CMUL/003 - Hillview and Moonfleet

Site name	Hillview and Moonfleet
Site reference	LA/CMUL/003
Site area (ha)	0.82 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 25 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 25 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently a garden with garage located to the west of the site and a wooded area located to the east.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is within the ecological network. To the east of the site is a priority woodland habitat. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Retain important ecological features. Provision of an appropriate buffer from the woodland. Provide mitigation strategy for protected species. Lighting strategy required.
Landscape and visual	Land rises to the east.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No obvious heritage or archaeological issues.	
Flood risk	No major constraints due to flooding or surface water drainage.	
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access. linking in with existing cycle routes.

Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders, which is mostly in the wooded area.	Avoid development encroachment onto root protection areas of protected trees.

LA/CMUL/005 - Lake Farm

Site name	Lake Farm
Site reference	LA/CMUL/005
Site area (ha)	3.74 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 67 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 67 homes.	
Specific design requirements	The site would be in fill on the edge of a residential area, not connected to a main town. The use of the site is currently agricultural. There are mature hedgerows on-site.	Appropriate density of development for its location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Retain important ecological features. Potential for green corridor and connected habitat provision. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site slopes steeply up to the north. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site. Ensure appropriate landscape screening.
Heritage	Potential direct or indirect impacts (setting) on Scheduled Monuments of Lake Farm Fort and Grade II High House. Evidence suggests that this area would have high archaeological potential.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.

Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network on A31 Lakes Gates roundabout.	Provision of vehicular, cycle, and pedestrian access onto Wimborne Road linking in with existing cycle routes. Improvements to Willet Lane and Lambs Green Lane may be required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/CMUL/007 - Land at Blandford Road

Site name	Land at Blandford Road
Site reference	LA/CMUL/007
Site area (ha)	1.03 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	30 bed care home facility
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	30 bed care home facility (or suitable development within 400m of the heathland)	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently agricultural land.	Appropriate density of development for its edge of town location.
Natural environment and ecology	Two thirds of the site is located within the Heathland 400m buffer zone. Site is within ecological network. Potential priority habitat hedgerows and trees. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	No inappropriate development on land within the Heathland 400m buffer zone. Retain and buffer boundary hedgerows and trees, further ecological survey to identify priority habitats. Retain important ecological features. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	Steeply sloping down to southwest corner.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely archaeological or heritage issues.	
Flood risk	There are no identified major constraints to development with regards to flooding and surface water drainage.	

Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Access issue as Newton Lane is narrow, not street lit and has national speed limit.	Access should be off of Blandford Road.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/CMUL/012a - Land East of Haywards Lane

Site name	Land East of Haywards Lane
Site reference	LA/CMUL/012a
Site area (ha)	11.67 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 210 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 210 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site currently comprises of paddocks and woodland (Joiners Close). Trees traverse the site. This is infill development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site contains areas of priority habitat, including MG5 (UK Classification for lowland meadows), which is classed as very high for distinctiveness. Part of the site is within the ecological network. Potential priority habitat hedgerows, trees and ditches. Site is adjacent to a site of priority habitat. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows and trees, further ecological survey to identify priority habitats. Botanical survey required. Retain important ecological features. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Land rises to the east. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site. Ensure appropriate landscape screening.

Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Assets with archaeological interest include earth banks with potential historic trackways of field boundaries.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto possibly Orchard Lane, subject to topography, linking in with existing cycle routes. Improvements to public right of way E37/33.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/CMUL/014 - Land West of Haywards Lane

Site name	Land West of Haywards Lane
Site reference	LA/CMUL/014
Site area (ha)	6.77 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 138 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 138 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Western side of site is within the 400m Heathland Buffer. Potential priority habitat hedgerows, trees and grass. If grassland is maintained, is likely to be of high botanical interest, alongside a small area of MG14 floodplain grassland. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Locate residential development outside of the 400m of the Heathland Buffer. Retain and buffering of trees, hedgerows and ditches, grassland with high botanical interest and priority habitat. Further ecological survey to identify priority habitats and species. Wintering Bird Survey and breeding survey required. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species. Lighting strategy required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Land rises to the east. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site. Ensure appropriate landscape screening.

Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Assets with archaeological interest include earth banks with potential historic trackways of field boundaries.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	A small part of the site (2%) is located within Flood Risk Zone 2.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access onto possibly Broadmoor Road and Haywards Lane, linking in with existing cycle routes. Pedestrians would need safe crossing path. Improvements to public right of way E37/33.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders	Avoid development encroachment onto root protection areas of protected trees.

LA/CMUL/022 - Part of Candys Farm

Site name	Part of Candys Farm
Site reference	LA/CMUL/022
Site area (ha)	9.43 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 170 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 170 homes.	
Specific design requirements	This site is near to the edge of a town location but is technically a rural location. The site is currently agricultural land and is within close proximity to sewage/ water treatment.	Appropriate density of development for its location.
Natural environment and ecology	Partially in the ecological network. The site is adjacent to a local wildlife site to the north. Grassland may be of interest. Scrub present in the southern part of the site. Potential priority habitat trees and hedgerows. Records of priority species. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Design to enhance ecological network. Retain and buffer trees, hedgerows, grassland and scrub of interest. Provision of an appropriate wildlife buffers. Further ecological survey to identify priority habitats. Botanical Survey will be required. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. A lighting strategy and mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

Landscape and visual	This site slopes. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site. Ensure appropriate landscape screening.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Listed buildings (Grade II High House to South East) and Scheduled Monuments (Roman Camp to northeast and Lake Farm Roman Fort to southwest). Geographical survey suggests that the associated remains from Lake Farm extend some way beyond the scheduled area, so this site has very high archaeological potential.	Pre-determination archaeological assessment, then potential for archaeological evaluation. Would require a scheme of innovative design due to its setting. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development. The site is next to sewerage/ water treatment plant, potential for amenity (smells and noise) on future resident.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Design the scheme at a distance from the sewerage/ water treatment plant. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.

	Potential cumulative impacts on the road network.	Providing crossing of Wimborne/ Lake Gates and footways/ other relevant crossings. Transport Assessment and Travel Plan required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The wider site is proposed as an option for development of Traveller accommodation.	

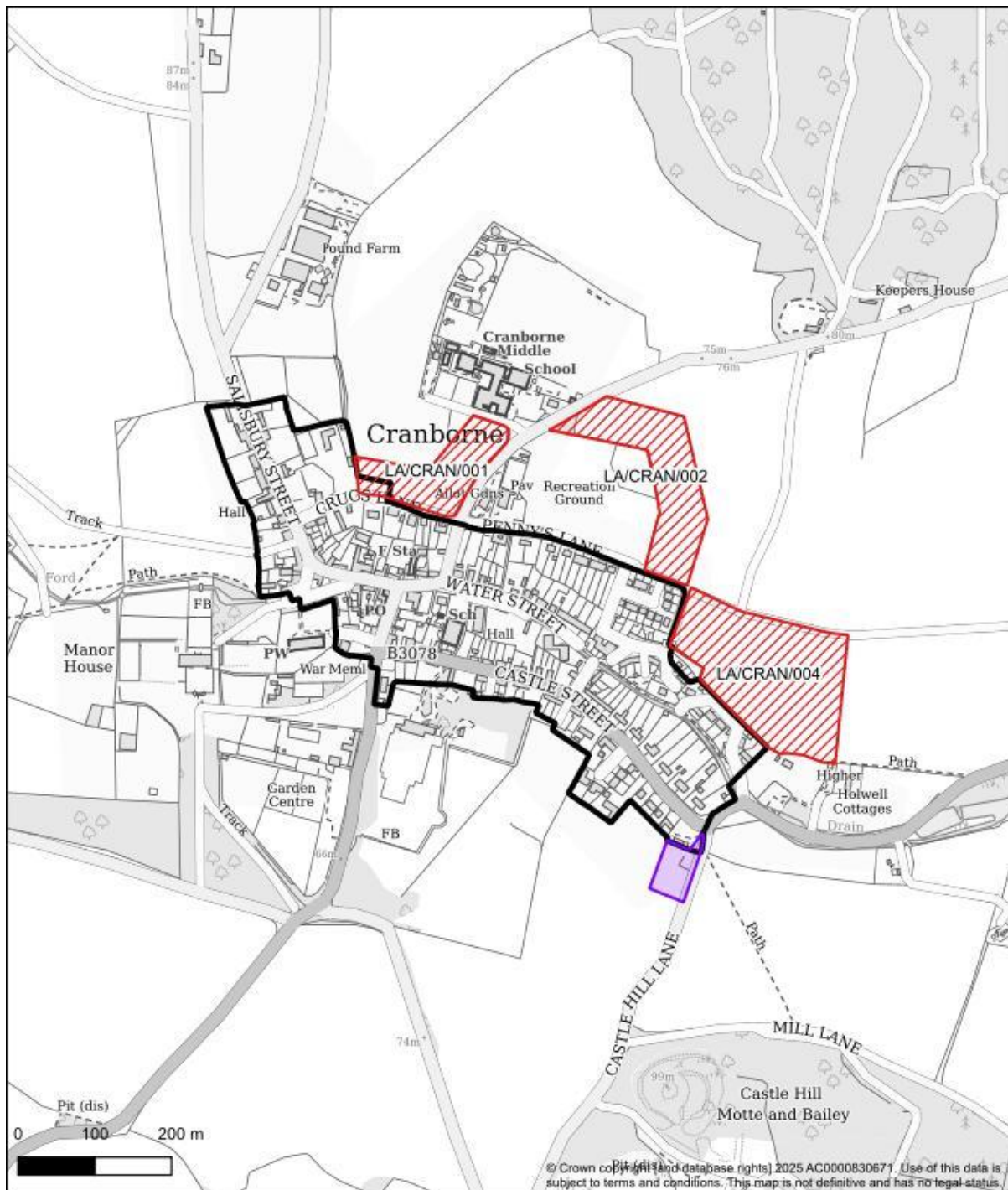
LA/CMUL/026 - Land east of Pine Road

Site name	Land east of Pine Road
Site reference	LA/CMUL/026
Site area (ha)	0.99 ha
Parish/Settlement	Corfe Mullen
Proposed uses (estimated number of homes/capacity)	Around 24 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 24 homes.	
Specific design requirements	This site is near to the edge of a town location but is technically a rural location.	Appropriate density of development for its location.
Natural environment and ecology	Within in the ecological network. The site is in proximity to a local wildlife site. Grassland may be of interest. Potential priority habitat trees and hedgerows. Records of priority species. Site is partially within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Design to enhance ecological network. Retain and buffer trees, hedgerows, grassland and scrub of interest. Provision of an appropriate wildlife buffers. Further ecological survey to identify priority habitats. Botanical Survey will be required. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. A lighting strategy and mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	This site slopes. Potential landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site. Ensure appropriate landscape screening.
Heritage	Limited heritage concern.	

Flood risk	Watercourse at the south of the site. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside any areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Additional primary education (first and middle) if all Corfe Mullen sites come forward for development.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Pine Road is not an adopted road. Need for suitable vehicular access and pedestrian/cycle connections.	Further assessment needed to determine whether a safe and suitable access can be achieved. Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Retain protected trees.

Cranborne



Consultation sites

Residential option - proposed

Existing allocations & consents

Settlement boundary - existing

Employment allocation - existing

LA/CRAN/001 - Grugs Lane

Site name	Grugs Lane
Site reference	LA/CRAN/001
Site area (ha)	1.19 ha
Parish/Settlement	Cranborne
Proposed uses (estimated number of homes/capacity)	Around 21 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 21 homes	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential for protected species in the area. Site is partially within amber risk zone for Great Crested Newt.	Further ecological survey to identify priority habitats and species. Layout to accommodate identified species, retain important features and create corridors to maintain linkages for wildlife. Mitigation and lighting strategy required for protected species.
Landscape and visual	Within National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape. Lighting strategy to support National Landscape Dark Skies designation.
Heritage	Location indicates high archaeological potential.	Pre-determination archaeological evaluation
Flood risk	Overall, there are no major constraints to development with regards to flooding & surface water drainage.	
Amenity, health, education	Allotments will need to be re-located.	Allotments will need to be re-located and enhanced. Ensure access to existing amenities.

	Walking distance to village centre, First and Middle School. Access to Village Surgery and Recreation Ground off Penny's Lane. Provide connections to existing open spaces and the rights of way network into the wider countryside.	Provide connections to existing open spaces and the rights of way network into the wider countryside.
Transport (access and movement)	Lack of public transport. Development would potentially be car dependant for access to employment and secondary school at least. Access off Damerham Road.	Improvements to roads and footways. Seek improvements to public transport in the area, alongside development.

LA/CRAN/002 - Recreation Ground

Site name	Recreation Ground(adjacent)
Site reference	LA/CRAN/002
Site area (ha)	1.8 ha
Parish/Settlement	Cranborne
Proposed uses (estimated number of homes/capacity)	Around 29 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 29 homes	
Specific design requirements	Edge of village location. Adjacent to recreation ground.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Hedgerows and tree lines are present. Site is partially within amber risk zone for Great Crested Newt.	Further ecological survey to identify priority habitats and species. Layout to accommodate identified species, retain important features and create corridors to maintain linkages for wildlife. Retention and buffering of hedge/trees. Mitigation and lighting strategy required for protected species.
Landscape and visual	National Landscape. Adjacent to residential development fronting Penny's Lane, recreation ground and play area.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Location indicates high archaeological potential.	Pre-determination archaeological evaluation
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.

Amenity, health, education	Walking distance to village centre, First and Middle School. Access to Village Surgery and Recreation Ground off Penny's Lane.	Ensure access to existing amenities. Provide connections to existing open spaces and the rights of way network into the wider countryside.
Transport (access and movement)	Lack of public transport. Development will potentially be car dependent (particularly for employment and secondary school) Access off Damerham Road.	Seek improvements to public transport in the area, alongside development. Improvements to roads and footways.

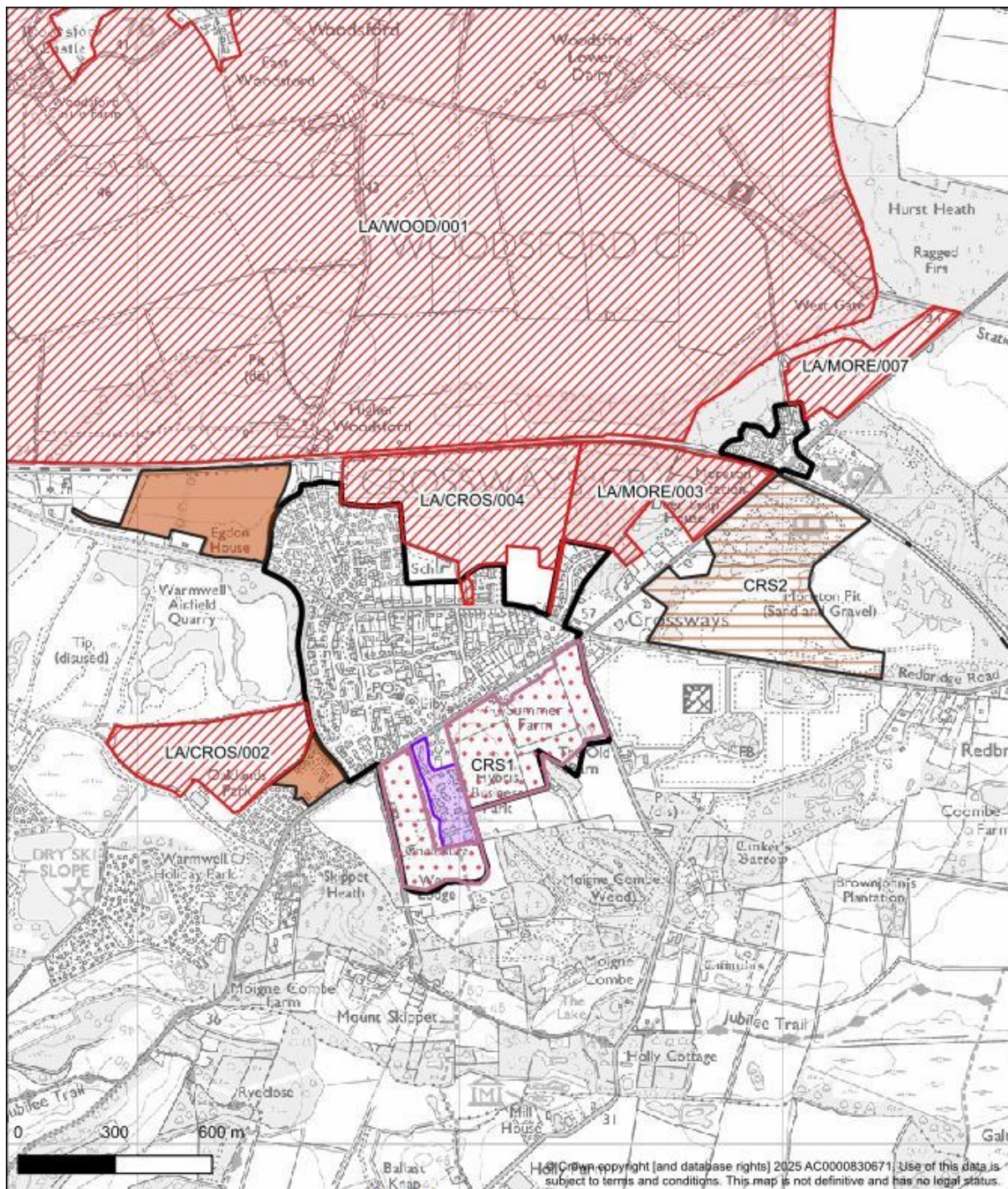
LA/CRAN/004 - Land north of Hibberds Field

Site name	Land north of Hibberds Field
Site reference	LA/CRAN/004
Site area (ha)	3.1 ha
Parish/Settlement	Cranborne
Proposed uses (estimated number of homes/capacity)	Around 37 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 37 homes	
Specific design requirements	Edge of village location. Adjacent to residential development on west and south of site.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Hedgerows and tree lines are present. Great crested newts are known in the wider area.	Further ecological survey to identify priority habitats and species. Layout to accommodate identified species, retain important features and create corridors to maintain linkages for wildlife. Retention and buffering of hedge/trees. Mitigation and lighting strategy required for protected species.
Landscape and visual	Within the National Landscape. Potential landscape character impacts to the north of the site.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain/improve trees and landscape screening.
Heritage	Extensive archaeological remains to the south-west of the site indicates high archaeological potential.	Pre-determination archaeological evaluation.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	A surface water discharge location will need to be identified and substantiated.

	Infiltration into soil may need to be investigated (including winter groundwater monitoring).	
Amenity, health, education	Walking distance to village centre, First and Middle School. Access to Village Surgery and Recreation Ground off Penny's Lane.	Ensure access to existing amenities.
Transport (access and movement)	Lack of public transport. Development would potentially be dependent (particularly for employment and secondary school). Access road only narrow with footway on one side of road	Seek improvements to public transport in the area, alongside development. Improvements to roads and footways.

Crossways



Consultation sites

Residential option - proposed

Existing allocations & consents

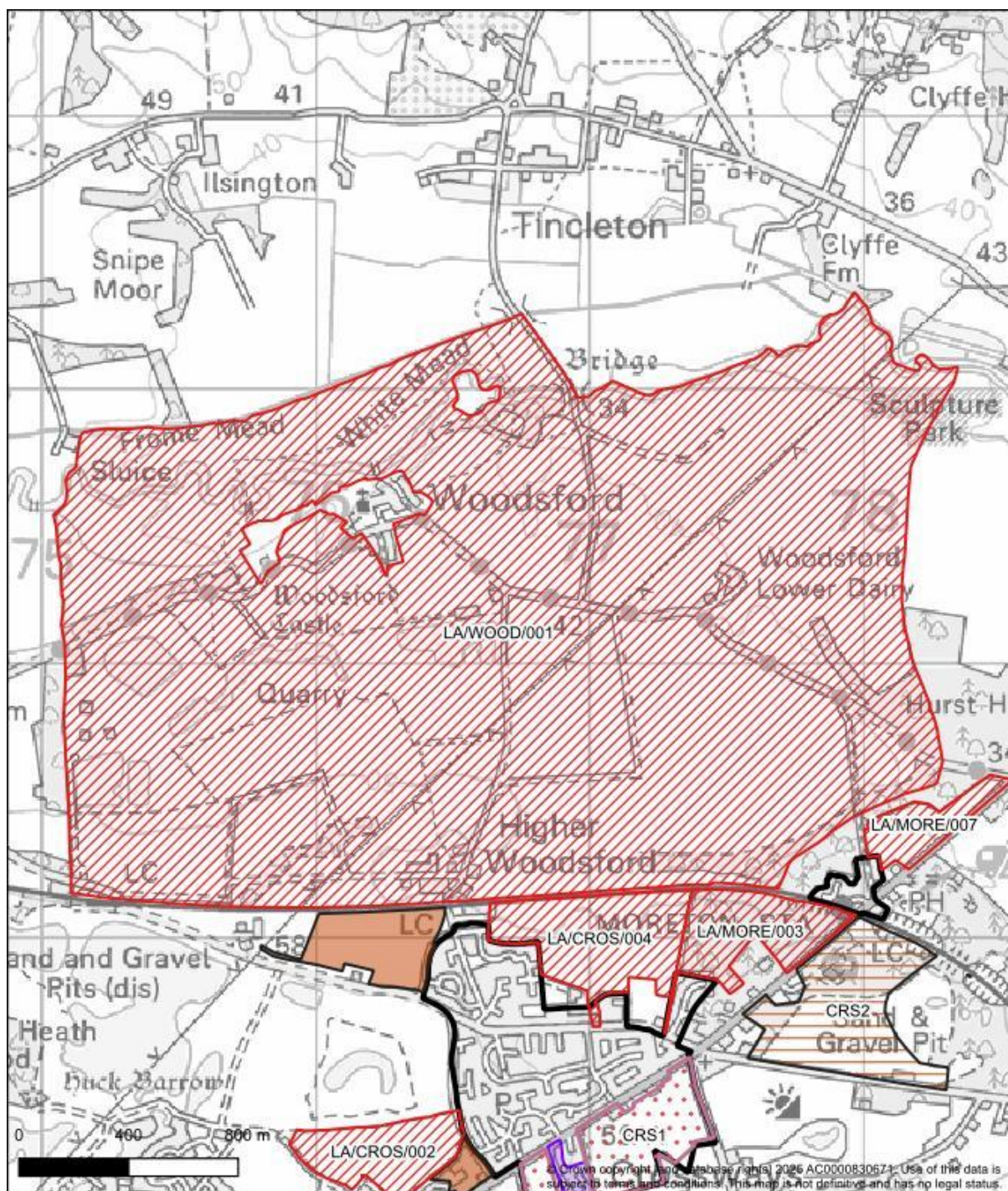
Settlement boundary - existing

Employment allocation - existing

Mixed use allocation - existing

Residential permission - extant

Residential allocation - existing LP



Consultation sites

Residential option - proposed

Existing allocations & consents

Settlement boundary - existing

Employment allocation - existing

Mixed use allocation - existing

Residential permission - extant

Residential allocation - existing LP

LA/CROS/002 - Land West of Crossways

Site name	Land West of Crossways
Site reference	LA/CROS/002
Site area (ha)	12.41 ha
Parish/Settlement	Crossways
Proposed uses (estimated number of homes/capacity)	Around 150 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 150 homes. This site is currently subject to outline planning application P/OUT/2025/01234.	
Specific design requirements	Rural edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Presence of priority species on the site. Within 5k of the Dorset Heathlands and within Poole Harbour catchment. Boundary hedgerows/treelines.	Further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Retain boundary hedgerows/treelines.
Landscape and visual	Rural edge of settlement.	Direct development towards south/east boundaries of the site to link to existing housing. Retain/improve existing vegetation.
Heritage	There do not appear to be any designated heritage assets in proximity to the site, and there is limited potential for non-designated assets.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Pockets of low, moderate and high surface water flooding in the site.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk.

	Potential ground water emergence.	Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified and substantiated. If a substantiated discharge location can be provided there are no major constraints to development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	A new access could be formed off West Link Road (aka Lewell Road). Provision of footway along site frontage with public highway. Provision of shared use path cycle/pedestrian to Moreton Station along B3390.
Other issues	Within 250 metres of a former landfill, and therefore potentially contaminated land.	Contaminated land desktop study, and where necessary site investigation and remediation measures.

LA/CROS/004 - Woodsford Fields

Site name	Woodsford Fields
Site reference	LA/CROS/004
Site area (ha)	20.76 ha
Parish/Settlement	Crossways
Proposed uses (estimated number of homes/capacity)	Around 400 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 400 homes.	
Specific design requirements	Rural edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	The site is within 5k of the Dorset Heathlands and within Poole Harbour catchment. Boundary hedgerows and treelines.	Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers. Retain boundary hedgerows and treelines.
Landscape and visual	Rural edge of settlement. Railway line to the north of site forms a natural boundary for development. Protect open views to wooded ridgelines beyond Frome Valley to the north/northeast.	Direct development towards south/west boundaries of the site to link to existing housing. Retain/improve existing vegetation along railway to strengthen wildlife corridor and buffer noise. Sensitive design to protect the landscape character.
Heritage	There do not appear to be any designated heritage assets in proximity to the site, and there is limited potential for non-designated assets.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Pockets of low, moderate and high surface water flood risk in	Site specific flood risk assessment required.

	the northern part of the site (next to the railway line). Potential ground water emergence.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Provision of surface water discharge location.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Existing access from Frome Valley Road. Potential access from Dick O' Th' Banks Road – connecting from Briars End	Provision of cycle and pedestrian access to Moreton Station – permeability with LA/MORE/003.
Other issues	Potential contaminated land outside the site but next to the railway line, and to the south.	Conduct contaminated land desktop study, and where necessary site investigations and remediation.

LA/MORE/003 - Land adjacent to Deer Leap House

Site name	Land adjacent to Deer Leap House
Site reference	LA/MORE/003
Site area (ha)	13.85 ha
Parish/Settlement	Crossways
Proposed uses (estimated number of homes/capacity)	Around 40 Homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes	
Specific design requirements	The site is located in a rural area on the edge of the settlement and constrained by woodland.	Development should be low density.
Natural environment and ecology	Ecological network formed by scrub in north of site. The site is within 5k of the Dorset Heathlands and within Poole Harbourn catchment.	Retain and buffer ecological network. Lighting assessment and dark corridors around the site. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality.
Landscape and visual	Vegetated character of south-eastern and north-eastern boundaries of the site should be maintained.	Sensitive design to respect the landscape character and integrate into the woodland setting. Provide a primary Green Infrastructure corridor and connection to Moreton Station and adjacent site LA/CROS/004.
Heritage	The site lies close to Grade II Listed Building - Frampton Arms and Grade II Listed Building - Stable Buildings at rear of Frampton Arms. Potential direct or indirect impacts (setting).	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	Pockets of low, moderate and high surface water flood risk within the site.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk.

	Potential ground water emergence. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	A new access could be formed off B3390.	Provide footway / cycle route to connect site to Moreton Station and permeability with adjacent site LA/CROS/004.
Other issues	Within 250 metres of a former landfill, therefore the site could be affected by contaminated land.	Conduct contaminated land desktop study, and where necessary site investigations and remediation.

LA/MORE/007 - Land west of Station Road

Site name	Land west of Station Road
Site reference	LA/MORE/007
Site area (ha)	7.19 ha
Parish/Settlement	Crossways
Proposed uses (estimated number of homes/capacity)	Around 107 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 107 homes	
Specific design requirements	Rural edge of village location. Adjacent to existing residential development to the southwest.	Appropriate density of development for the edge of village location.
Natural environment and ecology	All adjacent woodland is priority habitat. Priority species are likely to be present. The site is within 5k of the Dorset Heathlands and is within the Poole Harbour catchment.	Provide significant buffer to woodland. Lighting assessment and dark corridors around the site. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality.
Landscape and visual	Mature trees on north, west and east boundaries, and mature hedgerow on Southeast boundary.	Protect and enhance existing trees and hedgerow along boundaries.
Heritage	Medieval cultivation remains recorded in part of the site.	Pre-determination archaeological evaluation. High quality design referencing vernacular materials, which positively enhance and not challenge the local setting.
Flood risk	Pocket of low, moderate and high surface water flood risk in the site's northeastern corner. Potential ground water emergence.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.

Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Enable active travel, cycle routes and greenspace.
Transport (access and movement)	Pedestrian connectivity. Public Right of Way runs along Woodsford Lane.	Provide footway along site frontage with public highway with a crossing point. Active Travel link on B3390 to Moreton Station. (permissive path was secured through the Hurst Farm quarry application). Retain existing right of way.

LA/WOOD/001 - Upper Woodsfords

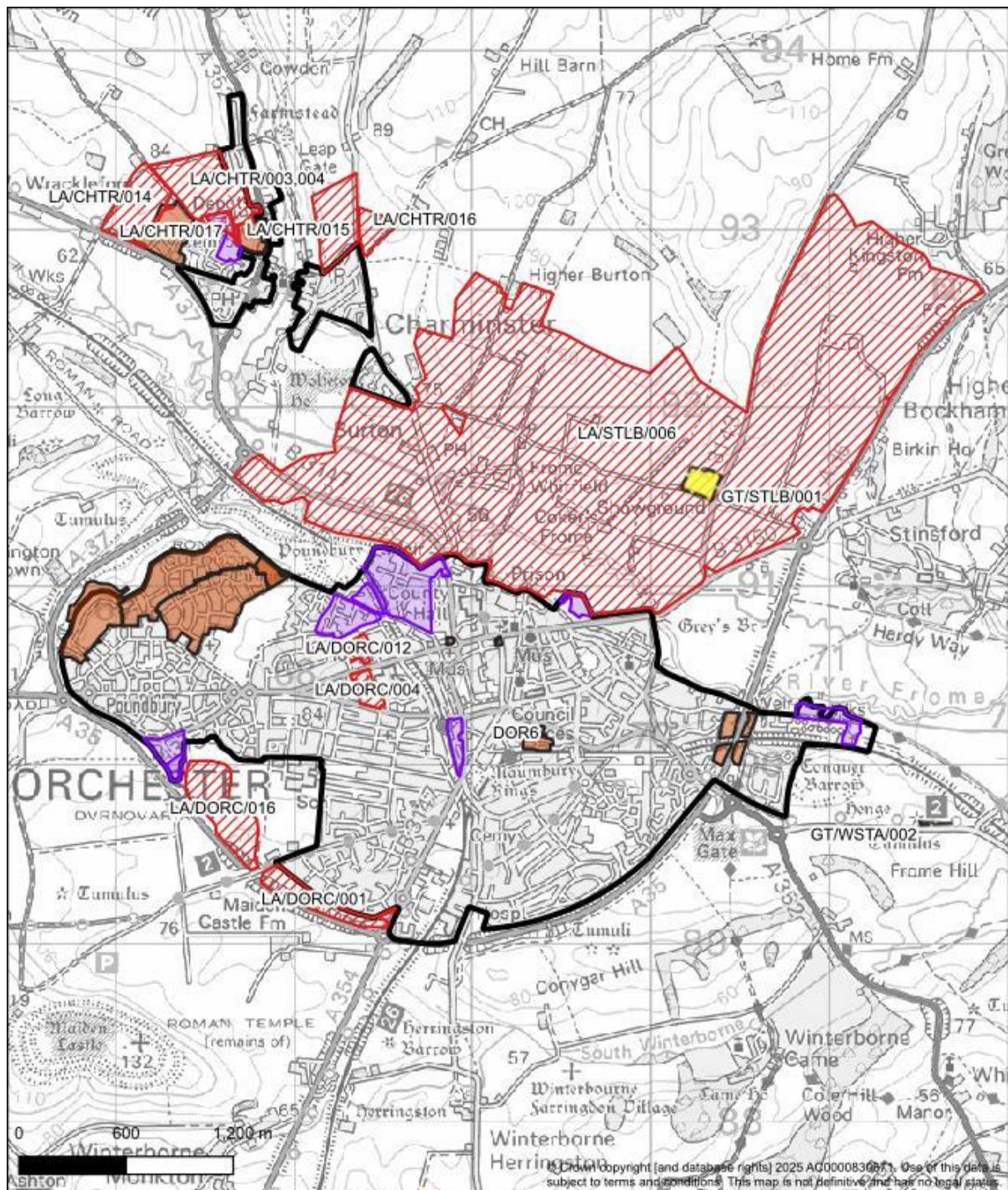
Site name	Upper Woodsfords
Site reference	LA/WOOD/001
Site area (ha)	569.28 ha
Parish/Settlement	Crossways
Proposed uses (estimated number of homes/capacity)	Around 4000 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 4000 homes and employment	
Specific design requirements	The site is located in a rural location. Its southern edge is positioned adjacent to the railway line with Crossways further to the south.	Appropriate density of development for the edge of village location. Suggest that a masterplan is prepared to provide a framework for any development.
Natural environment and ecology	The northern part of the site includes the River Frome Site of Special Scientific Interest (SSSI). (The river and its flood plain run across the northern part of the site). Coastal Floodplain Grazing Marsh Priority Habitat along River Frome. Protected species likely to be present. Areas of woodland priority habitat and many hedgerows. The site is within 5k of the Dorset Heathlands and is within the Poole Harbour catchment.	No development along river or within floodplain - may limit development to lower two thirds of the site. In upper third of the site, enhance river corridor and flood plain habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Significant buffers to woodland. Retain and buffer hedgerows. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality.
Landscape and visual	A substantial area with potential for landscape and visual impacts.	Sensitive design to respect the landscape character.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including several listed buildings and features across the site. The Grade II listed	Thoroughly assess assets' significance and potential impacts of development and minimise conflict between potential development and the

	Frome Bridge and several houses and cottages at Woodsford including The Church of St John and Woodford House.	heritage assets' designation (including its setting).
Flood risk	The northern parts of the site, adjacent to the River Frome, are defined as part of Flood Risk Zones 2 and 3. (Parts of this area are also likely to be defined as part of Flood Risk 3b). The site is potentially affected by flooding from other sources including from surface water and groundwater emergence.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime (making appropriate allowances for climate change). Surface water discharge location to be identified. Infiltration into soil may need to be investigated.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Enable active travel, cycle routes and greenspace.
Transport (access and movement)	Existing access off Highgate Lane, Watery Lane, Woodford Road and Station Road. Consideration needs to be taken into how this site would link to the West Stafford bypass extension. Pedestrian connectivity between the site and Crossways to the south, no existing footway links between the site and the existing village centre. Site is positioned close to existing rail level crossings. Public rights of way running through the site.	Likely junction improvements needed. West Stafford bypass extension. Road improvements likely needed to Dorchester (A35). Provision of vehicular, cycle and pedestrian routes between the site Crossways and existing railway station at Moreton (investigate need for access across the railway). Engagement with Network Rail needed and review operation of existing railway crossing point. Potentially need to be either closed or upgraded. Retain existing public rights of way.

Other issues	Allocated Minerals site within the adopted Minerals Site Plan 2019. The southwestern corner is within 250 metres of a former landfill.	Phased implementation of mineral extraction and delivery of homes considered as part of any master planning. May need to assess site further and take account of potential re-development as part of remediation or restoration of minerals working. Conduct contaminated land desktop study, and where necessary site investigations and remediation.
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Dorchester



Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing LP

LA/DORC/001 - South of Castle Park

Site name	South of Castle Park
Site reference	LA/DORC/001
Site area (ha)	6.66
Parish/Settlement	Dorchester
Proposed uses (estimated number of homes/capacity)	Around 120 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 120 homes.	
Specific design requirements	An edge of town location. Suburban character with increasingly rural feel to the west.	Appropriate density of development for the location. Suggest that roofing should be similar in colour to surrounding development at Castle Park. Incorporate high degree of green infrastructure throughout development.
Natural environment and ecology	Priority habitat located in the southeast corner of the site. Woodland to the south is part of the ecological network. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows and woodland, further ecological survey to identify priority habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provision of an appropriate wildlife buffers. Development will need to ensure nitrogen neutrality.
Landscape and visual	Dorset National Landscape is located 200m to the south. The site is prominent in longer distant views from the south.	Provide dense planting and improve existing screening along the southern boundary.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Maiden Castle Scheduled Monument.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Surface water issues on the eastern parts of the site, and potential for groundwater issues.	Provision of mitigation of flooding issues through an appropriate drainage solution. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Adjacent to the A35 trunk road. Potential noise impacts. The site includes an existing play park and playing field. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Retention or re-provision of the play park and playing field, subject to identified need. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for traffic reduction measures in the area to provide low traffic route to town centre.	Should access adjoin the B3147 (Weymouth Avenue), a footway will need to be provided with a crossing point. Form integrated routes throughout development to link to existing routes. Create a 'greenway' connecting into Weymouth Ave to provide a through route/safe route to schools Developer contributions towards traffic reduction measures in the area.
Other issues	Within a Groundwater Source Protection Zone.	Investigation and assessment to determine the potential impact of development on the water source

		and to identify appropriate mitigation.
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LA/DORC/004 - Damers School Site, Trust HQ & West Annex, Dorset County Hospital

Site name	Damers School Site, Trust HQ & West Annex, Dorset County Hospital
Site reference	LA/DORC/004
Site area (ha)	2.18
Parish/Settlement	Dorchester
Proposed uses (estimated number of homes/capacity)	Around 95 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 95 homes. The site is currently the subject of outline planning application P/OUT/2022/02977.	
Specific design requirements	The site is in a built-up area within Dorchester. Existing planning permission for healthcare facilities on southeastern section of the site.	Appropriate density of development for the built-up location. Locate residential development on the western and northern section.
Natural environment and ecology	Potential for priority species. The site is within the Poole Harbour Catchment.	Ecological surveys and provision of a lighting strategy. Provide mitigation for any impacts on bat roosts. Development will need to ensure nitrogen neutrality.
Landscape and visual	A brownfield site within the urban area.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological assessment, and the extent of previous ground disturbance, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Existing accesses to north and south of the site.	Provide pedestrian and cycle connections.

LA/DORC/012 - Wessex Water Site

Site name	Wessex Water Site
Site reference	LA/DORC/012
Site area (ha)	1.35
Parish/Settlement	Dorchester
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	The site is in a built-up area within Dorchester.	Appropriate density of development for the built-up location.
Natural environment and ecology	Potential for priority species habitats and wildlife connections. The site is within the Poole Harbour Catchment.	Further ecological surveys, and provision of appropriate mitigation. Provide a lighting strategy to address impacts on protected species. Development will need to ensure nitrogen neutrality.
Landscape and visual	A brownfield site within the urban area.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Grade II Listed building: Gill Water Tower. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to avoid or minimise conflict between potential development and the heritage assets' designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	There are 2 options for an access off Hawthorne Road or Poundbury Crescent.	Identify preferred access. Utilisation of both access points would minimise vehicle movements within the site.

LA/DORC/016 - South-West of Dorchester within bypass

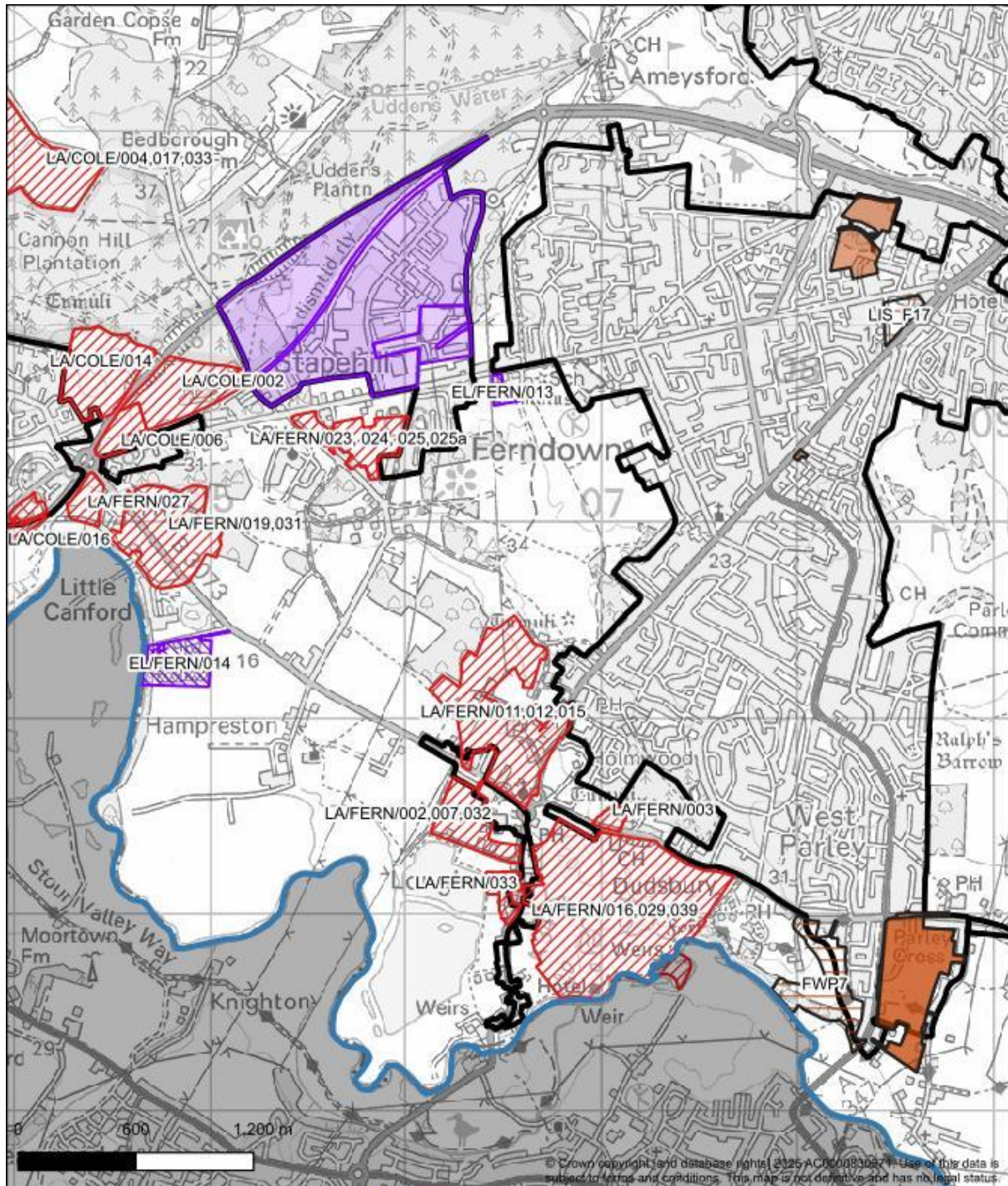
Site name	South-West of Dorchester within bypass
Site reference	LA/DORC/016
Site area (ha)	11.86
Parish/Settlement	Dorchester
Proposed uses (estimated number of homes/capacity)	Around 250 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 250 homes.	
Specific design requirements	An edge of settlement site to the southwest of Dorchester.	Use similar roofing mixes to Poundbury and Castle Park to blend in development from views. Set development back from Prince of Wales Road, to retain rural feel.
Natural environment and ecology	The site contains areas of potentially priority habitat, such as hedgerows. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on any priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is adjacent to the Dorset National Landscape and is visible in views from the National Landscape and Maiden Castle. The site is adjacent to Centenary Field public open space, and allotments to the north, and Prince of Wales School and playing fields to the southeast.	Retain vegetation and hedgerow at site boundaries, and supplement with additional buffers between Centenary Field, Prince of Wales School (and playing fields), and allotments. Provide a high proportion of green infrastructure throughout to mitigate visual impact in views from the National Landscape. Development to be contained within raised and screened areas.

Heritage	The Settlement remains north of Maiden Castle Scheduled Monument partially intersects to the site, and the site is in proximity to the Maiden Castle Scheduled Monument. Potential direct or indirect impacts (setting) on these designated heritage assets. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	The southeastern part of the site is potentially affected by surface water flooding.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Adjacent to the A35 trunk road. Potential noise impacts. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate play space to meet the local need.
Transport (access and movement)	Need to identify suitable access point, with options from Maiden Castle Road and the A35. Need for suitable vehicular access and pedestrian/cycle connections. Various footpaths traverse the site.	Explore suitable access point, and provide links to existing cycle routes. Providing access is adjoining Maiden Castle Road, a footway will need to be provided along the site frontage. Retain footpaths and create linkages to surrounding public routes.

Other issues	Potential that the site is currently used informally for recreation. Partially within a Groundwater Source Protection Zone.	Retain footpaths and create linkages to surrounding public routes. Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.
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Ferndown & West Parley



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing LP
- County boundary / outside plan area

LA/FERN/002,007,032 - South west of Longham roundabout

Site name	South-west of Longham roundabout
Site reference	LA/FERN/002,007,032
Site area (ha)	8.76 ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 208 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 208 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Network of hedgerows and trees. Likely to be of value priority species. Longham Lakes to the south. The site is within 5km of Dorset Heathland. The site is within 13.8km of New Forest Heaths.	Further ecological survey to identify priority habitats and species. Retain important ecological features with buffers as green corridors through the site. Provide buffer to the lake. Lighting strategy. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Level ground. Fringe of housing on Ham Lane to the north and employment to the east.	Retain/improve trees and landscape screening along the boundary.
Heritage	Listed building (pub) on Ringwood Road. Prehistoric material found during quarrying in this area.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Some scattered areas of surface water flood risk modelled to impact site.	Surface water discharge location to be identified.

	Uncertain of capacity of culverted water course to the north and whether a gravity connection could be made. Does not appear to be a surface water sewer in close proximity.	Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Need for contributions across first, middle and upper schools. May generate need potentially for a new school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Possible access points on Ham Lane and maybe Ringwood Road. Longham roundabouts an issue. Need to provide for active travel.	Need to consider redesign of roundabouts with possible traffic light control and adequate provision for active travel through the area. Provision of vehicular, cycle, and pedestrian access onto Ham Lane and Ringwood Road, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Cumulative impact of development across sites here. Land in multiple ownership.	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/FERN/003 - Land opposite former Dudsbury Golf Course-

Site name	Land opposite former Dudsbury Golf Course
Site reference	LA/FERN/003
Site area (ha)	2.91 ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows and tree preservation orders. The site is within 5km of Dorset Heathland. The site is within 13.8km of New Forest Heaths.	Retain buffer protected trees and hedgerows to create green corridor. Further ecological survey to identify priority habitats and species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Gentle slope to the north-east. The site is relatively well hidden from wider views by the surrounding existing buildings and vegetation.	Retain/improve trees and landscape screening.
Heritage	Barrow to north-east of site in Belle View Plantation. Possible post medieval trackway.	Sensitive design to preserve or enhance the setting of heritage assets.

		Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	None identified.	
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Within sand and gravel Mineral Safeguarding Area.	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/FERN/011,012,015 - North west of Longham roundabouts

Site name	North west of Longham roundabouts
Site reference	LA/FERN/011,012,015
Site area (ha)	30.56 ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 325 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 325 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Adjacent designated sites and northern most section within 400m heathland buffer zone. The site is within 5km of Dorset Heathland. The site is within the 13.8km zone for recreational impacts on the New Forest.	Significant buffers required for Special Area of Conservation to the north, local wildlife site to the west, including approximately 10 ha nature reserve. Retain boundary hedgerows, further ecological survey to identify priority habitats and species. Lighting strategy. Include green corridors through the site to maintain connectivity. Provide mitigation for recreational impacts on heathlands and air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Relatively flat in the southern part of the site, sloping in the northern part of the site from A348 up to woodland.	Retain/improve trees and landscape screening along the site boundaries.
Heritage	Within proximity of Grade II The Manse and Grade II Longham United Reform	High quality designed development referencing vernacular materials, presented

	Church to the south. Two Scheduled Monument Bell barrows to the north/northeast. Relatively large site within which a variety of cropmarks have been recorded, also a find of Iron Age pottery.	in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological assessment and evaluation. Assessment to include impact on setting of scheduled barrows.
Flood risk	Various areas of limited surface water flooding that may restrict development. Some of the site may drain to a watercourse along the western boundary. Some of the site may be too low.	For part of the site, a surface water discharge location will need to be identified and substantiated. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision financial contributions to meet need.
Transport (access and movement)	Longham roundabouts are an issue. Current provision for active travel limited. Site viable with the right access point - would need to think about pedestrian connectivity for the north of the site.	Seek improvements to public transport in the area, alongside development. Need to consider redesign of roundabouts with possible traffic light control and adequate provision for active travel through the area.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Cumulative impact of development across sites here. Land in multiple ownership. Partly within sand and gravel Mineral Safeguarding Area. Power line runs north south across the site.	Use mechanisms to support comprehensive development of the site, such as master planning. Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/FERN/016,029,039 - South east of Longham roundabouts

Site name	South east of Longham roundabouts
Site reference	LA/FERN/016,029,039
Site area (ha)	62.7ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 637 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 637 homes.	This estimate allows for onsite Suitable Alternative Natural Greenspace provision to the south of the site.
Specific design requirements	Include commercial/local centre as part of site. Edge of town location.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site contains areas of potentially priority habitat. Southern and southeast section of site borders River Stour and features riparian grassland. Riparian grassland likely home/foraging area for priority species. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Establish a buffer for along the riparian grassland and green corridors through the site for wildlife and people. Further ecological survey to identify priority habitats and species and opportunities for local nature recovery. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Sloping site from north-west corner down to River Stour along southern boundary. The site is extensive and on a slope with potential for landscape impact. There is ribbon development along the northern and western boundaries.	A landscape assessment would be required. Sensitive design to respect the landscape character.

	The River Stour prevents any future extension to the south, beyond which an area of farmland separates Longham and West Parley from Bournemouth.	
Heritage	Proximity of heritage assets including Dudsbury Hillfort, The Manse and United Reform Church. Hillamsland Farmhouse, Christchurch Road. The site contains assets with archaeological interest.	Pull development away from Hillfort to protect its setting. Layout of development to preserve views of Manse and United Reform Church. Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Approximately half the site is affected by flooding from a river. It is unlikely this area could/should be developed. The other half appears to be flood free.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site to meet need.
Transport (access and movement)	Site viable with the right access points - large site, pedestrian connectivity. Longham roundabouts are a barrier to movement, with minimal opportunities for active travel.	Transport Assessment and Travel Plan required Bus service contributions. Need to consider redesign of roundabouts with possible traffic light control and/or link road with adequate provision for active travel through the area.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Cumulative impact of development across sites here. Land in multiple ownership.	Use mechanisms to support comprehensive development of the site, such as master planning.

	Partly within sand and gravel Mineral Safeguarding Area.	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.
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LA/FERN/019,031 - Land to north and south of Ham Lane, Colehill

Site name	Land to north and south of Ham Lane, Colehill
Site reference	LA/FERN/019,031
Site area (ha)	20.13ha
Parish/Settlement	Ferndown
Proposed uses (estimated number of homes/capacity)	Around 498 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 498 homes.	
Specific design requirements	Edge of town location. Separated by A31.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Blocks of woodland along the north, east and southern boundaries. Hedgerows and trees on site. Range of protected species likely to be present. Within 5km Dorset Heathland zone. Within 13.8km New Forest Recreation Zone	Provision of connecting green corridors and green spaces to enable habitat enhancement alongside development. Retain boundary hedgerows and trees. Buffer river corridor, woodlands and hedgerows. Further ecological survey to identify priority habitats and species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Level site. Woodland to north, east and west corners of site.	
Heritage	Some recorded archaeological cropmarks.	Pre-determination archaeological evaluation.
Flood risk	Some surface water flood risk is modelled to impact scattered areas across site. Different catchments either side of the road.	Development will need to be located outside of the predicted areas of significant flood risk. Evidence of ability to deal with surface water required.

	Discharge of surface water may be difficult on south-west side of Ham Lane – through a third party field.	
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Site is on both sides of Ham Lane. Close proximity to A31. Cumulative impacts associated with the scale of development proposed in Wimborne/Colehill. Potential impact on the strategic road network.	Footway on one side of road, provide a footway on other side of the road. Need to assess the cumulative impact on the Canford Bottom and Merley roundabouts.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Partly within sand and gravel Mineral Safeguarding Area	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/FERN/023,024,025,025a Land between Award Road and Stapehill Road

Site name	Land between Award Road and Stapehill Road
Site reference	LA/FERN/023,024,025,025a
Site area (ha)	9.35 ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 168 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 168 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat mature hedgerows and trees of value to priority species. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Further ecological survey to identify priority habitats and species and opportunities for local nature recovery. Retention and buffering of hedgerows/trees. Layout to accommodate identified species, retain important features and create corridors to maintain linkages for wildlife and access to nature for people, accommodate nature recovery and development. Lighting strategy to support light sensitive species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Level site. Site surrounded on all sides by residential development. Woodland and potential priority habitats within the site.	Retain and enhance boundary hedgerows and retain mature trees.

Heritage	Within proximity to Grade II Holy Cross Abbey.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	None identified.	
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Minimal pedestrian facilities in the area. Need for suitable vehicular access and pedestrian/cycle connections. Potential impact on the strategic road network.	Provide improved pedestrian access, connecting to Wimborne Road West and Award Road. Link into existing cycleways. Need to assess the cumulative impact on the Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Land in multiple ownership. Mostly within sand and gravel Mineral Safeguarding Area.	Use mechanisms to support comprehensive development of the site, such as master planning. Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/FERN/027 - Land south of Canford Bottom Junction

Site name	Land south of Canford Bottom Junction
Site reference	LA/FERN/027
Site area (ha)	3.24ha
Parish/Settlement	Ferndown / Colehill
Proposed uses (estimated number of homes/capacity)	Around 77 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 77 homes	
Specific design requirements	Edge of town location. Separated from Colehill by Canford Bottom roundabout. Located between A31 and B3073	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedge/tree belts form the boundaries. Two standalone trees in the centre of the site. Protected species likely. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Retention and buffering of boundary features. Further ecological survey to identify any important habitats and species, to inform any further action. Provide mitigation for recreational impacts on the New Forest. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Level site. Woodland fringe along A31 edge. Mixture of residential and woodland opposite side of B3073. Limited residential and public house east of Fox Lane and some arable fields at junction of B3073 and Fox Lane (south). Single storey barns with yard to south of site.	Retain/improve trees and landscape screening along the site boundary.
Heritage	Cropmarks recorded across the site.	Pre-determination archaeological evaluation.

Flood risk	There is no significant modelled flood risk to the actual site. There are two Wessex Water sewers traversing the site. Surface water runoff from any development could discharge to the Wessex Water surface water sewer that runs on and adjacent to the site (subject to approvals) in the event that infiltration proves not to be viable	Buffer the sewers. Investigate infiltration options for discharge of surface water.
Amenity, health, education	Potential for noise impacts on future residents from the adjacent A31.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Bordered by Old Ham Lane, Fox Lane, Ham Lane and A31 (NH) - Old Ham Lane and Fox Lane, narrow no footways. Need to consider options for access to the site. Very close to A31 Canford Bottom Roundabout. Potential impact on the strategic road network. Cumulative scale of development proposed in Wimborne/Colehill needs to be considered as can have impacts on the A31 Merley and Canford Bottom Roundabouts.	Consider improvements to Fox Lane to provide access to the site. Need to assess the cumulative impact on the Canford Bottom Roundabout
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Partly within sand and gravel Mineral Safeguarding Area	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

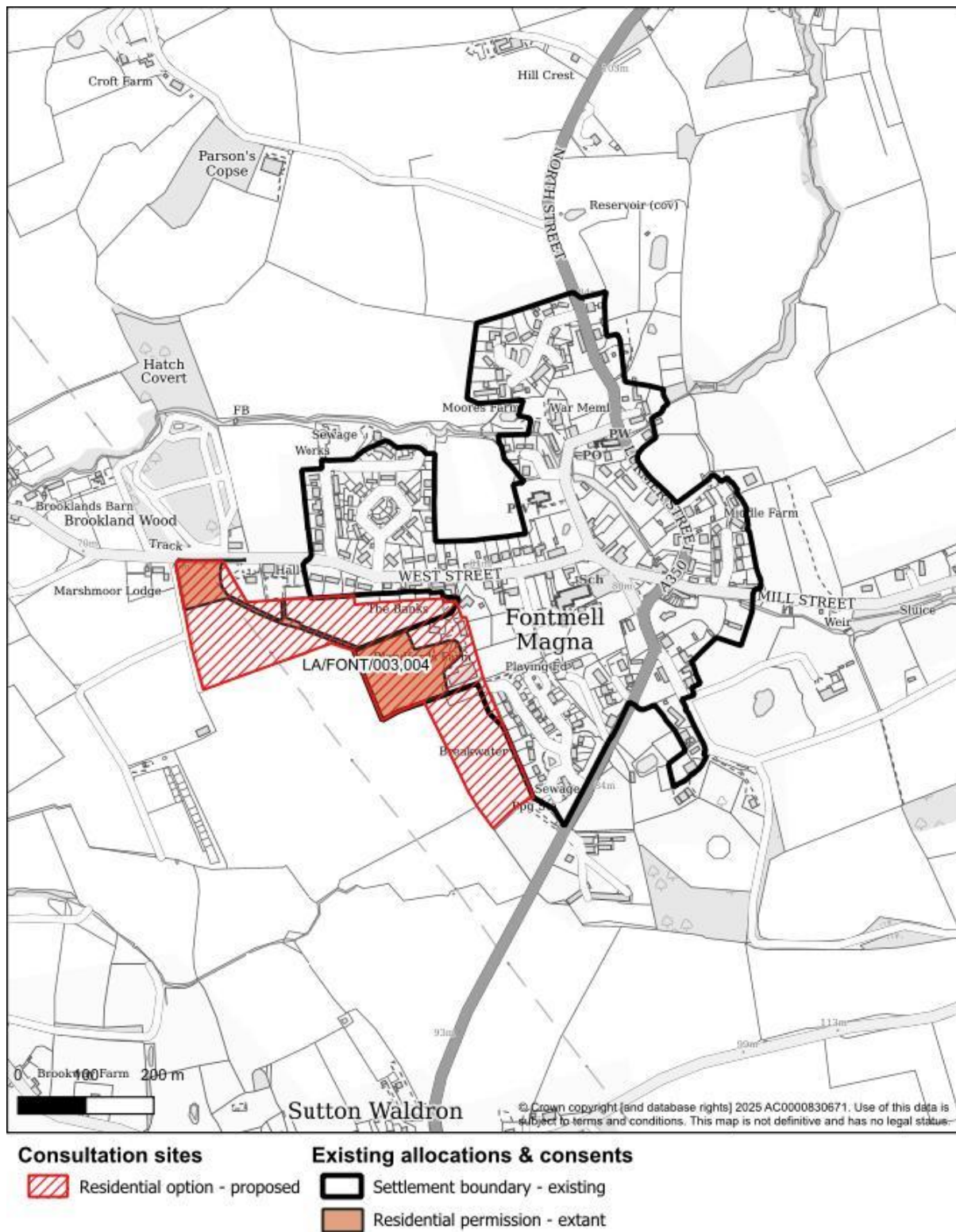
LA/FERN/033 - Misty Meadows

Site name	Misty Meadows
Site reference	LA/FERN/033
Site area (ha)	2.91 ha
Parish/Settlement	Ferndown / West Parley
Proposed uses (estimated number of homes/capacity)	Around 43 homes.
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Longham lakes to west likely of value to priority species that may be using the site already. Hedgerows, trees and grassland habitats. The site is within 5km of Dorset Heathland.	Further ecological survey to identify priority habitats. Retain and buffer important ecological features. Include green corridors to maintain connectivity, enhance wildlife alongside development. Lighting Strategy to accommodate light sensitive species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	Level, low lying site. A mixture of residential and employment in east. Longham Lakes to the west of the site.	Retain/improve trees and landscape screening along the boundaries. Sensitive design to respect the landscape character.
Heritage	Adjacent to the Grade II Longham House. Prehistoric material found during quarrying in this area.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological evaluation.
Flood risk	Current access road flood liable. No apparent means of dealing with surface water.	Find another access point. Surface water discharge location to be identified.

		Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of financial contributions to meet need.
Transport (access and movement)	Questions around suitable access to the site. No pedestrian facilities on west on Ringwood Road.	Further assessment of visibility splays along Ringwood Road required. Provision of cycle, and pedestrian access onto Ringwood Road linking in with existing cycle routes and footpaths.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Tree Preservation Orders on site. Mostly within sand and gravel Mineral Safeguarding Area.	Avoid development encroachment onto root protection areas of protected trees. Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

Fontmell Magna



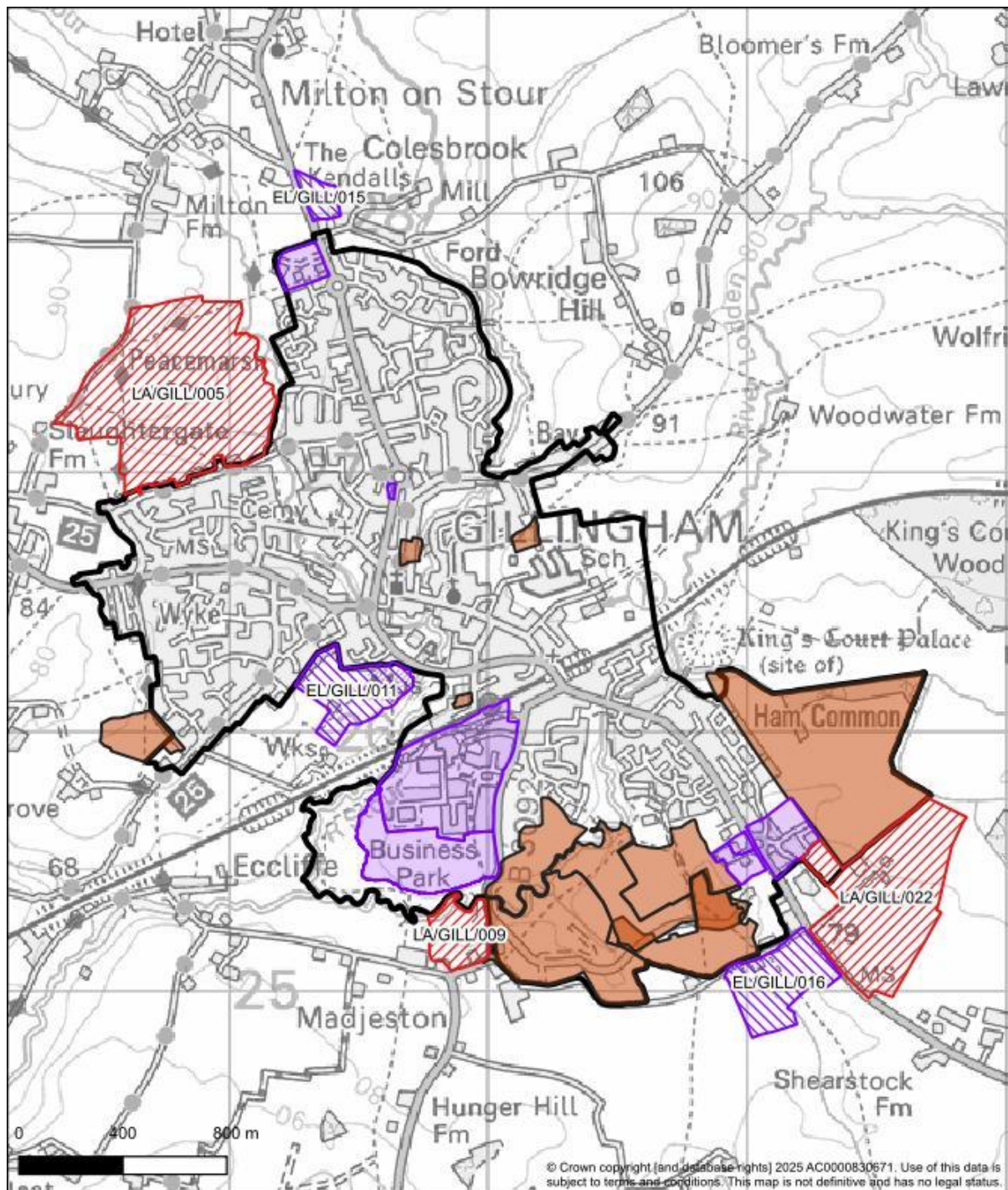
LA/FONT/003,004 - Land south of West Street and west of Old Crown Road

Site name	Land south of West Street and west of Old Crown Road
Site reference	LA/FONT/003,004
Site area (ha)	7ha
Parish/Settlement	Fontmell Magna
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes.	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Site is partially within Great Crested Newt amber risk zone. Records of priority species in the area.	Retain suitable area habitats and buffer. Lighting strategy.
Landscape and visual	Cranborne Chase National Landscape boundary approximately 0.75km to the east - potential impact on setting and views. Site is within Conservation Area. Views from public right of way to west are likely to be screened/filtered but potential views from public right of ways to the south. Power line crossing the site. Mature trees on northwest and southeast boundaries but hedges elsewhere.	Retain and enhance existing field boundary vegetation.
Heritage	Site entirely within Fontmell Magna Conservation Area and thus a moderate quantum of designated and non-des assets. Note Grade II Barn Cottage and Grade II* Church of St Andrew.	High quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.

	Close to historic core of village.	Pre-determination archaeological evaluation.
Flood risk	Further investigation required in order to identify suitable surface water discharge location. The nearest Main River is almost 300m away along the road and there are no mapped surface water sewers nearby. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified.
Amenity, health, education	Development would help sustain existing education provision.	
Transport (access and movement)	West Street has potential capacity issues.	Prefer vehicular access to be taken from Old Crown Road. Pedestrian links north to West Street towards the centre of village.
Other issues	Multiple landowners.	Use mechanisms to support comprehensive development of the site, such as master planning.

Gillingham



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant

LA/GILL/005 - Land North of Wavering Lane

Site name	Land North of Wavering Lane
Site reference	LA/GILL/005
Site area (ha)	40.94ha
Parish/Settlement	Gillingham
Proposed uses (estimated number of homes/capacity)	Around 800 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 800 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows on boundaries and traversing the site. Partially within Great Crested Newt amber risk zone. Watercourse runs through/adjacent to site. Requirement for biodiversity net gain and mitigation strategy may compromise development quantum. Records of priority species in the area. Local Community Nature Reserve adjacent to site on south east.	Retain/enhance existing trees and hedgerows. Retain suitable area habitats and buffer. Lighting strategy. Watercourse buffer. Mitigation strategy required for protected species; surveys are likely required. Buffer from nature reserve.
Landscape and visual	The lack of landscape designations, the gently sloping topography, and the proximity of existing residential development on the sites southern and eastern boundaries would appear to make it the logical site for any further substantial expansion of Gillingham.	Avoid development on open visually prominent parts of the site. Restrict development height to a max of 2/2.5 storeys. Reduce housing density along the western and northern boundaries of the site. Include street trees and tree planting in public areas. Use soft boundary treatments such as hedgerows and trees on

		the development's western and northern boundaries.
Heritage	Site within proximity of Wyke Conservation Area to the south/southwest and thus a low quantum of designated and potential non-designated assets. Scheduled Monument Longbury long barrow to west. Milton on Stour Conservation Area to north and Colesbrook Conservation Area to northeast. Size of site indicates high potential for archaeology.	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There is a river with overbank flooding that runs along the eastern edge of the site and there is also a watercourse with overbank flooding that runs west to east across part of the site. There are also two distinct surface water flowpaths which cross the site west to east. All of the modelled floodrisk will constrain/restrict development in these areas. Crossings may be required in order to access all parts of the site.	Buildings and access roads would need to be located outside of the areas of predicted flood risk. Surface water runoff from the site could discharge to the ordinary watercourse or the main river. Despite the prevailing flood risk, most of the site remains developable with regards to flooding & surface water drainage.
Amenity, health, education	Need for additional education facilities.	Provide land for a new school on site. Require public open space, parks, playing fields, and play areas on site. Require contribution towards health facilities.
Transport (access and movement)	Issues with accessing Wavering Lane West. Junction with the B3081 to the west is an issue, due to existing geometry. The approach roads from this direction are single width and not suitable for an intensified use.	Ensure that all access is from Cemetery Road. Consider pedestrian and cycle movements along Wavering Lane West. Transport Assessment and Travel Plan required

	No segregated footways along Wavering Lane West. No bus stops/routes nearby. Site difficult to serve by public transport. Existing public footpaths across site.	Access and internal layout designed to enable bus route. Ensure that routes public footpaths are incorporated in the design.
Other issues	Large urban extension	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/GILL/009 - Land east of Madjeston Farm

Site name	Land east of Madjeston Farm
Site reference	LA/GILL/009
Site area (ha)	5.04ha
Parish/Settlement	Gillingham
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Watercourse runs through/adjacent to site. Requirement for biodiversity net gain and mitigation strategy may compromise development quantum. Priority habitat lowland meadow adjacent west. Record of priority species nearby.	Watercourse buffer, priority habitat buffer.
Landscape and visual	Single field to the northeast of Madjeston bounded by River Stour to north, B3092 to east and south, and residential properties to the southwest corner. Mature trees along north and northwest boundaries. Site may form logical addition to Gillingham Southern Extension.	Protect and enhance existing trees and boundary vegetation.
Heritage	Site is within proximity of Grade II Madjeston Farmhouse to west/southwest. Site is close to the Newhouse and Ham Farms site, where multi-period archaeology found. So high archaeological potential here too.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.

		Pre-determination archaeological evaluation.
Flood risk	There is a river with overbank flooding that runs along the northern edge of the site and another watercourse with overbank flooding that runs along the western edge of the site. All of the modelled floodrisk will constrain/restrict development in these areas. Approximately one third of the site may not be developable due to flood risk. Surface water runoff from the site could discharge to the river.	A flood risk assessment including flood modelling and liaison with the Environment Agency would be required before any development of the north section of the site could be considered. Some parts of the site could be developed in the south of the site if the flood risk assessment did not support development over the majority of the site. Buildings and access roads would need to be located outside of the areas of predicted flood risk.
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Flooding of site due to adjacent river.	Need to provide suitable access onto the main road, to allow crossing for pedestrians and cyclists. Provide an acceptable active travel connection to Brickfields employment park. Transport Assessment and Travel Plan required.

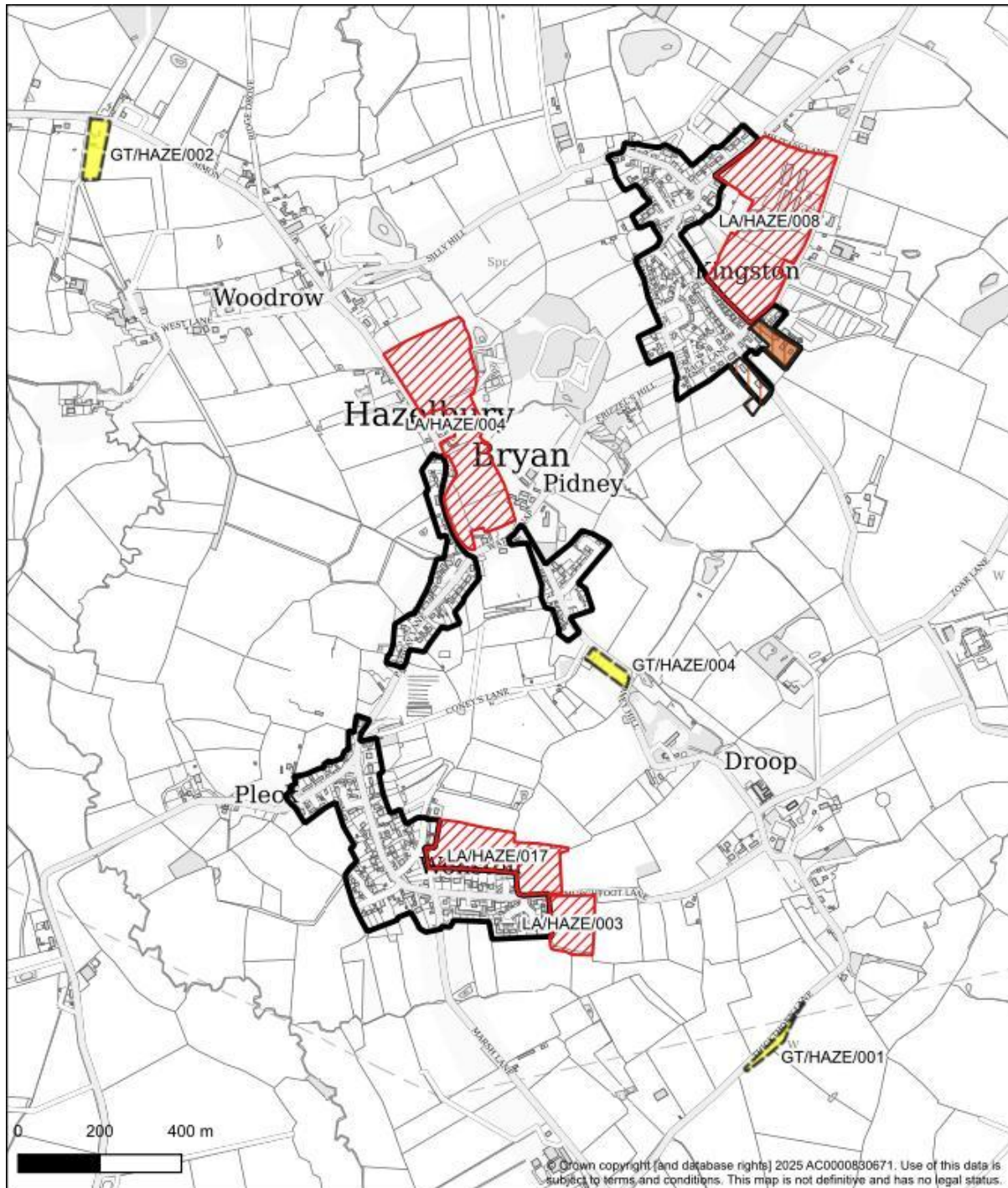
LA/GILL/022 - Park Farm (East)

Site name	Park Farm (East)
Site reference	LA/GILL/022
Site area (ha)	25.86ha
Parish/Settlement	Gillingham
Proposed uses (estimated number of homes/capacity)	Around 280 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 280 homes. Includes a considerable amount of green infrastructure including a new country park.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows on boundaries. Site is within amber risk zone for Great Crested Newt. Ponds adjacent to site west and south.	Retain suitable habitats and buffer boundaries. Mitigation strategy for protected species likely required.
Landscape and visual	Trees and hedgerows within site and on boundaries some with Tree Preservation Orders. May form logical addition to Gillingham Southern Extension.	Protect Heritage feature. Retain and protect protected trees & hedgerows. Enhance planting on northwest & southeast boundaries.
Heritage	Site extent within proximity of Grade II Waterloo Farmhouse and Scheduled Monument Gillingham Park boundary bank (1002382) to the east. Site contains part of the Gillingham Medieval deer park and is also in proximity to other recorded archaeology.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological assessment and evaluation. Potential to sensitively incorporate remaining elements of the former deer park into public open space.

Flood risk	Further investigation required in order to identify suitable surface water discharge location. Third party land will need to be crossed to reach either a watercourse or surface water sewer. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	If infiltration proves not to be viable agreements with relevant landowners may need to be made in order to discharge surface water to the nearby ordinary watercourse. Buildings and access roads would need to be located outside of the areas of predicted flood risk.
Amenity, health, education		Provide on-site open space and make off-site contributions towards health and education.
Transport (access and movement)	Located further from Gillingham town centre. Need for suitable vehicular access and pedestrian/cycle connections.	Should be served from the northern SSA site, rather than from the B3081. Needs to provide a connection to the existing active travel network Bus lay-by should be provided on the B3081 Transport Assessment and Travel Plan required.
Other issues	Modern agricultural buildings on site. 180mm PE medium pressure (MP) gas mains border parts of the site.	Remove existing structures if they are redundant. Either provide easement corridor around gas pipes or reroute pipes.

Hazelbury Bryan



Consultation sites

-  Residential option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Residential permission - extant
-  Residential allocation - existing NP

LA/HAZE/003 - Land south of Churchfoot Lane

Site name	Land south of Churchfoot Lane
Site reference	LA/HAZE/003
Site area (ha)	1.52ha
Parish/Settlement	Hazelbury Bryan
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is partly within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for this protected species.
Landscape and visual	One field to the east of the settlement bounded to the west by recent residential development and to the north, east and south by open farmland. Ground levels fall from northeast to southwest (100m to 90m). Southwest corner crossed by public right of way. Views west and south to the boundary of Dorset National Landscape. National Landscape lies 500m to the south and distant views from roads and rights of way on higher ground are likely. Any new development would be in the context of existing development. Within defined gap (Neighbourhood Plan Policy NB13).	Enhance field boundary - vegetation to eastern and southern boundaries. Retain and enhance routes of public rights of way.

Heritage	No specific issues identified.	Pre-determination archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Site specific flood risk assessment required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	No pavements to site. Public footpath crosses southwest corner.	Create a pedestrian link to LA/HAZE/017 to the north.

LA/HAZE/004 - Land east of the Causeway, Pidney

Site name	Land east of the Causeway, Pidney
Site reference	LA/HAZE/004
Site area (ha)	7.11ha
Parish/Settlement	Hazelbury Bryan
Proposed uses (estimated number of homes/capacity)	100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes.	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows/treelines and woodland on boundaries and on-site. Existing ecological network on-site. Site is within amber risk zone for Great Crested Newt. Records of priority species on site.	Retain suitable habitats and buffer boundaries. Lighting strategy. Mitigation strategy needed for protected species.
Landscape and visual	South field subject to an area Tree Preservation Order. Some boundary trees subject to Tree Preservation Order. Views may be possible from public rights of way on higher ground within 1km to north and south. Dorset National Landscape Boundary approximately 2km to the south. Distant views may be possible from Bulbarrow Hill but development at this scale unlikely to have significant impact at this distance. Parts of the site are located within Defined Gaps	Retain and protect protected trees. Avoid development in Defined Gaps. Provide new footpath link along western boundary of southern field. Restrict to linear development along The Causeway.

	neighbourhood plan Policy HB13.	
Heritage	Site extent within proximity of Grade II The Antelope to the south and Grade II Cross Roads Farmhouse to the north. Size of site suggests potential for archaeological remains.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There are no mapped flood risks affecting the site. However, surface water and fluvial flood risk is modelled to run along the north-east boundary where a watercourse flows. It is likely that surface water runoff from the site could discharge to the watercourse on the north-east edge of the site.	Overall there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	Need to ensure walking routes to the primary school.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	No footway facilities available on The Causeway. Variable carriageway width as the road enters the settlement to the south. No bus service. Limited access to local services, lack of provision for pedestrian and cyclist access and lack of transport choice for potential occupiers.	Provide pedestrian/cycle facilities within the development linking to the settlement. Provide access points at the north and south of the development allocation. Seek improvements to public transport in the area, alongside development.

LA/HAZE/008 - The Ferns, Kingston

Site name	The Ferns, Kingston
Site reference	LA/HAZE/008
Site area (ha)	7.74ha
Parish/Settlement	Hazelbury Bryan
Proposed uses (estimated number of homes/capacity)	Around 116 homes
Greenfield/Brownfield	Greenfield / brownfield

Considerations	Summary	Proposed approach
Proposal	Around 116 homes.	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Multiple hedgerows/treelines on site boundaries and traversing the site. Records of priority species on-site. Protected species mitigation may impact biodiversity net gain delivery.	Retain hedgerows and buffer boundaries. Further ecological surveys required. Lighting strategy. Mitigation strategy likely required for protected species.
Landscape and visual	North field contains workshops so is brownfield. Identified as Employment Site in Hazelbury Bryan Neighbourhood Plan Policy HB20. Middle field contains solar panel array. Mature trees on the site. Elsewhere boundaries hedged. Dorset National Landscape Boundary approximately 2km to the south. Distant views may be possible from Bulbarrow Hill but development at this scale unlikely to have significant impact at this distance. Parts of the site identified as Key Rural View in Hazelbury Bryan Neighbourhood Plan Policy HB4.	Retain and protect existing trees and hedgerows. Avoid impact on Key Rural View. Retain Employment use and Solar array and restrict development to southern field and area to west of employment site.

Heritage	Site is in proximity of Grade II Cypress Cottage to the east and Grade II Back Lane Farm Farmhouse to the south. Size of site suggests potential for archaeological remains, although part of the area will have been disturbed heavily by development of the existing buildings.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There are no significant flood risks to this site. There is a small existing pond which may require further investigation. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided then there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	No access can be taken from Military Lane due to its width. No pedestrian facilities available on any of the approach roads. Separate from Hazelbury Bryan village. Country lane connecting the two settlements, no facilities in Kingston and no bus service so likely to be car dependent Limited access to local services, lack of provision for pedestrian and cyclist access and lack of transport choice for potential occupiers.	All access from Back Lane. Seek improvements to public transport in the area, alongside development.
Other issues	Site currently used for employment and solar farm array.	If the employment and solar farm uses are not redundant then they will require relocating, or

		alternatively the site size can be reduced accordingly.
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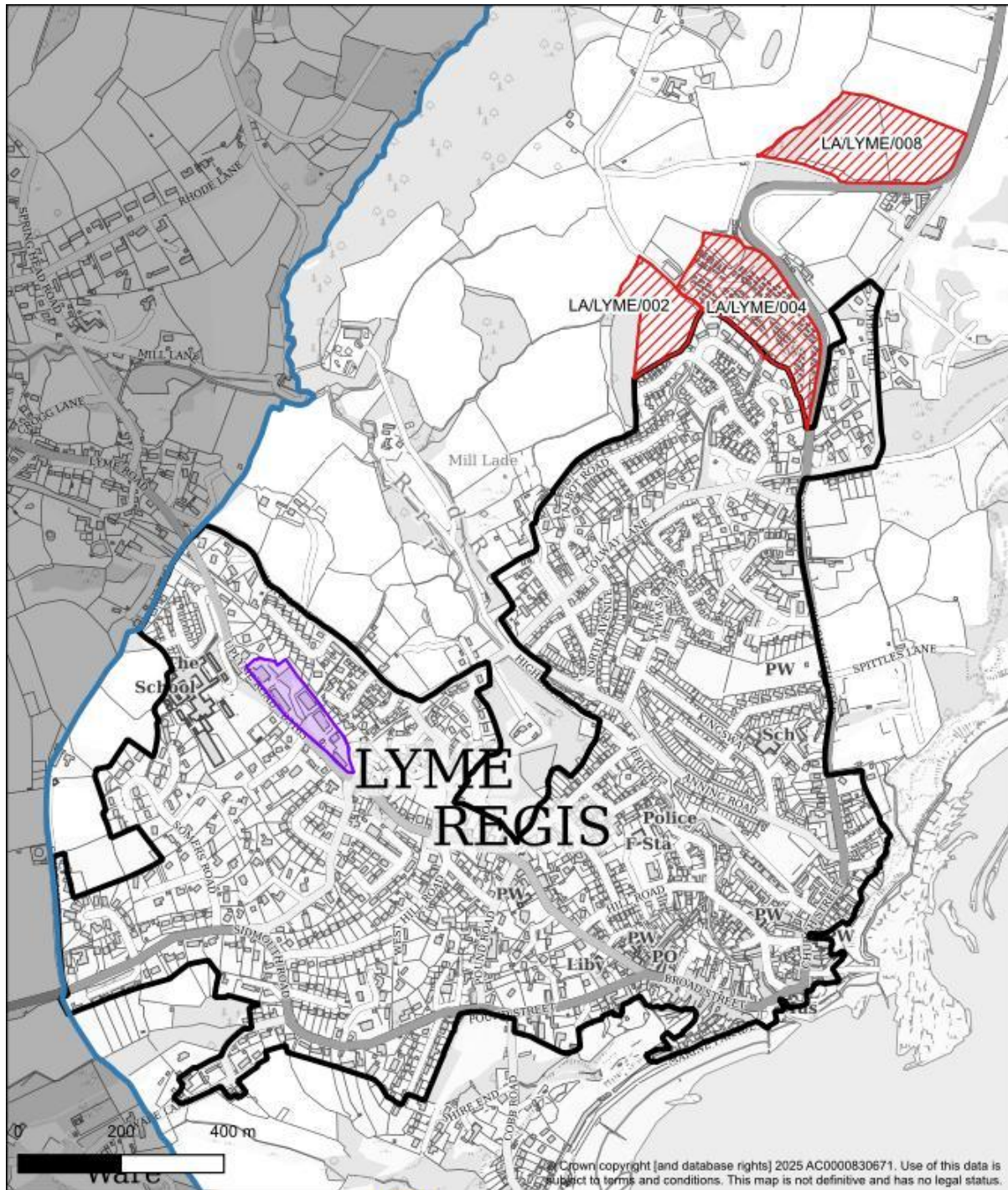
LA/HAZE/017 - Land north of Churchfoot Lane

Site name	Land north of Churchfoot Lane
Site reference	LA/HAZE/017
Site area (ha)	3.56ha
Parish/Settlement	Hazelbury Bryan
Proposed uses (estimated number of homes/capacity)	Around 53 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 53 homes.	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Potential priority habitat hedgerows. Site is within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for this protected species.
Landscape and visual	Two fields bounded to the north and east by open farmland and south and west by residential development. Relatively flat. Field crossed by two public rights of way. Public right of way in north fields identified as key footpath (Hazelbury Bryan Neighbourhood Plan Policy HB14). Dorset National Landscape lies 500m to south and distant views from roads and rights of ways on higher ground likely, but any new development would be in the context of existing development. Part of the site is within defined gap (Hazelbury Bryan Neighbourhood Plan Policy HB14).	Enhance field boundary - vegetation to north and west boundaries. Retain and enhance routes of public rights of way.

Heritage	Adjacent to Conservation Area.	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Site specific flood risk assessment required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Two public footpaths cross site.	Retain rights of way.

Lyme Regis



Consultation sites



Residential option - proposed



Employment allocation - existing



County boundary / outside plan area

Existing allocations & consents



Settlement boundary - existing

LA/LYME/002 - West of Woodberry Down

Site name	West of Woodberry Down
Site reference	LA/LYME/002
Site area (ha)	1.98
Parish/Settlement	Lyme Regis
Proposed uses (estimated number of homes/capacity)	Around 48 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 48 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town location.
Natural environment and ecology	Potential priority habitats and species.	Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Significant buffer required on western boundary. Retention of suitable habitat. Retention of boundary habitats and hedgerows. Provide mitigation strategy for protected species.
Landscape and visual	Within the Dorset National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain significant boundary trees/hedges.
Heritage	Limited heritage concern. No identified archaeological issues.	
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to. Infiltration into soil may need to be investigated (including winter groundwater monitoring)	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to

		flooding & surface water drainage.
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access required.

LA/LYME/004 - Timber Vale Caravan Park

Site name	Timber Vale Caravan Park
Site reference	LA/LYME/004
Site area (ha)	4.24
Parish/Settlement	Lyme Regis
Proposed uses (estimated number of homes/capacity)	Around 72 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 72 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town location.
Natural environment and ecology	The site contains records of several different protected species. The site contains areas of potentially priority habitat.	Retain boundary hedgerows and important habitats, further ecological survey to identify priority habitats. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats.
Landscape and visual	Within the Dorset National Landscape. Steeply sloping & visually prominent within local views.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Contain development to lower slopes. Retain important and protected trees within and bordering Site.
Heritage	Limited heritage concern. No clear archaeological issues.	Retain and improve trees and landscape screening along the boundaries.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.

Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Good connectivity and entrance to B-road. Pedestrian access to town and bus stops close by.	Level bus access Hill location means level bus access needed.
Other issues	Site is affected by land Instability Zone 2/Potential Cliff Top Recession 100yr Zone.	Complete necessary assessments to determine impacts, mitigation and consider whether development would be deliverable.

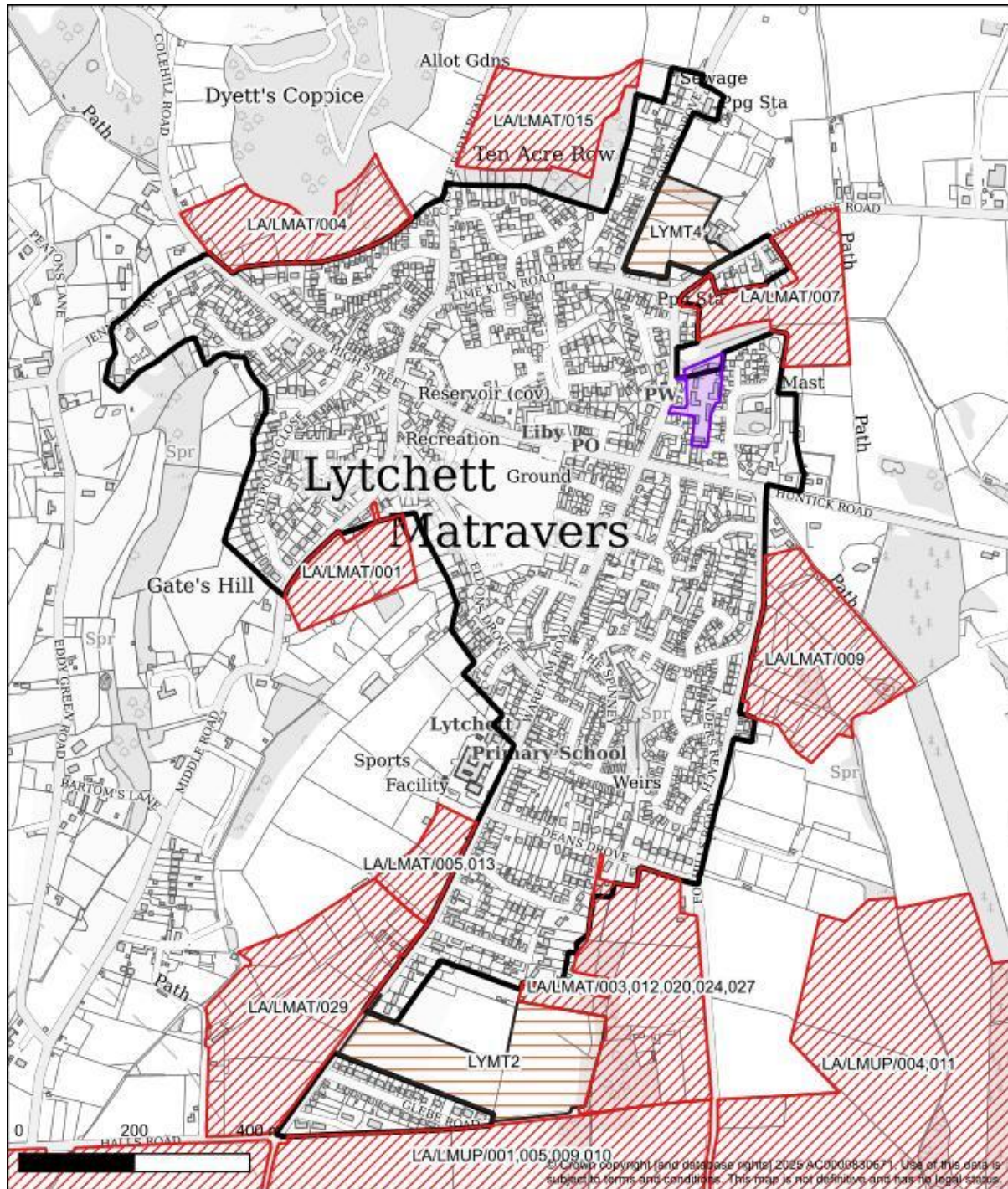
LA/LYME/008 - Strawberry Fields, Charmouth Road, Lyme Regis

Site name	Strawberry Fields, Charmouth Road, Lyme Regis
Site reference	LA/LYME/008
Site area (ha)	4.42
Parish/Settlement	Lyme Regis
Proposed uses (estimated number of homes/capacity)	Around 108 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 108 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town location.
Natural environment and ecology	Potential priority habitat and hedgerows. Site is within amber risk zone for Great Crested Newt.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species.
Landscape and visual	Within Dorset National Landscape. Site contributes to the rural character and provides the setting to the Town.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain landscape screening along the boundaries. Sensitive design to respect the landscape character.
Heritage	Limited heritage concern. Records a possible prehistoric barrow. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation. Sensitive design to preserve or enhance the setting of any heritage assets.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to. Infiltration into soil may need to be investigated	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided, then there are

	(including winter groundwater monitoring).	no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	An access already onto A3052. Pedestrian access too plus bus stops. Top of hill so bus access needed for older or disabled. Bridleway runs along Southwest boundary. South West Coast Path runs to the East.	Level bus access. Retain existing right of way.

Lytchett Matravers



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential allocation - existing LP

Existing allocations & consents

Settlement boundary - existing

LA/LMAT/001 - Land south of Middle Road

Site name	Land south of Middle Road
Site reference	LA/LMAT/001
Site area (ha)	2.61Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 41 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 41 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Majority of site within Great Crested Newt amber risk zone. Mosaic habitats beyond southern boundary. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Steeply sloping down to the south-east. The site extends to sensitive higher slopes.	Sensitive design to respect the landscape character.
Heritage	Likely limited heritage concern. No obvious archaeological issues.	
Flood risk	Narrow surface water flow path that flows along the eastern edge of the site and west of the site. Wessex Water foul sewer that runs near to the north boundary of the site.	Development will need to allow for green / blue corridors and leave an easement for Wessex Water sewer. Also a surface water discharge location will need to be identified and substantiated.

	Infiltration into soil will need to be investigated (including winter groundwater monitoring).	
Amenity, health, education	Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	A new access could be formed off Middle Road. Potential impact on the strategic road network.	
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/003,012,020,024,027 – South of Deans Drove

Site name	South of Deans Drove
Site reference	LA/LMAT/003,012,020,024,027
Site area (ha)	7.81Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 69 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 69 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development. Access. Proximity to local facilities.	Appropriate density of development for the edge of settlement location. 0.75 to 1km walking to facilities along public footpath.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Records of priority species. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Rural character and sense of tranquillity. Sloping landform. Deciduous priority habitat. Undeveloped skylines. Woodland backdrop.	Sensitive design to respect the landscape character. Significant Green Infrastructure Southern and eastern boundaries consisting of post and mesh fencing and native field hedge planting.

Heritage	Likely limited heritage concern.	
Flood risk	A watercourse flows from north to south with some associated overbank flooding predicted to affect either side of the watercourse. Surface water runoff from the proposed development area could discharge to this watercourse.	Development will need to be located outside of the predicted areas of flood risk. Considered as a whole there are no major constraints to development across the majority of the site with regards to flooding and surface water drainage.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Foxhills Road is narrow rural road with some informal passing places. Derestricted. No pedestrian connectivity to village. Vehicle reliant which would then increase conflict for existing users.	This site has significant issues which are difficult to feasibly mitigate. Potential access off Foxhills Road.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/004 - Dyetts Field

Site name	Dyetts Field
Site reference	LA/LMAT/004
Site area (ha)	3.84Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 36 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 36 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Priority habitat woodland to North. The site is within 5km of Dorset Heathland. Mature trees and hedgerows to boundaries. Potential acid grassland. Site is within amber risk zone for Great Crested Newt Pond nearby.	Provide mitigation for recreational impacts on heathlands & air pollution. Retain and buffer boundary hedgerows, including dark corridor, to the woodland to the north. Further ecological survey to identify priority habitats. Lighting strategy to ensure no light spill onto the woodland. Provide mitigation strategy for protected species.
Landscape and visual	Potential landscape character impacts.	Sensitive design to respect the landscape character.
Heritage	Site is in proximity of Grade II Rat's Castle to south and Grade II Lytchett Saint Mary to the west. No obvious archaeological issues.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation, including its setting.
Flood risk	The majority of the site is modelled to be at very low flood risk however there is a narrow surface water flow	Development will need to allow for a green / blue corridor.

	path that crosses the site from south to north. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto the High Street, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/005,013 - West of Wareham Road

Site name	West of Wareham Road
Site reference	LA/LMAT/005,013
Site area (ha)	1.6Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 39 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 39 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Mature hedgerows/treelines form boundaries. Potential for acid grassland. Entire site covered by Great Crested Newt amber risk zone. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain and buffer all hedgerows and potentially a need more a more significant buffer, including dark corridor, to the northwestern boundary. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Long views to South over Purbeck Hills. Mature trees on border of site along Wareham Road Power line crosses the site. Undulating topography. Natural character with mature deciduous trees and rough grassland. Scenic backdrop and undeveloped skylines with long views to south.	Sensitive design to respect the landscape character. Improve and strengthen woodland and trees/eco corridors with native species. Do not detract from rural landscape as a backdrop and protect long views to Purbecks.

	Tranquillity from seclusion.	
Heritage	Likely limited heritage or archaeological concern.	
Flood risk	A narrow surface water flow path crosses the southwest part of the site in a south westerly direction along the western edge. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	Development will need to allow for green blue corridors. Considered as a whole there are no major constraints to development across the majority of the site with regards to flooding. However, a surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Lack of pedestrian connectivity. Need for suitable vehicular access and pedestrian/cycle connections.	Provide footway link along eastern boundary a short distance to tie in with existing footway north.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/007 - Land at Blaneys Corner

Site name	Land at Blaneys Corner
Site reference	LA/LMAT/007
Site area (ha)	3.85Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 35 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 35 homes.	The western half of the mapped site is allocated for around 30 homes in the Purbeck Local Plan. Proposal represents capacity on the eastern part of the site.
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Semi-improved grassland. Hedgerows and trees. Areas of marshy grassland/rush pasture in southern field and north of northeast field. Site is within amber risk zone for Great Crested Newt. Records of priority species nearby. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	No development in southern field in order to buffer from priority habitats. In northern two fields retain and buffer hedgerows, with significant buffers to areas of woodland. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Sloping land which is visually prominent and provides rural backdrop. Deciduous woodland, hedgerow, mature trees.	Sensitive design to respect the landscape character. Maintain undeveloped skylines and views to Elder Moor to the east.

	Undeveloped nature of area which encloses village. Short views and undeveloped skylines – distinct landform of Elder Moor to east.	Connected green infrastructure and sustainable links to the wider area. Avoid development on prominent slopes – utilise folds in landform to help screen development.
Heritage	Likely limited heritage or archaeological concern.	
Flood risk	A watercourse flows from west to east through the southern part of the site with some associated overbank flooding predicted. Surface water runoff from the site could discharge to this watercourse.	Development will need to be located outside of the predicted areas of flood risk.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Lack of pedestrian connectivity. Need for suitable vehicular access and pedestrian/cycle connections.	Provide an uncontrolled crossing area junction Wareham Road with Wimborne Road to tie in with existing footway heading south to village. Maybe narrow radii to make more ped safe.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/009 - Land east of Foxhills Road

Site name	Land east of Foxhills Road
Site reference	LA/LMAT/009
Site area (ha)	6.09Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 48 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 48 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Woodland to southeast is priority habitat, and band of other woodland/trees northwest to southeast towards north. Hedgerows present. Mapped ecological network covers woodland and southern fields. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain and significant buffer to woodland. Advise no development in southern fields and retain for purposes of buffering woodland and delivering on-site biodiversity net gain. Further ecological survey necessary to determine habitat baseline. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour. Heathland infrastructure project is likely to be required.
Landscape and visual	Steeply sloping into the centre of the site in a southern direction. There is a copse in the centre of the site and southeastern corner. There are several mature hedgerows.	Sensitive design to respect the landscape character. Retain hedgerows.
Heritage	Likely limited heritage or archaeological concern.	

Flood risk	A narrow surface water flowpath is modelled to cross the site from north to south. The source of a watercourse is located in the middle of the site. This watercourse flows in a southerly direction. Surface water runoff from the site could discharge to this watercourse.	Development will need to make space for water and allow for green / blue corridors. Overall there are no major constraints to development across the majority of the site with regards to flooding and surface water drainage.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Lack of pedestrian connectivity. Need for suitable vehicular access and pedestrian/cycle connections.	Provide a footway link a short distance on western boundary. A new access could be formed off Foxhills Road. Potential highways capacity issue on the wider road network.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMAT/015 - Castle Farm Road

Site name	Castle Farm Road
Site reference	LA/LMAT/015
Site area (ha)	3.98Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 54 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 54 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Woodland to east and south is priority habitat and covered by mapped ecological network. Hedgerow forms northern boundary. Record of priority species. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'	Retain and buffer hedgerow. Retain and significant buffer to woodland. Provide mitigation for lighting assessment and dark corridors against woodland. Provide landscape connectivity priority species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Gently sloping. Dense trees surrounding site to south and east. Adjacent to residential and the site is well related to the settlement boundary. Site is relatively exposed to the wider landscape with potential for visual impacts. Trees and hedgerows surrounding site on all elevations.	Retain and improve trees and landscape screening. Sensitive design to respect the landscape character.

Heritage	No heritage assets in site but some Grade II listed buildings in proximity to site. Likely limited heritage or archaeological concern.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	A narrow surface water flow path crosses the site from west to east along the bottom of the site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	Provide for green / blue corridors. A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Cumulative impact - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Derestricted narrow rural road, lack of passing places and pedestrian connectivity. Increased vehicular movements could create conflict with existing users.	Acquire road widths. Provide a footway link and formal passing places
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Tree Preservation Orders on site.	Avoid development encroachment onto root protection areas of protected trees.

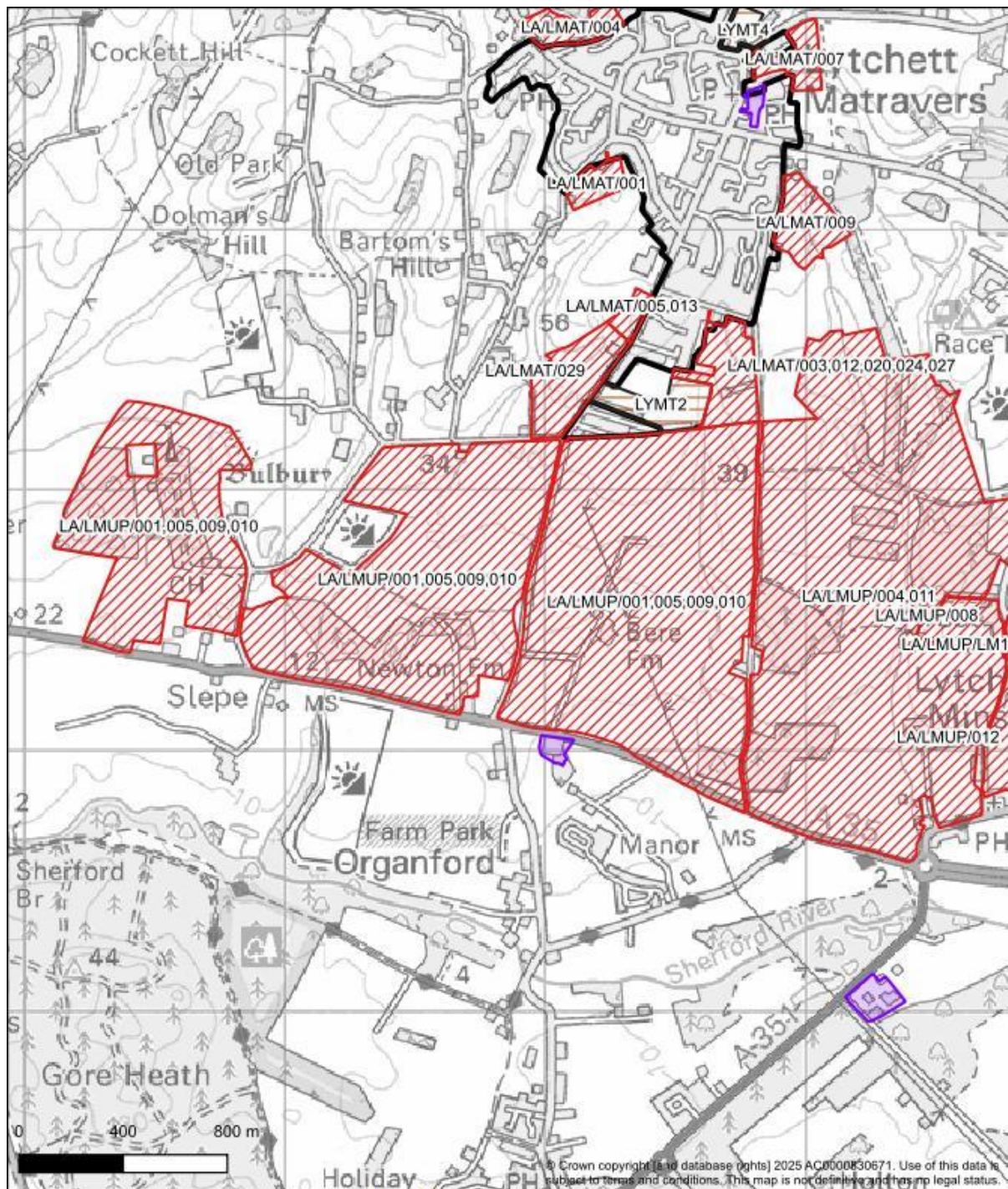
LA/LMAT/029 - North of Halls Road and Land south of LMAT 13 (inc lmat/026)

Site name	North of Halls Road. Land south of LMAT 13 (inc lmat/026)
Site reference	LA/LMAT/029
Site area (ha)	8.89Ha
Parish/Settlement	Lytchett Matravers
Proposed uses (estimated number of homes/capacity)	Around 150 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 150 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development. Few constraints to development.	Appropriate density of development for the edge of settlement location. Provision of pedestrian and cycle routes to key facilities. Appropriate edge to Wareham Road.
Natural environment and ecology	Hedgerows to boundaries and band of woodland or treeline northeast to southwest across site. Watercourse on northwest section. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain and buffer hedgerows and treeline. Significant buffer to watercourse. Development should not isolate habitat in northeast and reduce connectivity. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Potential landscape character impacts.	Sensitive design to respect the landscape character.

Heritage	Likely limited heritage or archaeological concern.	
Flood risk	Surface water flow path that crosses the site from the northeast to the western edge. Watercourse on part of the western edge of the site with some overbank flooding impacting the site.	Locate development outside of areas affected by flood risk. Development will need to allow for green / blue corridors. A surface water discharge location will need to be identified and substantiated to manage surface water runoff from all the site.
Amenity, health, education	Cumulative impact of increased population - Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Lack of pedestrian connectivity. Need for suitable vehicular access and pedestrian/cycle connections.	Provide footway link along eastern boundary a short distance to tie in with existing footway north.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

Lytchett Minster & Upton



Consultation sites

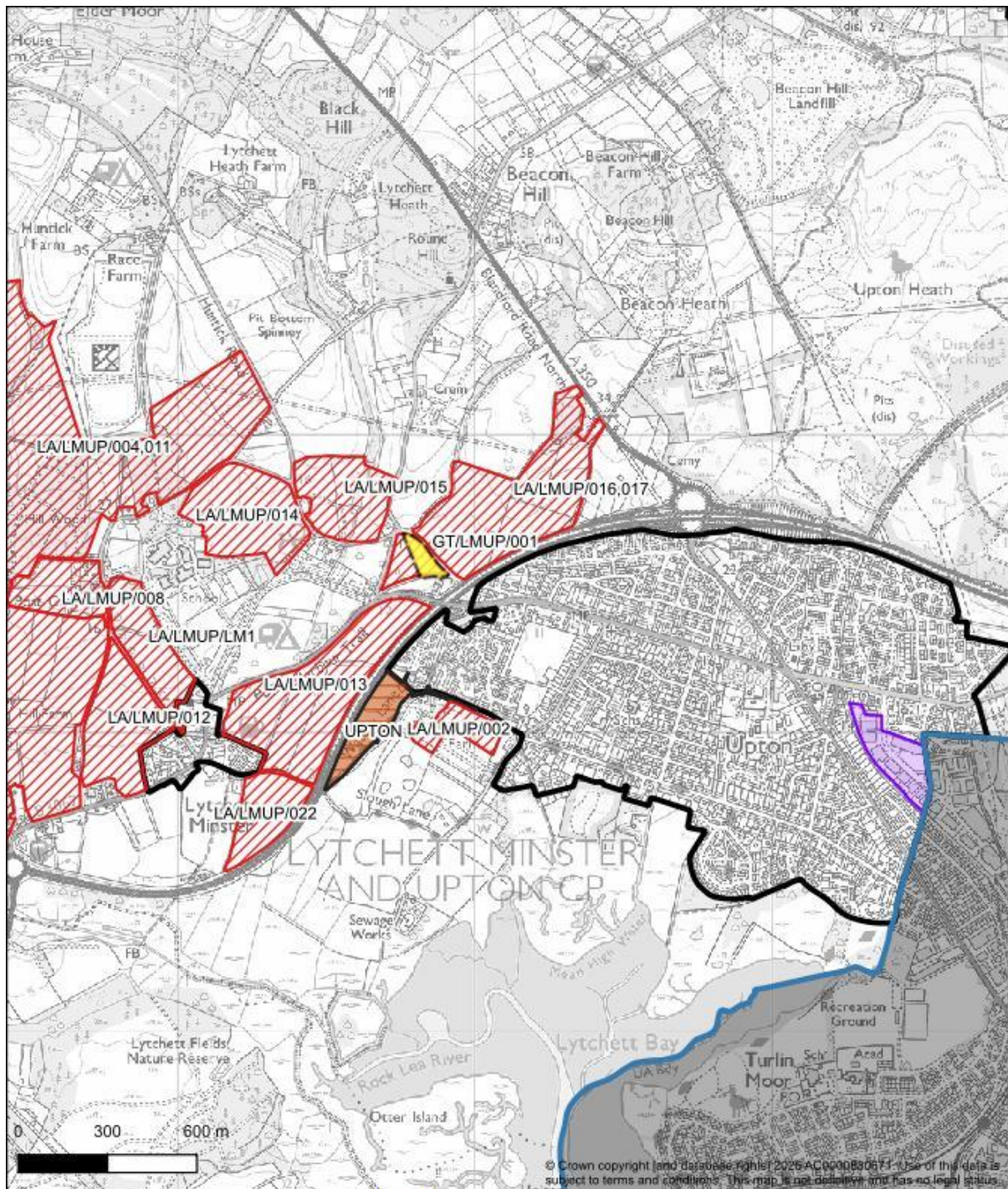
Residential option - proposed

Employment allocation - existing

Existing allocations & consents

Settlement boundary - existing

Residential allocation - existing LP



Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing LP
- County boundary / outside plan area

LA/LMUP/001,005,009,010 - Bere Farm, Bulbury Woods Golf Club, Land at Lytchett Minster & Bere Farm (Parcel 1 and 2)

Site name	Bere Farm, Bulbury Woods Golf Club, Land at Lytchett Minster & Bere Farm (Parcel 1 and 2)
Site reference	LA/LMUP/001, LA/LMUP/005, LA/LMUP/009, and LA/LMUP/010
Site area (ha)	231.44Ha
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 2718 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 2718 homes and employment	
Specific design requirements	Power lines will need addressing. Opportunity to provide improved facilities for Lytchett Matravers. Consider boundary with A35.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Partially in the ecological network; mostly in the west. Much of the golf course is covered in priority habitat woodland and ponds. Blocks of woodland. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment and recreation zone.	Enhance coherency of ecological network; provision of connected green corridors. Provide mitigation and enhancement for all ecological receptors identified through Ecological Impact Assessment. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Gently sloping site to the north. Power lines cross the site. The site is relatively well hidden	Provide a well-considered landscape-led brief/ masterplan/

	from wider views by the surrounding existing buildings and vegetation.	design code which includes strategic mitigation proposals. A detailed evidence base is required including a comprehensive landscape study. Sensitive design to respect the landscape character.
Heritage	Potential impacts on designated assets. Note the site extent breaches Scheduled Monument Hillfort at Bulbury Camp to the east/northeast and is within proximity of Morden Conservation Area to the west. Potential for impact on crop circles, archaeological remains associated with the hillfort and on the setting of the Monument itself.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation. Suitable development exclusion buffer required with regard Scheduled Monument hillfort. Pre-determination archaeological assessment and evaluation. Assessment to include impact on setting of Scheduled Monument
Flood risk	A series of watercourses cross the site in a general north to south direction with associated overbank flood risk. Surface water runoff from the site could potentially discharge to these watercourses.	Locate development outside of predicted areas of flood risk. Allow for blue/green corridors.
Amenity, health, education	Development at this scale would need to be health promoting and meet the needs of future residents within the site as far as possible without requiring travel by car. This type of development may likely need its own primary school site and would certainly require extension of Lytchett Minster School.	Should be designed to meet the daily needs of residents without requiring travel by car. Masterplan should demonstrate that development will enable physical activity/movement (active travel, public and private greenspace), social interaction, access to healthy food (buying and growing) and provision of high-quality homes (adequate space, adaptable, ventilation/protection from air pollution).

		A requirement to carry out an Health Impact Assessment at an appropriate stage.
Transport (access and movement)	Lack of pedestrian connectivity. Southern boundary abuts A35. The western part of the site could be a barrier for active travel Potential impact on the strategic road network.	Provision for sustainable travel to Poole is needed via public transport and safe cycling links. Internal layout should be designed to facilitate a bus route. Development of a local centre should be placed to enable active travel journeys. For eastern parcel provide a dedicated footpath or shared footpath cycleway Wareham Road northeast. The western parcel would be vehicle reliant due to distance.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/002 - Frenches Farm

Site name	Frenches Farm
Site reference	LA/LMUP/002
Site area (ha)	
Parish/Settlement	Upton
Proposed uses (estimated number of homes/capacity)	Care home
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Care Home	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Copse in south west corner, part of higher potential ecological network. Record of priority species nearby. The site is within 400m of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Provide mitigation strategy for protected species. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	A level site with mature hedgerows, well related to the settlement boundary. Visually contained by the topography and existing residential development.	Sensitive design to preserve the landscape character.
Heritage	Likely limited heritage concern. Note Grade II Old Quoins Cottage to the south. No obvious archaeological issues	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation, including its setting.
Flood risk	There is no significant modelled flood risk to this site. A connection to a watercourse or surface water sewer may require permission from a third party. Infiltration into soil will	Overall there are no major constraints to development across the majority of the site with regards to flooding.

	need to be investigated (including winter groundwater monitoring).	Surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Lack of pedestrian connectivity	Footway could be provided short section along northern boundary on Watery Lane, provide an uncontrolled crossing to tie in with existing footway opposite to head northeast.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/004,011 - Hill Farm and Land at Lytchett Minster & Bere Farm (Parcel 3)

Site name	Hill Farm and Land at Lytchett Minster & Bere Farm (Parcel 3)
Site reference	LA/LMUP/004,011
Site area (ha)	169.36
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 1720 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 1720 homes and employment	
Specific design requirements	Consider boundary with A35. Amalgamation of settlements.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Partially in mapped ecological network. Incorporates blocks of woodland including three local wildlife sites. Network of connected hedgerows, linking to blocks of woodland. Ditches are a north-south feature. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment and recreation zone.	Provision of significant buffering of local wildlife sites and woodland, individual trees, hedgerows and ditches. Provide lighting and protected species mitigation. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality and provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Central farm complex is relatively well hidden from wider views by the surrounding existing buildings and vegetation.	Sensitive design to respect the landscape character.

	The remainder of the site undulates throughout. This site is largely made up of agricultural fields and woodland. The site extends to sensitive higher slopes. Potential for landscape character impacts. Cuzenage Coppice and Hill Wood are ancient semi-natural woodland / ancient, replanted woodland.	
Heritage	Eastern parts of the site are within proximity of the Lytchett Minster Conservation Area to the east and thus a low quantum of designated and likely non-des assets. Note isolated designations to the south. southeast. Central farm complex is probably disturbed by previous development, wider site covers a very large area and may have archaeological potential.	Sensitively design development so as not to challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	Watercourses cross the site in a general north to south direction with associated fluvial / surface water flood risk. Significant surface water flood risk is modelled along the southern boundary of the site. Access to the A35 could be restricted. Surface water runoff from the site could potentially discharge to these watercourses.	Locate development and access outside of the predicted areas of flood risk.
Amenity, health, education	Development at this scale would need to be health promoting and meet the needs of future residents within the site as far as possible without requiring travel by car	Should be designed to meet the daily needs of residents without requiring travel by car. Masterplan should demonstrate that development will enable physical activity/movement (active travel, public and private greenspace), social interaction,

	This type of development may likely need its own primary school site and would certainly require extension of Lytchett Minster School	access to healthy food (buying and growing) and provision of high-quality homes (adequate space, adaptable, ventilation/protection from air pollution). A requirement to carry out an Health Impact Assessment at an appropriate stage.
Transport (access and movement)	Potential impact on the strategic road network. Flanked by unsuitable access roads west and east	Provision for sustainable travel to Poole is needed via public transport and safe cycling links. Internal layout should be designed to facilitate a bus route and provide a safe walking and cycling connection to Lytchett Minster School. Development of a local centre should be placed to enable active travel journeys. Any new access may need to be provided along the south onto Dorchester Road. This would link with the existing footway, cycleway infrastructure towards Upton to the east.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/008 - Post Green Farm

Site name	Post Green Farm
Site reference	LA/LMUP/008
Site area (ha)	5.3
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 96 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 96 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Within the ecological network. The site borders a local wildlife site. Hedgerows and woodland. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment and recreation zone.	Provision of significant buffering of local wildlife site. Lighting strategy. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour. Heathland infrastructure project is likely to be required.
Landscape and visual	A level site. The site is relatively well hidden from wider views by the surrounding existing buildings and vegetation.	Sensitive design to respect the landscape character and conservation area.
Heritage	The site is partially within the Lytchett Minster Conservation Area to the east. No obvious archaeological issues.	Sensitive design to preserve or enhance the conservation area's character or appearance.
Flood risk	There is no surface water sewer to discharge surface water to in proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be confirmed and substantiated.
Amenity, health, education	No specific issues identified	

Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Shared surface, rurally remote, no pedestrian connectivity for 650metres, so vehicle reliant. Some cycling opportunities.	Provision of cycle and pedestrian access to facilities.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/012 - Land at Lytchett Minster & Bere Farm (Parcel 4)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 4)
Site reference	LA/LMUP/012
Site area (ha)	8.9
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 144 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 144 homes	
Specific design requirements	Extension of existing settlement or part of larger allocation. If maintaining separation between Lytchett Matravers and Lytchett Minster is necessary - this will form an important gap, so development here is dependent on strategic approach to growth in the area.	Mitigation is dependent on strategic approach to growth - site either forms part of wider masterplan and design code or is not allocated/ dedicated open space to maintain gap.
Natural environment and ecology	Boundary hedgerows, and a line of trees forming the north-east boundary. Various species likely to use site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'.	Retain boundary hedgerows and trees. Provide mitigation for protected species including lighting. Provision of green corridors and connectivity. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	A level site. Mature hedgerows. Potential for landscape and visual impacts.	Sensitive design to respect the landscape character.

Heritage	The site is within proximity of the Lytchett Minster Conservation Area to the east. Note isolated designations to south/southwest. Some cropmarks recorded within site.	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological evaluation.
Flood risk	There is no significant modelled flood risk to this site. However, there does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	Surface water discharge location will need to be confirmed and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Unsuitable access roads west and east.	Provision of new access may need to be provided along the south onto Dorchester Road. This would link with the existing footway, cycleway infrastructure towards Upton.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/013 - Land at Lytchett Minster & Bere Farm (Parcel 5)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 5)
Site reference	LA/LMUP/013
Site area (ha)	16.4
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 250 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 250 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Boundary and internal hedgerows currently providing connectivity across the site. Ditch/watercourse appears to run north to south within the site. Various species likely to use site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retain and buffer hedgerows and trees. Mitigation for protected species including lighting. Provision of green corridors and connectivity. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Gently sloping site. Mature hedgerows. A substantial area with potential for landscape and visual impacts. The site is contained between the A35 and B3067.	Sensitive design to respect the landscape character.
Heritage	The site is within proximity of the Lytchett Minster Conservation Area to the east and thus a low quantum of designated and likely non-designated heritage assets. Note isolated designations to west/northwest. Note Grade II Old Quoins Cottage to the southeast. Large site with some recorded cropmarks.	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological evaluation.

Flood risk	A watercourse crosses the site from north to south with significant overbank flooding predicted. There is also a significant surface water flow path flowing north to south along the western edge of the site. Potential development area is likely to be significantly reduced as a result. Access to/from the west section of the site may also be constrained. Surface water runoff from the site could potentially discharge to the watercourse described above.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. A flood risk assessment including flood. Some parts of the site could potentially be developed if the flood risk assessment did not support development over the majority of the site.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Lack of pedestrian connectivity. Potential impact on the strategic road network.	Provision of substantial footway along site frontage or a crossing area to link with existing highway footway that leads to schools and town centre.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/014 - Land at Lytchett Minster & Bere Farm (Parcel 6)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 6)
Site reference	LA/LMUP/014
Site area (ha)	10.03
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 140 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 140 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Partially within the ecological network. Woodland adjacent the southern boundary and scattered individual trees. Various species likely to use site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retention of hedgerows and trees with buffering. Species mitigation including lighting. Provision of strong green and blue connected corridors. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Gently sloping to down to the south. Veteran trees and tree groups across the site. A substantial area with potential for landscape and visual impacts. Within the Lytchett Minster Conservation Area. The Three Oaks is a grade II listed building opposite the site.	Retain trees and landscape screening along the boundary. Sensitive design to respect the landscape character.
Heritage	Within the Lytchett Minster Conservation Area and thus a low quantum of designated and likely non-des assets. Some cropmarks recorded within site	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological evaluation

Flood risk	A narrow surface water flowpath that runs from north to south splits the site in two. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be confirmed and substantiated.
Amenity, health, education	If the larger parcels of land come forward - extension of Lytchett Minster School may be required and this site would be a reasonable location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Shared surface, rurally remote, no pedestrian connectivity for some distance. Would be vehicle reliant. Although cycling opportunities. Junction with Randalls Hill is a blind spot. Potential impact on the strategic road network.	Connectivity issues could be overcome if site comes forward alongside LA/LMUP/011
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/015 - Land at Lytchett Minster & Bere Farm (Parcel 7)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 7)
Site reference	LA/LMUP/015
Site area (ha)	7.45
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 79 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 79 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Hedges and individual trees appear to be present. Various species likely to use site. Wooded riparian corridor with record of otter. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain woodland with significant buffering either side of wooded watercourse. Provide mitigation impacts from residential activities on the watercourse. This must be protected and retained as a nature area with no access. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	The land slopes to the centre of the site where there is a water course. Mature hedgerows and copse running along the bank of the stream. A substantial area with potential for landscape and visual impacts. The Three Oaks is a grade II listed building next to the site.	Retain trees and landscape screening along the boundary. Sensitive design to respect the landscape character.
Heritage	Within proximity of the Lytchett Minster Conservation Area to the south/southeast and thus a low quantum of designated and likely non-des assets. Note	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting).

	Grade II Kichermans to the northwest. Some cropmarks recorded within site	Pre-determination archaeological evaluation
Flood risk	No specific issues identified	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Shared surface, rurally remote, no pedestrian connectivity for some distance. Would be vehicle reliant. Although cycling opportunities. Junction with Randalls Hill is a blind spot. Potential impact on the strategic road network.	Connectivity issues could be overcome if site comes forward alongside LA/LMUP/011
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/LMUP/016,017 - Land at Lytchett Minster & Bere Farm (Parcel 8 and 9)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 8 and 9)
Site reference	LA/LMUP/016,017
Site area (ha)	19.22
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 192 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 192 homes (plus potential new Gypsy and Traveller site)	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Both parcels feature watercourse/water bodies. Various species likely to use site. Protected species might be present. Scrub, hedgerows, blocks of woodlands and trees. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment and 'Poole Harbour Recreation Zone'.	Botanical assessment will be required. Provide significant buffer to watercourse, trees, hedges and woodland. Creation and enhancement of habitats, species mitigation including lighting. Provision of ecological connectivity. Species mitigation including lighting. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.

Landscape and visual	Gently sloping site. Mature hedgerows. The very western part of the site is relatively well hidden from wider views by the surrounding vegetation. Potential for landscape character impacts associated with the remainder of the site.	Direct development towards less prominent parts of the site. Sensitive design to respect the landscape character.
Heritage	The site is within proximity of the Lytchett Minster Conservation Area to the west. Note Grade II Kichermans to the Northwest. Some cropmarks recorded.	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological evaluation
Flood risk	There is only minor fluvial / surface water flood risk predicted to affect the site. A watercourse flows along part of the north boundary of the site and then in a southeast direction between the two parcels of land towards and under the A35. Surface water runoff from the site could potentially discharge to the watercourse described above.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Overall, there are no major constraints to development across the majority of the site with regards to flooding and surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Pedestrian connectivity. Potential impact on the strategic road network.	Provide footway along frontage heading north to south to adjoin with the footway and cycleway facilities in Dorchester Road
Green belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site also includes an area proposed as an option site for Traveller uses (GT/LMUP/001).	Consider the integration of Traveller pitches within wider development of housing for the settled community.

LA/LMUP/022 - Land at Lytchett Minster & Bere Farm (Parcel 10)

Site name	Land at Lytchett Minster & Bere Farm (Parcel 10)
Site reference	LA/LMUP/022
Site area (ha)	5.01
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Hedgerows, individual trees within the centre of the site. Scrub at the southern point and a watercourse along the western boundary are all features of note. Records of priority species. Various species may be present. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'.	Retention and buffering of habitats of note. Protected species mitigation and enhancement strategy including lighting. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Potential for landscape character impacts.	Sensitive design to preserve the landscape character.
Heritage	The site is within proximity of the Lytchett Minster Conservation Area to the northwest and thus a low quantum of designated and likely non-designated assets. Cropmarks of field system recorded within site - could be significant	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination assessment of cropmarks and potentially evaluation as a result
Flood risk	Significant fluvial and surface water flooding is predicted for the majority of the site.	A flood risk assessment including flood modelling and liaison with the EA would be required before any development on

	If despite the modelled flood risk development of the site was agreed, then surface water runoff from the site could potentially discharge to the watercourse that flows along the western boundary of the site.	the majority of the site could be considered.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Flood issues. Pedestrians' connectivity. Potential impact on the strategic road network.	Provide a footway crossway point to connect with existing footway opposite.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

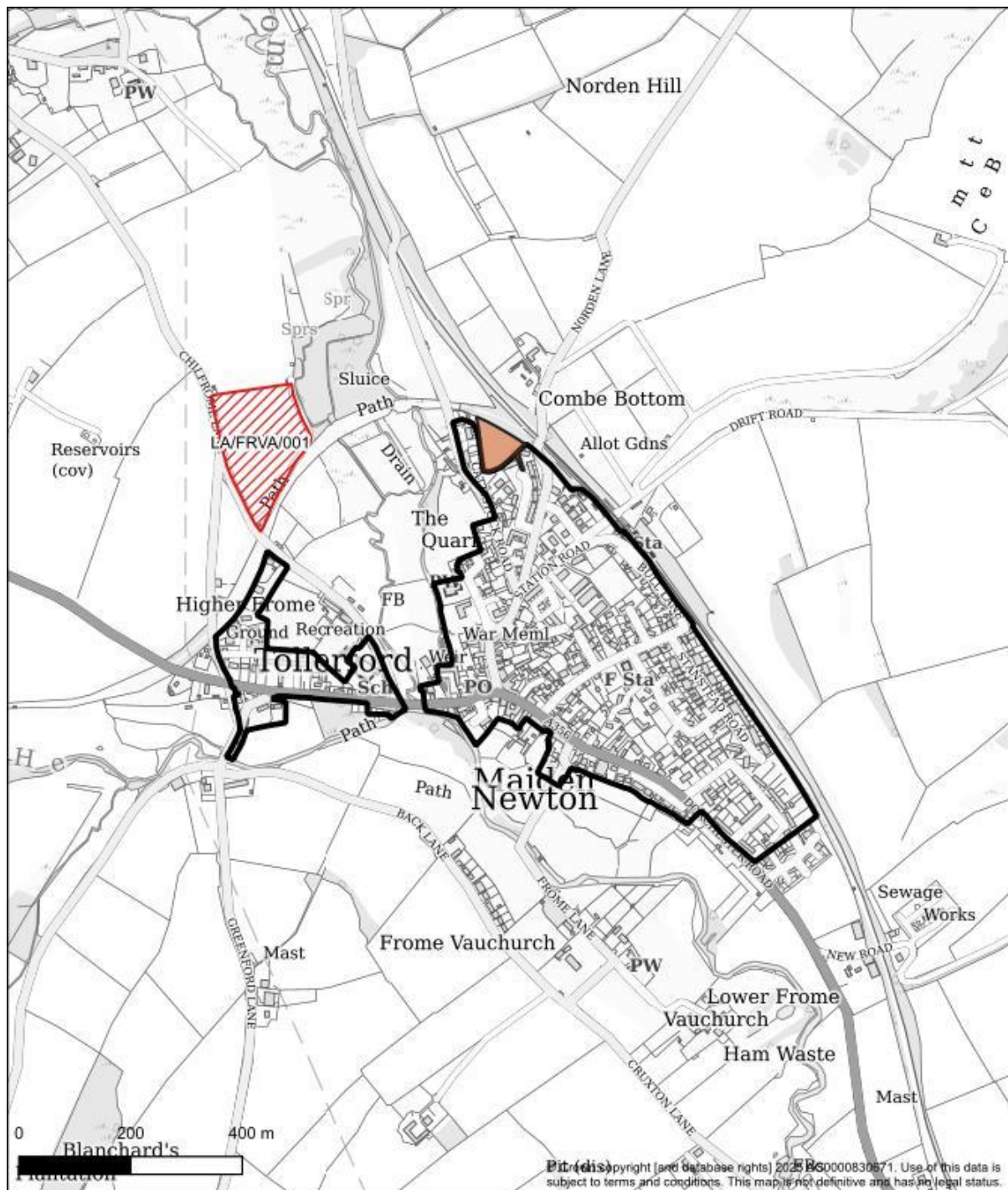
LA/LMUP/LM1 - Land east of New Rd - LM1 greenbelt review

Site name	Land east of New Rd - LM1 greenbelt review
Site reference	LA/LMUP/LM1
Site area (ha)	6.29
Parish/Settlement	Lytchett Minster
Proposed uses (estimated number of homes/capacity)	Around 77 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 77 homes	
Specific design requirements	Forms part of larger allocation otherwise on its own it represents isolated development.	Comprehensive masterplan and design code to secure high quality development.
Natural environment and ecology	Trees, including veteran trees present. Record of priority species. Various species may be present. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the 'Poole Harbour Recreation Zone'	Retention and buffering of trees. Protected species mitigation, including lighting. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour. Heathland infrastructure project is likely to be required.
Landscape and visual	Potential for landscape character impacts.	Sensitive design to preserve the landscape character.
Heritage	The site is within the Lytchett Minster Conservation Area and thus a low quantum of designated and likely non-designated assets. Note Grade II Parish Church to southeast. Contains some Second World War military evidence.	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological assessment of military evidence then perhaps archaeological evaluation

Flood risk	There is no significant modelled flood risk to this site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be confirmed and substantiated.
Amenity, health, education	Could also be considered if school extension is required.	
Transport (access and movement)	Shared surface, rurally remote, no pedestrian connectivity for 100metres, so vehicle reliant. Although cycling opportunities. Potential impact on the strategic road network.	Connectivity issues could be overcome if site comes forward alongside LA/LMUP/011,012,008
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

Maiden Newton



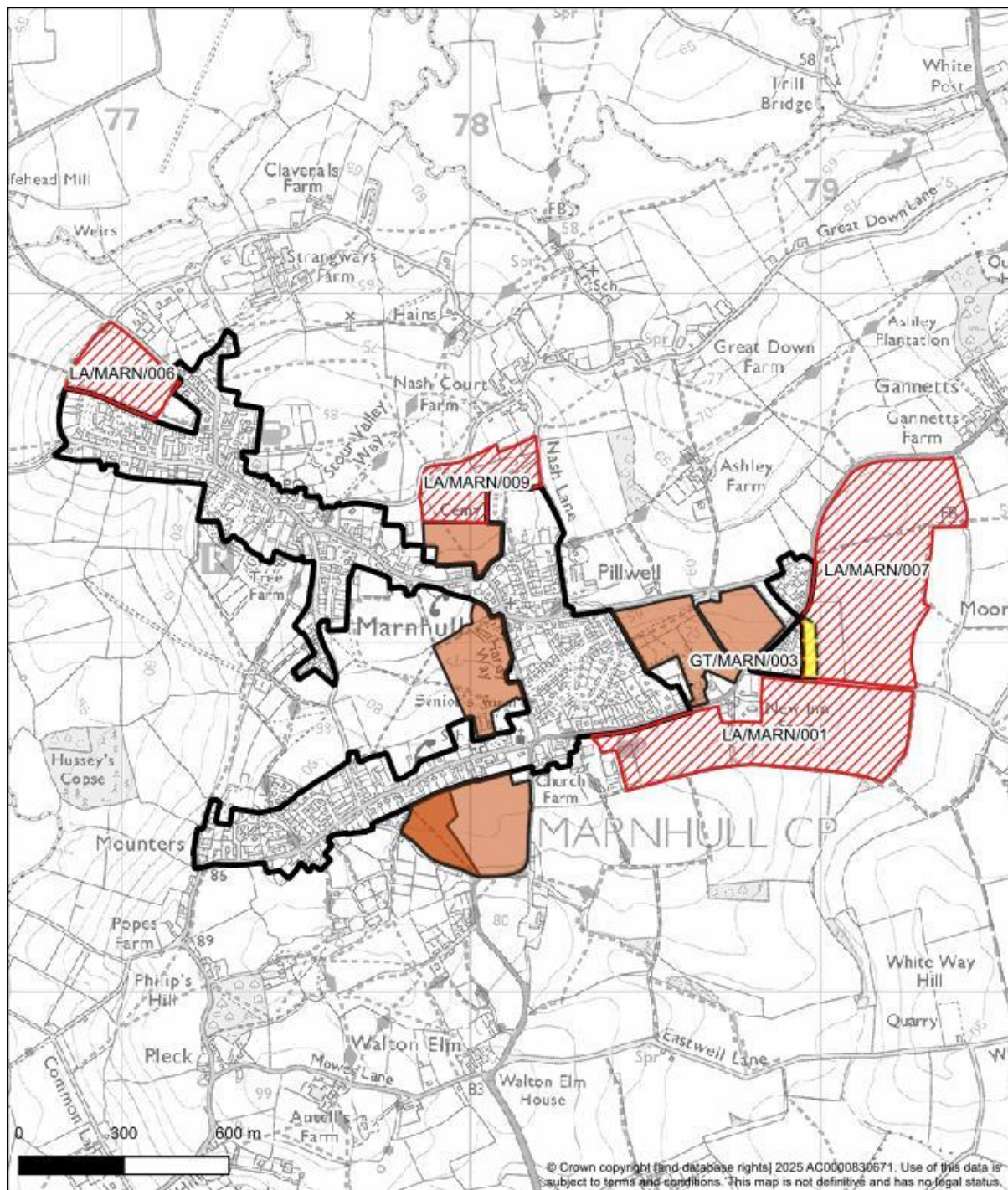
LA/FRVA/001 - Land betwixt former Railway and Chilfrome Lane

Site name	Land betwixt former Railway and Chilfrome Lane
Site reference	LA/FRVA/001
Site area (ha)	2.78
Parish/Settlement	Maiden Newton
Proposed uses (estimated number of homes/capacity)	Around 46 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 46 homes	
Specific design requirements	Edge of village location, to the north and west of existing residential development.	Appropriate density, layout, form, scale and detailed design for the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. The site's southern and western boundaries are defined by hedgerows, and there is a woodland adjacent to its eastern edge.	Development will need to ensure nitrogen neutrality. Retain, and buffer, boundary hedgerows, and form significant buffer to woodland along the site's eastern edge. Explore opportunities to maintain and form links between the site and the wider countryside and enhance the function of a wildlife corridor running along the former railway line.
Landscape and visual	The site is within the Dorset National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	The site's southeastern edge is adjacent to the Maiden Newton Conservation Area. Around 350 metres further southeast from this edge of the site, within the conservation area, there are a cluster of listed buildings centred around Grade I Listed Church of St Mary.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.

	Potential for remains of historic cultivation and Second World War military.	
Flood risk	Part of the eastern edge of the site defined as Flood Risk Zone 2 and 3 (this part of the site is also affected by surface water flood risk).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. (Explore opportunities for extension to primary school in Maiden Newton and expansion of secondary school in Beaminster).
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crossing the site. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access onto Chilfrome Lane and rights of way, and form links between the site and existing cycle routes. Retain existing right of way. Seek improvements to public transport in the area, alongside development.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Marnhull



Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing
- Residential permission - extant

LA/MARN/001 - Land at Church Farm

Site name	Land at Church Farm
Site reference	LA/MARN/001
Site area (ha)	17.06ha
Parish/Settlement	Marnhull
Proposed uses (estimated number of homes/capacity)	Around 250 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 250 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Records of priority species nearby.	Retain suitable habitat and buffer boundaries. Mitigation strategy. Lighting strategy.
Landscape and visual	Site is bounded by well-trimmed hedgerows with few trees. Site bisected by public right of way and others run along or adjacent to its west, south & east boundaries. Some residential and farm properties at the site boundaries. Open relatively flat landscape with distant views to Cranborne Chase National Landscape approximately 8km to east and south. Development of site unlikely to have significant impact on views from the National Landscape at this distance but may have cumulative impact together with other proposed development sites in Marnhull.	Retain and enhance existing field boundary hedgerows especially on south and east boundaries. Retain and enhance route of public rights of way- use small middle field as public open space.
Heritage	Site is within proximity of the Marnhull Conservation Area to the west and thus a moderate quantum of designated and non-designated assets. Note Grade I Church of St Gregory,	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to

	Grade II* Farmhouse and attached Barn. Grade II Rosedale Cottage and Shaston View to the north. Human remains recorded on the site.	positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	There are no significant flood risks to this site. There is a watercourse to discharge surface water to in close proximity however it is approximately 80m across third party land. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	If infiltration proves not to be viable agreements with relevant landowners may need to be made in order to discharge surface water to the nearby watercourse. If a substantiated discharge location can be provided then there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	Consideration towards safeguarding land for St Gregory school extension may be useful. Focus of development in Marnhull welcome from an education point of view.	Secondary contributions towards Gillingham School required.
Transport (access and movement)	Existing access recently formed onto B3092 which would be suitable to serve this development parcel. No other access points should be considered.	Tactile pedestrian crossing point to reach footway on northern side of B3092. Transport Assessment and Travel Plan required Access and internal layout should be designed for a bus route Bus service contribution

LA/MARN/006 - Land south of Mill Lane

Site name	Land south of Mill Lane
Site reference	LA/MARN/006
Site area (ha)	4.87ha
Parish/Settlement	Marnhull
Proposed uses (estimated number of homes/capacity)	Around 72 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 72 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Site is within amber risk zone for Great Crested Newt Grassland likely used by foraging/commuting bats.	Retain suitable habitats and buffer boundaries. Lighting strategy.
Landscape and visual	Site is bounded by farm track lined with mature trees, a small field with a tree lined edge to east, & residential development on Ham Meadow to south. Public right of way runs along southern boundary. Trees on west, north and east boundaries screen/filter views but residential development on southern boundary would be clearly visible from the site and would impact local landscape character. Site on edge of landform and ground levels fall sharply to the west to reveal open and expansive views.	Retain and protect trees & hedgerows especially on western boundary. Retain and enhance public right of way route. Avoid built development on western boundary.
Heritage	Limited heritage concern. Site occupies high ground overlooking a river valley,	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to

	indicating archaeological potential	positively enhance and not challenge the local setting. Pre-determination archaeological evaluation
Flood risk	There are no significant flood risks to this site. However there does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Mill Lane is very narrow with no pedestrian facilities. Forming a suitable vehicular access into the site will be extremely difficult. This site is not suitable for a bus route.	Access from Ham Meadows, to the south. Bus service contribution to improve services in the village A reduction in the cumulative level of development allocated in Marnhull would be more appropriate.

LA/MARN/007 - Land east of Salisbury Street

Site name	Land east of Salisbury Street
Site reference	LA/MARN/007
Site area (ha)	21.17ha
Parish/Settlement	Marnhull
Proposed uses (estimated number of homes/capacity)	Around 300 homes (plus potential new gypsy and traveller site)
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 300 homes (plus potential new Gypsy and Traveller site)	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Priority species records in the area. Grassland likely used by foraging / commuting bats. Good habitat connectivity.	Retain suitable habitats and buffer boundaries. Lighting strategy.
Landscape and visual	Site Bounded to west & north by B3092 Salisbury Street, to east by open farmland and to south by Stoneylawn. Residential development adjacent to southwest boundary. Public right of way crosses northern portion of site. Boundary hedgerows with few trees allow open views across site from B3092. Site on the edge of landform and ground levels fall gently to the east to reveal open and expansive views to distant Cranborne Chase National Landscape approximately 8km away.	Retain and enhance existing field boundary hedgerows. Retain and enhance route of public right of way. Consider limiting extent of development to area south of the public right of way.
Heritage	Limited heritage concern. Size of site suggests potential for archaeological remains	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented

		in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting. Pre-determination archaeological evaluation
Flood risk	There is a watercourse with overbank flooding in the north-east corner of the site. Development must be located outside of the area of flood risk. It is likely that surface water runoff from the site could discharge to the watercourse on the north-east edge of the site.	Development must be located outside of the area of flood risk. Overall, there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Access onto B3092 is possible - suggest as close to the Sodom Lane junction as is possible. Issues with lack of pedestrian connectivity. Located 1.8k-2km from existing local centre in the north of the village, could be a barrier to active travel journeys.	Footway into centre of settlement, along Sodom Lane, required. Transport Assessment and Travel Plan required Access and internal layout should be designed for a bus route. Development to provide additional services in the village to encourage active travel journeys Bus service contribution required.
Other issues	The site also includes an area proposed as an option site for Traveller uses. (GT/MARN/003). Southwest corner of the site is Dorset Council owned.	Consider the integration of Traveller pitches within wider development of housing for the settled community. Use mechanisms to support comprehensive development of the site, such as master planning.

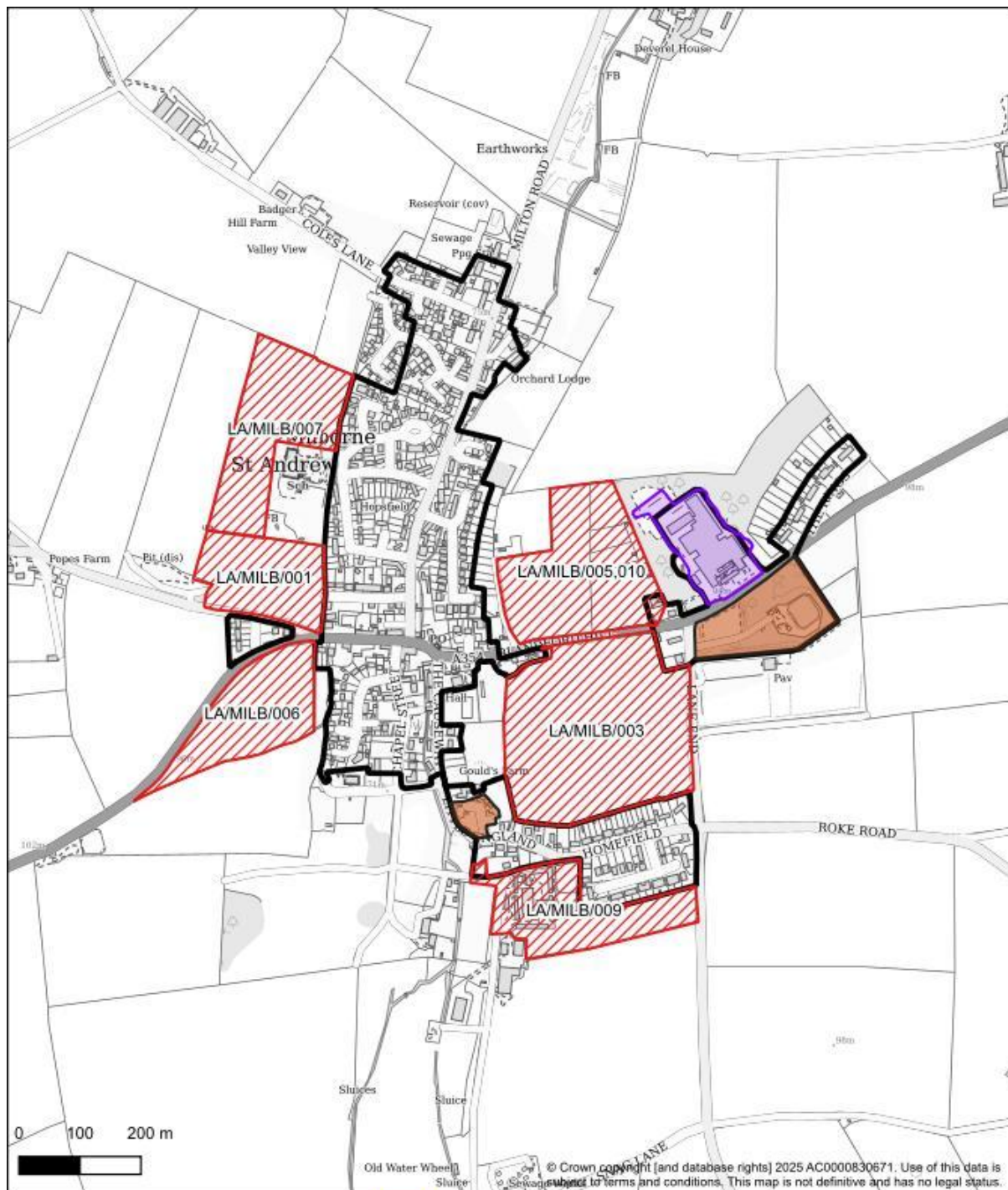
LA/MARN/009 - Land between Love Lane and Nash Lane, north of the recreation ground

Site name	Land between Love Lane and Nash Lane, north of the recreation ground
Site reference	LA/MARN/009
Site area (ha)	4.96ha
Parish/Settlement	Marnhull
Proposed uses (estimated number of homes/capacity)	Around 75 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 75 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Site is within amber risk zone for Great Crested Newt. Grassland likely used by foraging/commuting bats. Good habitat connectivity.	Retain suitable habitats and buffer boundaries. Lighting strategy.
Landscape and visual	Area to the north of Recreation Ground and site under construction for residential development between Love Lane and Nash Lane. Mature trees on east, southeast & southwest boundaries, some covered by Tree Preservation Orders. Public rights of way cross western edge and eastern portion of site. Shallow valley feature and small woodland in valley screen and filter views to east though view to Cranborne Chase National Landscape approximately 8km away are possible. Site is likely to feel quite enclosed as a consequence.	Retain protected trees. Retain and enhance existing field boundary hedgerows. Retain and enhance route of public rights of way. Any development needs to form a coherent whole with recreation ground and recent development to south.

Heritage	Site is within proximity of Marnhull Conservation Area and thus a low quantum of designated and non-designated assets to the southwest. Grade II Nash Court, Manor House and Nash Lodge to north/northeast. Size of site suggests potential for archaeological remains	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There are no significant flood risks to this site. However there does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil may need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Love Lane and Nash Lane are narrow roads and no pedestrian facilities available.	Vehicular and pedestrian access will need to be taken from the new development to the south.

Milborne St Andrew



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential permission - extant

Existing allocations & consents

Settlement boundary - existing

LA/MILB/001 - Land west of Milton Road Close

Site name	Land west of Milton Road Close
Site reference	LA/MILB/001
Site area (ha)	2.63
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 41 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 41 homes P/OUT/2024/02874 Current outline application on this site and LA/MILB/006.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Mature hedgerows/treelines form boundaries. Woodland to southwest is priority habitat. Likely presence of priority species. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows and trees. Provision of an appropriate wildlife buffer for existing on-site and adjacent habitat. Undertake lighting assessment. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	Upper parts of site are more exposed/visually prominent. Visible from the A354 to the south and footpaths to the east. Views from Dorset National Landscape unlikely.	Sensitive design to respect the landscape character. Avoid higher ground. Retain existing trees and hedgerows.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Milborne St Andrew Conservation Area and	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the

	Parish Church of St Andrew (Grade II*). Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	heritage assets designation (including its setting). Sensitive design to enhance not challenge identified assets and their setting. Pre-determination archaeological assessment.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.	Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Need for pedestrian connection into the settlement to the east. Need for improvements to public transport provision. Sustainable travel patterns and cumulative impacts need to be considered.	Provision of footway improvements. Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/MILB/003 - Land south of Blandford Hill

Site name	Land south of Blandford Hill
Site reference	LA/MILB/003
Site area (ha)	8.11
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 97 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 97 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	The site is within the Poole Harbour Catchment. Mature hedgerow boundaries, parkland/orchard to the west. The site is within 5km of Dorset Heathland. Records of priority species.	Development will need to ensure nitrogen and/or phosphate neutrality. Retain boundary hedgerows, provision of an appropriate wildlife buffer. Retain habitats for priority species. Undertake lighting assessment. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	Highest parts of the site is potentially visible from Public Rights of Way to the east.	Retain existing trees and hedgerows. Sensitive design to respect the landscape character. Reduce density along/orientate development to front onto Lane End and Blandford Hill, set back from existing hedges.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Milborne St Andrew Conservation Area and	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the

	Parish Church of St Andrew (Grade II*). Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Site evaluation has identified archaeology, including the below-ground remains of several prehistoric barrows.	heritage assets designation (including its setting). Investigation to assess and understand the significance of archaeology on site, to establish likely impacts of development and potential mitigation. Sensitive design to enhance not challenge identified assets and their setting.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided then there are no major constraints to development with regards to flooding & surface water drainage.	Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Site crossed by Public Rights of Way. Sustainable travel patterns and cumulative impacts need to be considered.	Retain existing right of way. Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/MILB/005,010 - Land north of Blandford Hill

Site name	Land north of Blandford Hill
Site reference	LA/MILB/005,010
Site area (ha)	4.75
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development and business park.	Appropriate density of development for the edge of village location. Design for both sites should be worked up together with access, interconnectivity/permeability appropriately addressed.
Natural environment and ecology	Mature hedgerows/treelines form boundaries and delineate field parcels. Priority habitat woodland to the east. The site contains areas of potential priority habitat in the south. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Records of priority species.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffers to hedgerows, mature trees, woodland to the east and linear habitats. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain habitats for priority species. Undertake lighting assessment and provide a dark corridor.
Landscape and visual	Potential landscape character impacts.	Sensitive design to respect the landscape character. Reduce density and provide buffer of open space along north eastern edges. Reduce density

		along/orientate dwellings to front onto Blandford Hill and set back from existing hedges to avoid skyline development. Avoid development in the highest part in the northeast corner to preserve the open character of the chalk downland.
Heritage	Potential direct or indirect impacts (setting) on designated and non-designated heritage assets including Milborne St Andrew Conservation area to the southwest. Previous archaeological evaluation on part of site revealed remains of the Bronze Age and of the Iron Age/Roman period.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to enhance not challenge identified assets and their setting. Pre-determination archaeological assessment on previously unevaluated site, then appropriate mitigation for both sites can be determined together.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided then there are no major constraints to development with regards to flooding & surface water drainage.	Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Sustainable travel patterns and cumulative impacts need to be considered.	Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/MILB/006 - Land south of A354

Site name	Land south of A354
Site reference	LA/MILB/006
Site area (ha)	3.01
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 34 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 34 homes. P/OUT/2024/02874 Current outline application on this site and LA/MILB/006.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Mature hedgerows/treelines form boundaries. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential presence of priority species.	Retain boundary hedgerows and trees. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Provision of an appropriate wildlife buffer for existing on-site and adjacent habitat. Retain habitats for priority species. Undertake lighting assessment and provide dark corridor.
Landscape and visual	Site consists of field located on the south slope of a dry valley. Views of the site are generally screened and filtered by mature trees and hedgerows.	Sensitive design to respect the townscape and landscape setting. Retain existing trees and hedgerows.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets	Thoroughly assess asset's significance and potential impacts of development and

	including the Milborne St Andrew Conservation Area to the east and Parish Church of St Andrew (Grade II*). Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to enhance not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.	Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Need for pedestrian connection into the settlement to the east. Need for improvements to public transport provision. Sustainable travel patterns and cumulative impacts need to be considered.	Provision of footway improvements. Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/MILB/007 - Land west of Bladen View

Site name	Land west of Bladen View
Site reference	LA/MILB/007
Site area (ha)	3.85
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 58 dwellings
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 58 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development and school.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Mature hedgerows/treelines form boundaries. Local community nature reserve to north. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential presence of priority species.	Retain boundary hedgerows and trees. Investigate potential to expand nature reserve to the north. Provision of an appropriate wildlife buffer for existing on-site and adjacent habitat. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain habitats for priority species. Undertake lighting assessment and provide dark corridor.
Landscape and visual	Potential landscape character impacts on higher ground.	Sensitive design to respect the townscape and landscape setting. Retain/improve existing trees and hedgerows.
Heritage	Limited heritage concern. Archaeological evaluation work has been undertaken on part of the site and just to the east.	Sensitive design to positively enhance and not challenge identified assets and their setting.

		Assess the results of the previous archaeological evaluation work, then undertake further evaluation work across the site if appropriate.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.	Surface water discharge location to be identified and substantiated. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Sustainable travel patterns and cumulative impacts need to be considered.	Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

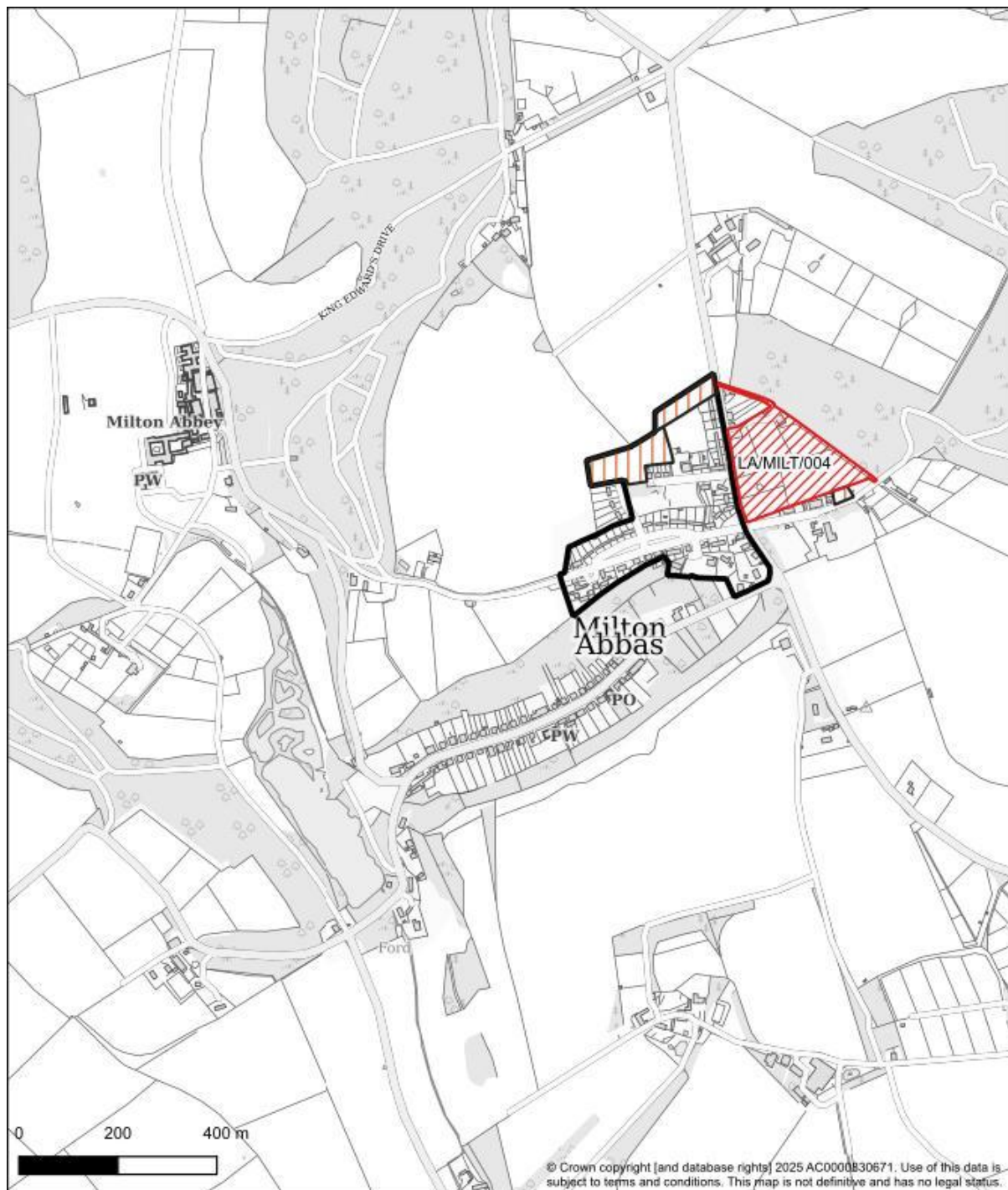
LA/MILB/009 - Farm buildings and Land at Manor Farm

Site name	Farm buildings and Land at Manor Farm
Site reference	LA/MILB/009
Site area (ha)	3.12
Parish/Settlement	Milborne St Andrew
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Edge of village location. Site incorporates redundant farm buildings.	Appropriate density of development for the edge of village location. Sensitive re-use of appropriate existing structures.
Natural environment and ecology	Hedgerows form boundaries. The site is within the Poole Harbour Catchment. The site is within 5km of Dorset Heathland. Potential for bat roosts in farm buildings.	Retain and buffer boundary habitats. Development will need to ensure nitrogen and/or phosphate neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Retain connectivity between habitats and wider landscape.
Landscape and visual	The field is bounded by hedgerows with some hedgerow trees on the southwest boundary. There are open views to the rising ground to the West and South and more distant open views to the East.	Retain/improve hedgerows and provide landscape screening along the eastern and southern boundaries.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Milborne St Andrew Conservation Area and Grade II listed Threshing Barn. Grade II* Parish Church of St	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).

	Andrew and other GII listed buildings nearby. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Several ploughed-out Bronze Age round barrows recorded within and close to this site - elements of these barrows likely to survive below ground.	Sensitive design which positively enhances and not challenges identified assets and their setting, including the adaptive reuse of the designated and non-designated farm assemblage. Pre-determination archaeological evaluation.
Flood risk	No major constraints to development with regards to flooding & surface water drainage.	
Amenity, health, education	No major issues identified.	
Transport (access and movement)	Sustainable travel patterns and cumulative impacts need to be considered.	Seek improvements to public transport in the area, alongside development.
Other issues	The site is within a Groundwater Source Protection Zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Milton Abbas



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing NP

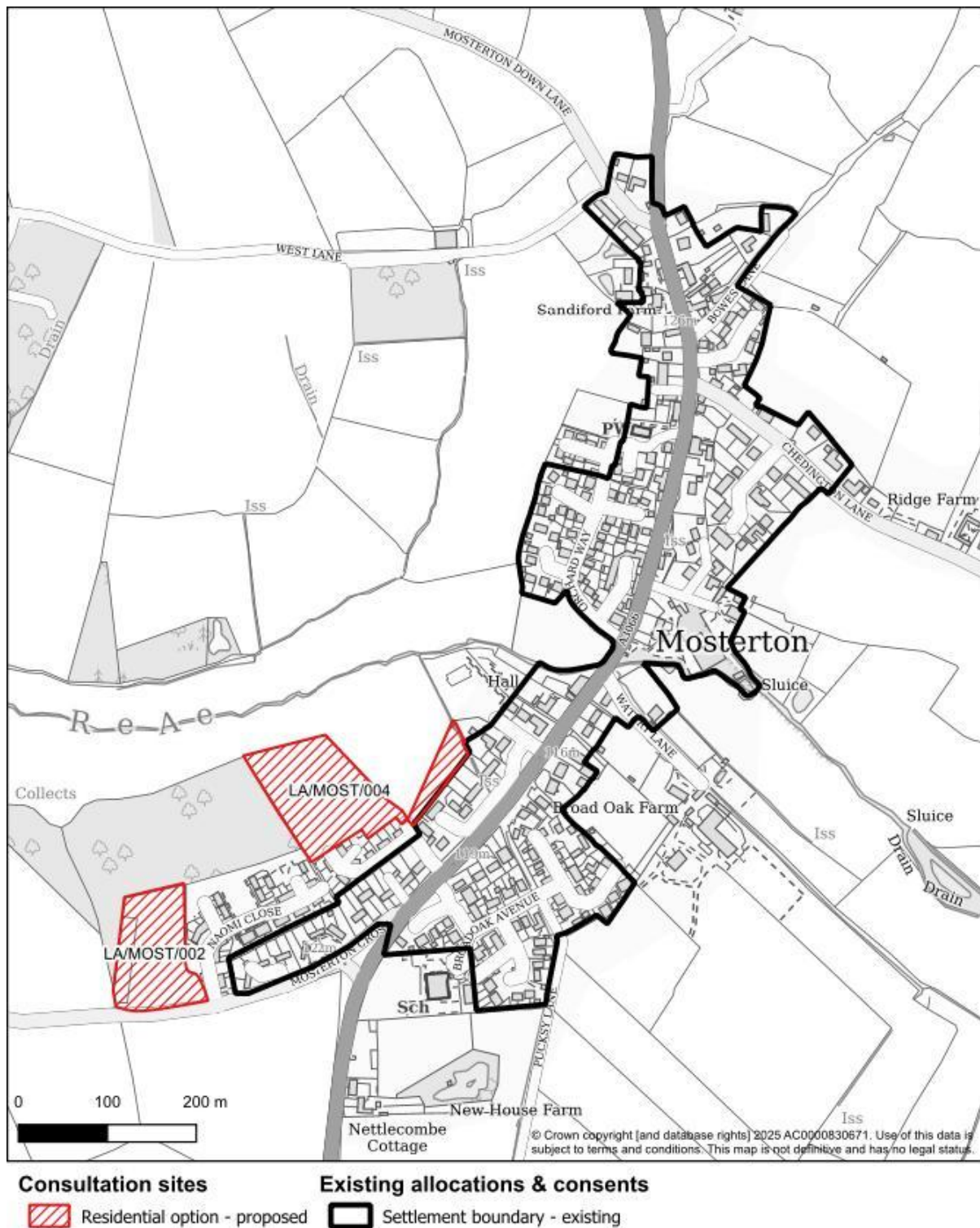
LA/MILT/004 - Land at Catherines Well

Site name	Land at Catherines Well
Site reference	LA/MILT/004
Site area (ha)	3.87 ha
Parish/Settlement	Milton Abbas
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Records of priority species. Woodland to northeast which is ecological network and wraps around southeast corner. Within the Poole Harbour nutrient catchment area.	Provide mitigation strategy for these protected species. Provision of an appropriate wildlife buffer. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within National Landscape Boundary hedges and trees.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain boundary hedgerows and appropriate wildlife buffer.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including: Milton Abbas Conservation Area Grade II Milton Manor to south/southeast Grade II Hill Lodge to south/southwest Scheduled Monument Park Pale of Milton Abbey deer park to East.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	No major constraints regarding flooding.	Provision of a surface water discharge location to be

	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Pedestrian connectivity. Potential cumulative impacts on the road network.	Provision of footway along site frontage with public highway. Consider scale of development proposed.
Other issues	Ground water source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Mosterton



LA/MOST/002 - Land adjoining the Bushels

Site name	Land adjoining the Bushels
Site reference	LA/MOST/002
Site area (ha)	1.07
Parish/Settlement	Mosterton
Proposed uses (estimated number of homes/capacity)	Around 21 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 21 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	Potential priority habitat and important hedgerows.	Retain boundary hedgerows particularly at western boundary, further ecological survey to identify priority habitats.
Landscape and visual	Site is within Dorset National Landscape. Site slopes very gently down towards the north and west to the nearby River Axe and its tributary. Overlooked from high ground further to the north on the other side of the valley. The site is bordered by woodland, hedgerows and existing housing development.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Retain and enhance existing hedgerows. Site new development on the southeastern parts of the site where it would be more in the context of the existing edge of settlement. New structural woodland planting to help soften the impacts of development.
Heritage	No specific issues identified.	
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to. Infiltration into soil may need to be investigated (including winter groundwater monitoring)	A surface water discharge location will need to be identified and substantiated. If a substantiated discharge location can be provided, then there are no major constraints to development with regards to flooding & surface water drainage.
Amenity, health, education	No specific issues identified	

Transport (access and movement)	Limited bus service, likely to be a car dependent development. Need for improvements to public transport provision in the area. Need for pedestrian/cycle connections.	Provide a link to existing footway along Heifer Mill Cottages Crossing to primary school needed.
Other issues	Land to the north is community woodland, land to the west is allotments.	

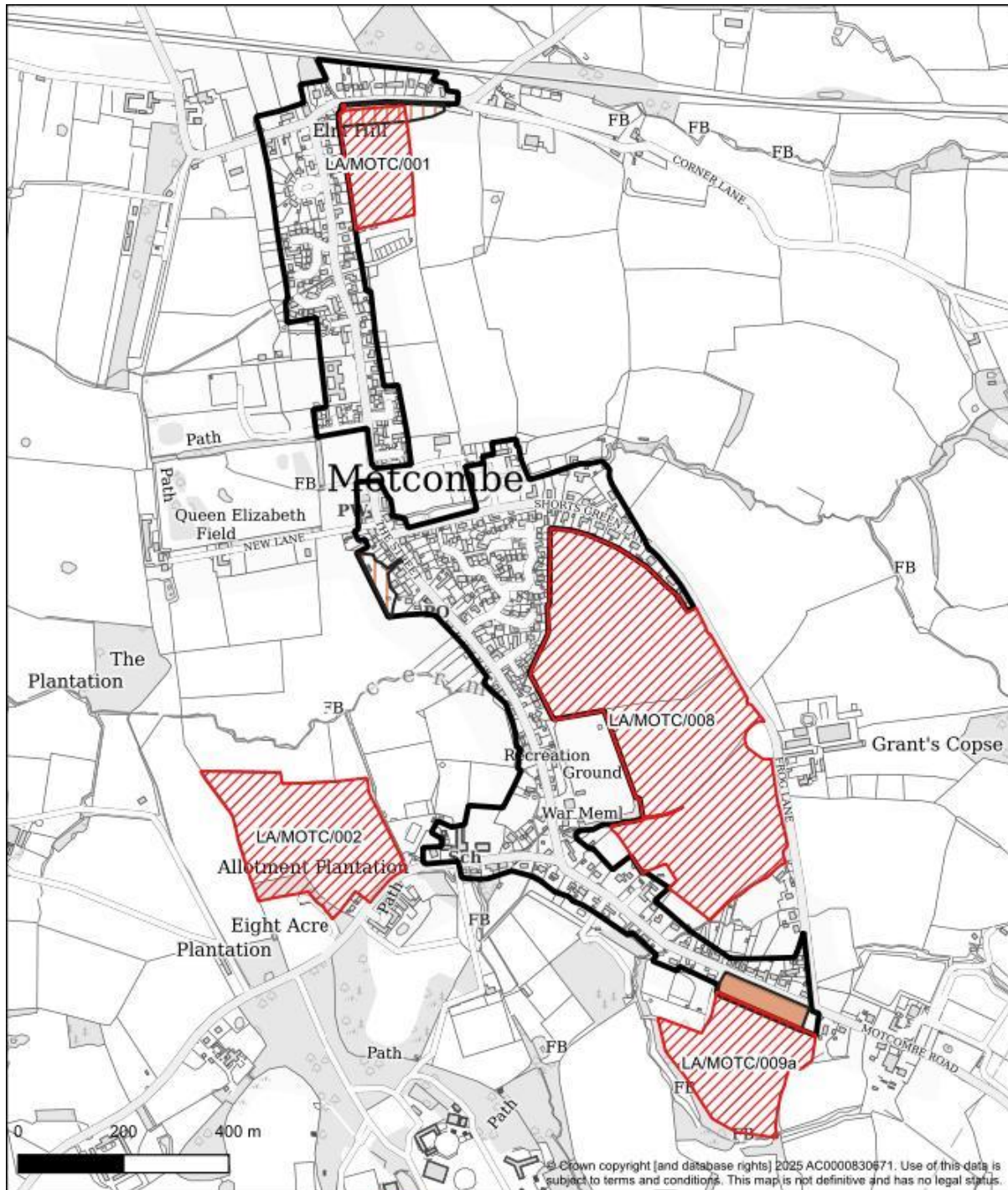
LA/MOST/004 - Whites Meadow

Site name	Whites Meadow
Site reference	LA/MOST/004
Site area (ha)	1.59
Parish/Settlement	Mosterton
Proposed uses (estimated number of homes/capacity)	Around 38 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 38 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Ensure density of development is appropriate for the edge of town/village location.
Natural environment and ecology	Potential priority habitat and important hedgerows. Site is within amber risk zone for Great Crested Newt (comprising a population centre and important connecting habitat for the species).	Retain boundary hedgerows, further ecological survey to identify priority habitats. Retain important ecological features Buffer western boundary. Provide mitigation strategy for all protected species.
Landscape and visual	Site is within Dorset National Landscape. Site slopes very gently down towards the north and the nearby River Axe. Overlooked from high ground further to the north on the other side of the valley.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Site new development on the southern parts of the site where it would be more in the context of the existing edge of settlement. New structural woodland planting to help soften the impacts of development.
Heritage	No specific issues identified.	
Flood risk	No specific issues identified	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Crossing to primary school needed.

	Need for improvements to public transport provision in the area.	Access point would be better from Naomi Close as Heifer Mill Cottages Lane is narrow.
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Motcombe



Consultation sites

 Residential option - proposed

 Residential permission - extant

 Residential allocation - existing NP

Existing allocations & consents

 Settlement boundary - existing

LA/MOTC/001 - Land at Elm Hill

Site name	Land at Elm Hill
Site reference	LA/MOTC/001
Site area (ha)	2.67
Parish/Settlement	Motcombe
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes	
Specific design requirements	Adjacent to existing residential development. Edge of village location.	Appropriate density of development.
Natural environment and ecology	The site is bounded by hedgerows to the north and east. Site is within amber risk zone for Great Crested Newt.	Retain and enhance boundary hedgerows Provide mitigation strategy for this protected species.
Landscape and visual	Elevated position. Potential impact on views from higher ground in Cranborne Chase National Landscape and from southern half of village and Shaftesbury. Potential impact on significant local view from the footpath to Corner Lane looking south-west across to Duncliffe Wood.	Retain and enhance boundary hedgerows and trees Design and layout to be informed by landscape and visual impact assessment.
Heritage	No issues identified.	High quality design, use of local materials
Flood risk	No significant flood risk. Watercourse in close proximity.	Surface water discharge location should be identified.
Amenity, health, education	Adjoins existing homes. Primary school in village. Development will help sustain local education provision.	
Transport (access and movement)	Need for improvements to public transport provision in the area.	Seek improvements to public transport in the area, alongside development.

	Motcombe Road unsuitable as safe walking/cycling route to school.	Provision of pedestrian links/paths to village centre.
Other issues	Powerline runs across site	

LA/MOTC/002 - Land at Church Road

Site name	Land at Church Road
Site reference	LA/MOTC/002
Site area (ha)	6.63
Parish/Settlement	Motcombe
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes	
Specific design requirements	Edge of village location.	Appropriate density of development.
Natural environment and ecology	The site is bounded by hedgerows to the north and east. Plantation woodland on the south-west part of the site. Good ecological connectivity to woodlands and hedgerows in wider area. Watercourse runs along eastern edge of site. Site is within amber risk zone for Great Crested Newt.	Retain and enhance boundary hedgerows, woodland and grassland foraging habitat. Provide suitable buffer to watercourse. Provide mitigation strategy for this protected species. Lighting Strategy.
Landscape and visual	Site is removed from the village and extends village into open countryside. Potential for views from higher ground within Cranborne Chase National Landscape to east.	Retain and enhance existing field boundary hedgerows and trees.
Heritage	The site lies to the west of Motcombe Conservation Area and a number of listed buildings, including Church of St Mary (Grade II* listed).	High quality design, use of local materials. Appropriate layout, scale and density of development in order to enhance heritage assets and their settings. Pre-determination archaeological evaluation.
Flood risk	Some overbank flooding in northeast and southeast corners of the site.	Development must be located outside areas of flood risk.

Amenity, health, education	Adjoins existing homes. Primary school in village. Development will help sustain local education provision.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Lack of pedestrian connectivity to village. Motcombe Road unsuitable as safe walking/cycling route to school. Need for improvements to public transport provision in the area.	Provide pedestrian links/paths to village including safe route to school. Seek improvements to public transport in the area, alongside development.
Other issues	Adjacent to overhead powerlines.	

LA/MOTC/008 - Frog Lane Farm

Site name	Frog Lane Farm
Site reference	LA/MOTC/008
Site area (ha)	18.92
Parish/Settlement	Motcombe
Proposed uses (estimated number of homes/capacity)	Around 284 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 284 homes	
Specific design requirements	Edge of village location.	Appropriate density of development. Sensitive design to protect setting of village and landscape.
Natural environment and ecology	The site is bounded by hedgerows to the east. Watercourse runs through site. Site is within amber risk zone for Great Crested Newt.	Retain and enhance boundary hedgerows, woodland and grassland foraging habitat. Provide suitable buffer to watercourse. Provide mitigation strategy for this protected species. Lighting Strategy.
Landscape and visual	Large site in relation to village. Distinctive avenue of oak trees runs along Frog Lane. Potential impact on views from higher ground in Cranborne Chase National Landscape. Impact on local views across site and towards Duncliffe and Kingsettle woods. Impact on views from footpaths and local green space.	Retain and enhance boundary trees and hedgerows. Limit development to northern half of the site.
Heritage	Likely adverse impact on Motcombe Conservation Area, which lies to the west.	Limit development to northern half of the site. Sensitive design to preserve or enhance the conservation area's character or appearance.

		High quality design, use of local materials. Appropriate layout, scale and density of development in order to enhance heritage assets and their settings. Pre-determination archaeological evaluation.
Flood risk	No major constraints.	Site should be designed with blue/green corridors to allow surface water to flow as it does now without impacting on development.
Amenity, health, education	Oak tree avenue along Frog Lane designated as local green space. Primary school in village. Development will help sustain local education provision.	Appropriate buffer to protect the oak tree avenue. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Frog Lane is a narrow country lane. Visibility at Frog Lane and Motcombe Road junction is sub standard. Motcombe Road unsuitable as safe walking/cycling route to school. Footpath runs along northwest boundary of the site and west to east through the site	Further assessment needed to determine access to site. Provision of vehicular, cycle, and pedestrian access. Provide pedestrian links/paths to village including safe route to school. Retain and enhance public rights of way.
Other issues	Playing field adjacent to the west	

LA/MOTC/009a - Land north of Ryal's Plantation

Site name	Land north of Ryal's Plantation
Site reference	LA/MOTC/009a
Site area (ha)	4.59ha
Parish/Settlement	Motcombe
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes	
Specific design requirements	Edge of village location.	Appropriate density of development.
Natural environment and ecology	The site is bounded by woodland to the south and hedgerow to the east. Good connectivity to wider ecological network. Watercourse runs to south of site. Site is within amber risk zone for Great Crested Newt.	Retain woodland and hedgerows. Significant buffer to woodland and watercourse. Mitigation strategy for protected species. Lighting Strategy.
Landscape and visual	Potential for views from higher ground within Cranborne Chase National Landscape to east. Tree Preservation Order on oak tree on western boundary.	Retain woodland and hedgerows. Sensitive design to respect the landscape character.
Heritage	Motcombe Conservation Area lies north-west of the site. Grade II listed Motcombe House lies to the south-west.	Sensitive design to preserve or enhance the conservation area's character or appearance. High quality design, use of local materials. Appropriate layout, scale and density of development in order to enhance heritage assets and their settings. Pre-determination archaeological evaluation.
Flood risk	Watercourse runs east to west adjacent to southern border of site.	Surface water discharge location to be identified

Amenity, health, education	Primary school in village. Development will help sustain local education provision.	
Transport (access and movement)	Footpath runs along western boundary Need for suitable vehicular access and pedestrian/cycle connections.	Retain existing right of way route. Provision of vehicular, cycle, and pedestrian access onto Motcombe Road. Access needed through existing permitted site immediately to the north. New footway on Motcombe Road.

Okeford Fitzpaine



LA/OKEF/001 - Land east of Castle Lane

Site name	Land east of Castle Lane
Site reference	LA/OKEF/001
Site area (ha)	3.56ha
Parish/Settlement	Okeford Fitzpaine
Proposed uses (estimated number of homes/capacity)	Around 52 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 52 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows/treelines on site and on boundaries. Site is within amber risk zone for Great Crested Newt. Site is within Bryanston SSSI Greater Horseshoe bat consultation zone. Records of priority species on and around the Site. Protected species mitigation may affect biodiversity net gain delivery.	Retain suitable habitats and buffer boundaries. Bat activity surveys required as per Bryanston SSSI guidance. Further ecological surveys required. Protected species mitigation strategy. EPS licence may be required. Retention of habitats and habitat connectivity.
Landscape and visual	Bounded by residential development and Castle Lane to west, open farmland to the north and northeast, and residential development to the south and southeast. Fields bound by hedgerows/hedgerow trees and southern half crossed by public rights of way. Dorset National Landscape and Chalk Ridge Escarpment form dramatic backdrop to south. Views from Higher ground to south in National Landscape likely to be an issue but any development would be seen in	Retain and enhance field boundary vegetation. Retain and enhance routes of public rights of way.

	the context of existing development.	
Heritage	Site borders with and is within the proximity of the Okeford Fitzpaine Conservation Area to the southwest and thus a moderate/ high quantum of designated and non-des assets. Note Grade II* Parish Church of St Andrew to southwest. GII Castle Cottage to north/northwest. Size of site and proximity to historic core of village suggests potential for archaeological remains.	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	Surface water flood risk affecting significant part of north of site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring). A Wessex Water foul sewer crosses the north section of the site, development will not be allowed along the line of the sewer.	Buildings and access roads would need to be located outside of the areas of predicted flood risk. A flood study report may be required in order to define the flood extents.
Amenity, health, education	Development in Okeford Fitzpaine will require transport to Shillingstone for education.	
Transport (access and movement)	Limited bus service, no weekends or evening services Car dependent location.	Pedestrian connectivity to school needed.

LA/OKEF/002 - Land at Pleydells Farm

Site name	Land at Pleydells Farm
Site reference	LA/OKEF/002
Site area (ha)	3.64ha
Parish/Settlement	Okeford Fitzpaine
Proposed uses (estimated number of homes/capacity)	Around 55 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 55 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows/treelines on-site and on boundaries. Watercourse runs through/adjacent to site. Requirement for biodiversity net gain and mitigation strategy may compromise development quantum. Site is within amber risk zone for Great Crested Newt. Records of priority species on site. Suitable bat foraging/commuting habitat on site. Site is within Bryanston SSSI Greater Horseshoe bat consultation zone. Protected species mitigation may impact biodiversity net gain delivery.	Retain suitable habitats on-site and buffer boundaries. Watercourse buffer. Protected species mitigation strategy. Lighting strategy. Bat activity surveys are required as per Bryanston SSSI guidance.
Landscape and visual	Visible from higher ground in Dorset National Landscape. Development of site would result in encroachment into countryside/back-land development.	Existing field hedges/trees should be retained and enhanced and buffer of open space located along western boundary. Tree lined streets required to integrate development into setting.
Heritage	Site borders with and is within proximity of the Okeford Fitzpaine Conservation Area to the east and thus a moderate/	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented

	high quantum of designated and non-des assets. Note Grade II* Parish Church of St Andrew to west. Size of site and proximity to historic core of village suggests potential for archaeological remains.	in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There is no significant flood risk to this site. The source of a watercourse is located within the north section of the site. It is likely that surface water runoff from the site could discharge to the watercourse.	There are no major constraints to development across the site with regards to flooding & surface water drainage.
Amenity, health, education	Development in Okeford Fitzpaine will require transport to Shillingstone for education.	
Transport (access and movement)	Limited bus service, no weekends or evening services	Provide a footpath that connects to the bus stops.

LA/OKEF/007 - Land West of Castle Lane, north of Comerwicke

Site name	Land West of Castle Lane, north of Comerwicke
Site reference	LA/OKEF/007
Site area (ha)	3.64ha
Parish/Settlement	Okeford Fitzpaine
Proposed uses (estimated number of homes/capacity)	Around 70 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 70 homes	
Specific design requirements	Village location. Adjacent to existing residential development.	Appropriate density of development for the village location.
Natural environment and ecology	Hedgerows on boundaries. Site is within amber risk zone for Great Crested Newt. Potential ponds on site and adjacent to the south. Site is within Bryanston SSSI Greater Horseshoe bat consultation zone. Suitable bat foraging/commuting habitat on-site. Watercourse runs through/adjacent to site. Requirement for biodiversity net gain and mitigation strategy may compromise development quantum. Protected species mitigation may impact biodiversity net gain delivery.	Retain suitable on-site habitats and buffer boundaries. Protected species mitigation strategy. Bat activity surveys are required as per Bryanston SSSI guidance. Watercourse buffer. Great Crested Newt surveys may be required.
Landscape and visual	Visible from higher ground in the Dorset National Landscape. Existing vegetation along site boundaries unlikely to adequately screen development. Light pollution and additional traffic would	Move site access southward to achieve sightlines and retain/enhance existing boundary vegetation and other landscape features. Provide buffer of open space along north, west and east boundaries and adjacent to Grade II Listed Castle Cottage.

	have potential to impact on tranquillity.	Provide circular path through open space which connects into adjacent development at Comerwicke. Tree lined streets and hedged frontages required to integrate development into setting.
Heritage	Site extent is with proximity of Grade II Castle Cottage to the southeast. Note Scheduled Monument Deserted Medieval Village at Darknoll Farm and to the northwest and Hillfort on Banbury Hill. Size of site and proximity to historic core of village suggests potential for archaeological remains.	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	There is no significant flood risk to this site. A watercourse flows along the west boundary of the site. It is likely that surface water runoff from the site could discharge to the watercourse.	There are no major constraints to development across the site with regards to flooding & surface water drainage.
Amenity, health, education	Development in Okeford Fitzpaine will require transport to Shillingstone for education.	
Transport (access and movement)	Limited bus service, no weekends or evening services	Needs to provide pedestrian link through new development to the south. Provide crossing to playing fields opposite.

Portland

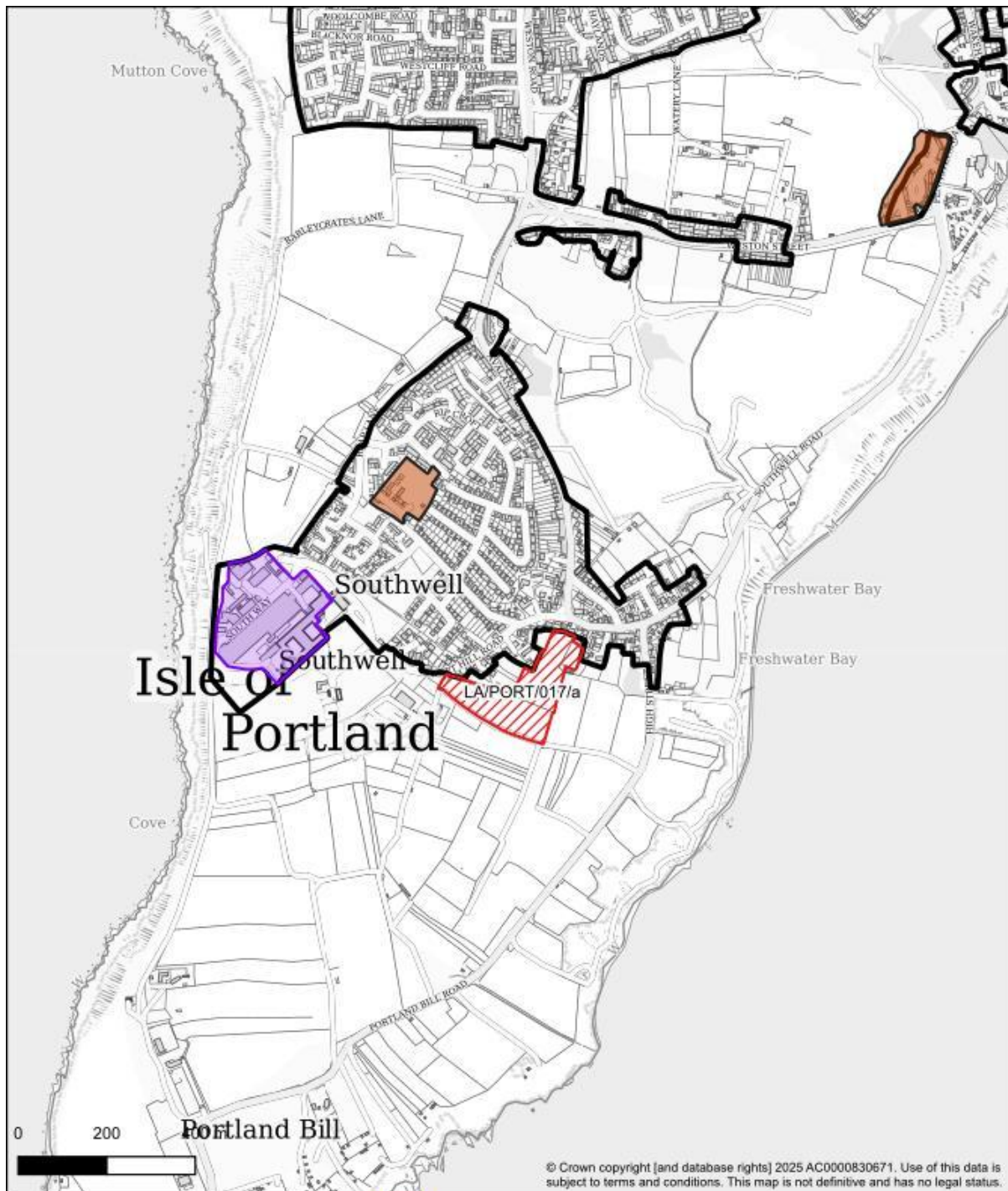


Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential permission - extant



Consultation sites



Residential option - proposed



Employment allocation - existing



Residential permission - extant

Existing allocations & consents



Settlement boundary - existing

LA/PORT/003 - Portland Hospital

Site name	Portland Hospital
Site reference	LA/PORT/003
Site area (ha)	2.9
Parish/Settlement	Portland
Proposed uses (estimated number of homes/capacity)	Around 51 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 51 homes	
Specific design requirements	Previously developed site. Adjacent to existing residential development and the Atlantic Academy School.	Design will need to respond appropriately to the Community Hospital which is identified as an important building group.
Natural environment and ecology	Within the mapped ecological network. Grassland may have ecological interest. The site is within 5km of Chesil and the Fleet. Potential for bat roosts within buildings.	Ecological surveys to identify potential priority habitats. Baseline assessment for Biodiversity Net Gain will influence potential to achieve required net gains. Provide mitigation for recreational impacts on Chesil and the Fleet. Lighting assessment and mitigation to maintain connections from habitats to wider landscape.
Landscape and visual	The site is in an elevated coastal position with distant views west to Chesil Beach and the Dorset National Landscape.	Sensitive redevelopment to respect the character of the setting. Retain and enhance existing trees and vegetation where possible.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Portland Castle (Grade I), Captains House (Grade II*) and Underhill Conservation Area. Scheduled	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).

	Monument The Verne Citadel to the southeast. Potential direct or indirect impacts (setting) on non-designated heritage assets including locally listed buildings.	High quality, sensitive design to positively enhance not challenge identified assets and their setting.
Flood risk	Some surface water issues on the northern part of the site. Overall, there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Site contains an existing healthcare facility.	Development is subject to the appropriate reprovion of healthcare services or there being no demonstrable need for the facility.
Transport (access and movement)	No major issues identified in relation to transport.	

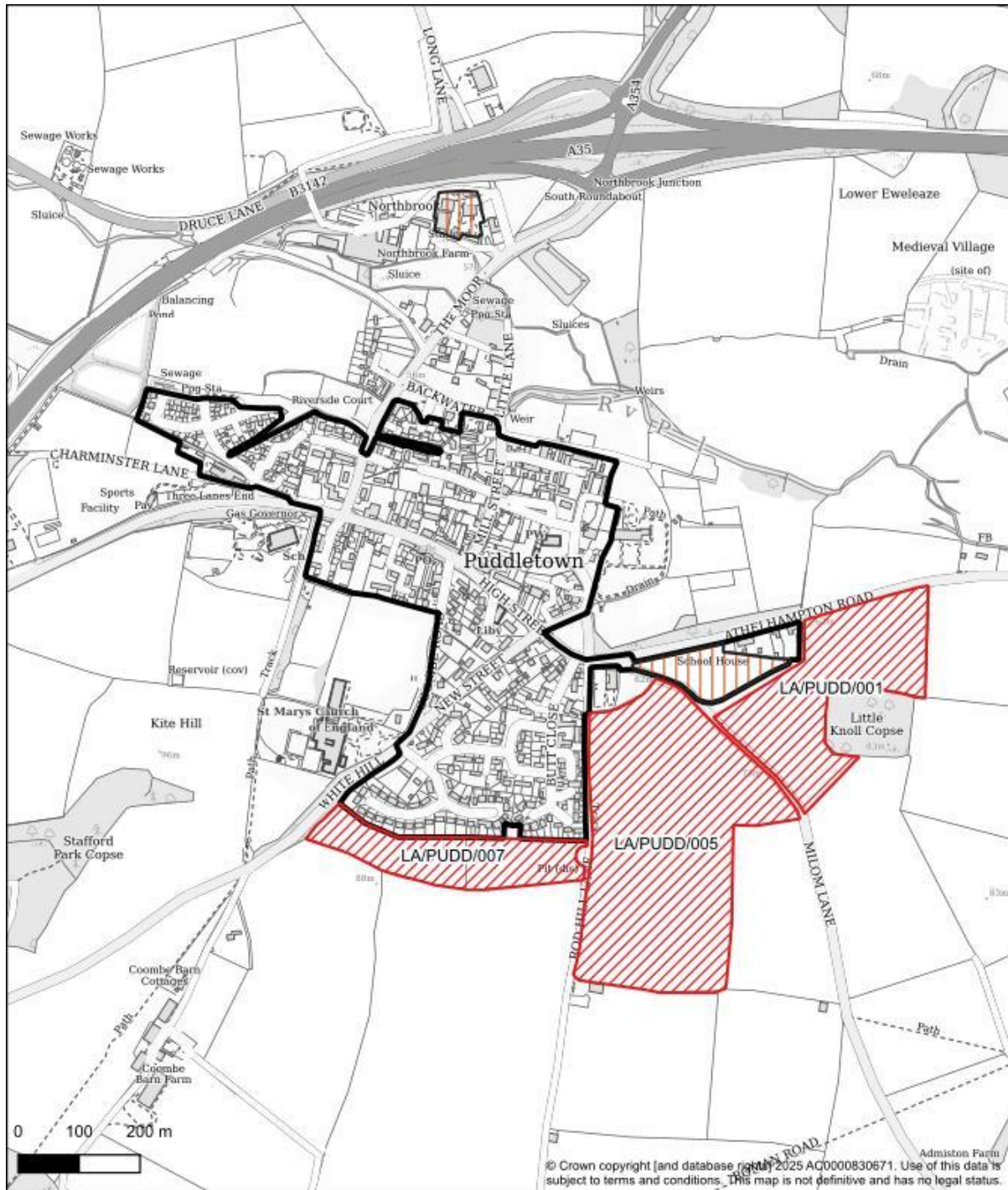
LA/PORT/017/a - South of Southwell

Site name	South of Southwell
Site reference	LA/PORT/017/a
Site area (ha)	3.2
Parish/Settlement	Portland
Proposed uses (estimated number of homes/capacity)	Around 38 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 38 homes	
Specific design requirements	Edge of town/village location. Adjacent to existing residential development.	Appropriate density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat grassland. The site is within 5km of Chesil and the Fleet	Ecological surveys to identify priority habitats. Provide mitigation for recreational impacts on Chesil and the Fleet
Landscape and visual	Site directly adjoins the Portland Coast designation which lies to the south. Potential landscape/visual impact - site has open nature with sea views to the east and south.	Sensitive design to conserve special character of Portland Coast. Retain and enhance existing field boundary vegetation.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including the Scheduled Monument, Portland Open Fields, to the southeast. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. High potential for below ground archaeology. Appears to be some survival of lawnsheeds.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Development may have to be 'pulled back' from the Scheduled Monument. Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment, then potential for archaeological evaluation.

Flood risk	Surface water issues on the northern part of the site. There is an overland flow route traversing the site. Overall there are no major constraints to development with regards to flooding & surface water drainage.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Eastern edge adjacent to existing minerals permission.	Further discussion with Mineral Planning Authority required.
Transport (access and movement)	Public rights of way along southern site boundary. Need for suitable vehicular access and pedestrian/cycle connections.	Retain existing right of way. Provision of vehicular, cycle, and pedestrian access. Ensure vehicle visibility splays accord with guidance for any new vehicular access.
Other issues	Fully within a Mineral Safeguarding Area.	Further discussion with Mineral Planning Authority required.

Puddletown



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing NP

LA/PUDD/001 - Athelhampton Road (adjoining Chapel Ground)

Site name	Athelhampton Road (adjoining Chapel Ground)
Site reference	LA/PUDD/001
Site area (ha)	5.52 ha
Parish/Settlement	Puddletown
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 164 homes	
Specific design requirements	Edge of village location, site surrounded by fields. Not adjacent to existing residential development but adjacent to LA/PUDD/005 allocated for future residential development as part of the Puddletown Neighbourhood Plan.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Boundary hedgerows. The site wraps around priority habitat woodland to the east. Consider breeding and overwintering birds due to proximity to river and wetland habitats. The site is within the Poole Harbour Catchment Area and partially within 5km of Dorset Heathlands. Site adjacent to Little Knoll Copse Ancient Woodland.	Retain boundary hedgerows. Provision of appropriate wildlife buffer around priority habitats. Mitigate for impacts on priority habitats. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on heathlands & air pollution. Complete assessment to determine whether development result in the loss or deterioration of ancient woodland, where loss consider whether there are exceptional reasons or suitable compensation strategy exists.
Landscape and visual	Rural countryside location on the edge of the existing settlement.	Sensitive design to protect setting of the conservation area.
Heritage	The site is positioned to the Northwest of Puddletown	Thoroughly assess asset's significance and potential

	Conservation Area and therefore development at the site could affect its setting. Other designated assets in proximity to the site include: Grade II* Ilsington House to North West. Grade I Athelhampton Hall; and Associated Grade I Registered Parks and Gardens, Grade II* Stables to North East.	impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to positively enhance and not challenge identified heritage assets and their setting.
Flood risk	Potential for groundwater emergence. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Site specific flood risk assessment required. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Provision of additional school facilities to meet local need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Pedestrian connectivity.	Provision of pedestrian access to connect to existing footway located near schoolhouse.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

LA/PUDD/005 - Land off Athelhampton Road (Rod Hill Lane)

Site name	Land off Athelhampton Road (Rod Hill Lane)
Site reference	LA/PUDD/005
Site area (ha)	12.02 ha
Parish/Settlement	Puddletown
Proposed uses (estimated number of homes/capacity)	Around 102 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 102 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development to the west.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Boundary hedgerows. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	Development may affect the local landscape character. Land levels rise to the south, meaning that this part of the site appears more prominent in local views.	Sensitive design to respect the rural countryside character. Development should be restricted to lower slopes.
Heritage	The site is positioned close to Puddletown Conservation Area to the north and some designated and non-designated assets, with Grade II* Ilsington House to the north.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to positively enhance and not challenge identified heritage assets and their setting.
Flood risk	Potential for groundwater emergence. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Site specific flood risk assessment required. Surface water discharge location to be identified.

		Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Provision of additional school facilities to meet local need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Access to be located from Milton Lane. Milton Lane would have to be widened for the first 75m to allow vehicles to pass without hinderance.
Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

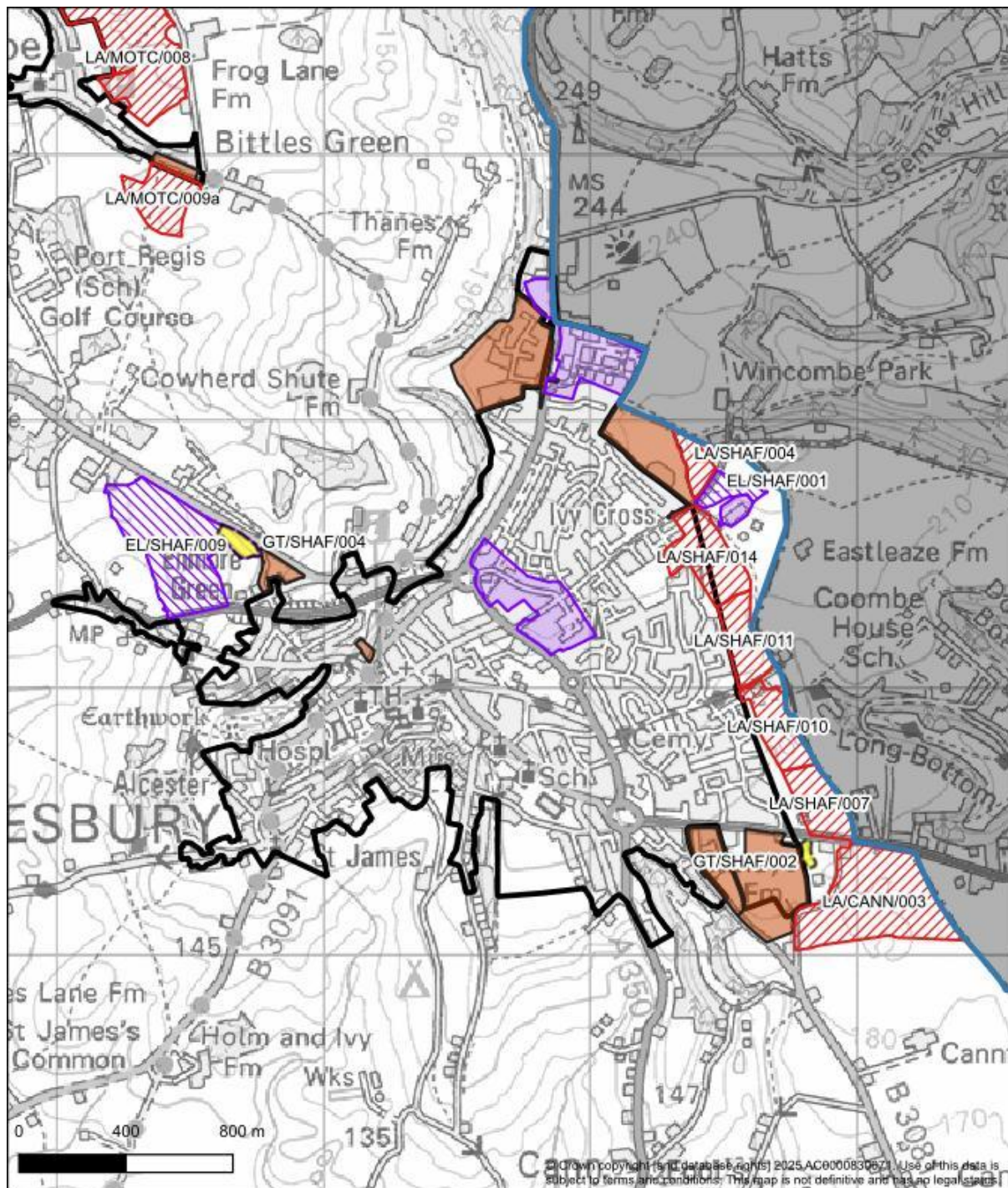
LA/PUDD/007 - The Coombe

Site name	The Coombe
Site reference	LA/PUDD/007
Site area (ha)	3.16 ha
Parish/Settlement	Puddletown
Proposed uses (estimated number of homes/capacity)	Around 56 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 56 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development to the west.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows. Potential presence of priority species. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provision of appropriate wildlife buffer. Development will need to ensure nitrogen neutrality.
Landscape and visual	Development may affect the local landscape character.	Sensitive design to respect the local landscape character.
Heritage	Limited heritage concern. Post medieval chalk pits.	High quality development with sensitive design to positively enhance and not challenge the local setting. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring)
Amenity, health, education	Potential need for additional school spaces in this location.	Provision of additional school facilities to meet local need.
Transport (access and movement)	Need for suitable vehicular access.	Further assessment needed for suitable access to site. Possible access off White Hill

Other issues	Groundwater source protection zone.	Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.
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Shaftesbury



Consultation sites

-  Residential option - proposed
-  Employment option - proposed
-  Gypsy & traveller site - proposed

Existing allocations & consents

-  Settlement boundary - existing
-  Employment allocation - existing
-  Residential permission - extant
-  County boundary / outside plan area

LA/CANN/003 - Land at Cannfield Farm

Site name	Land at Cannfield Farm
Site reference	LA/CANN/003
Site area (ha)	15.12ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 300 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 300 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on site and on boundaries. Adjacent to existing ecological network, good habitat connectivity. Adjacent to Great Crested Newt amber risk zone. Suitable bat foraging/commuting habitat. Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Maintain habitat connectivity. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Bounded to the north by A30 Shaftesbury Road, the west by New Lane, and the east and south by farmland. Site is relatively flat and fields bounded by well-trimmed hedgerows with some hedgerow trees. Cranborne Chase National Landscape boundary runs along western boundary of the site and any development is likely to be visible from Melbury Downs. Potential landscape character impacts on the National Landscape.	Retain/improve trees and landscape screening along the boundary. Sensitive design to respect the character/setting of the National Landscape.

Heritage	Site is within proximity of Grade II New Lane Farmhouse to the northeast. Grade II Cann Farmhouse assemblage to the south.southwest and GII Cannfield Farmhouse to the south. Size of site suggests potential for archaeological remains.	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	Surface water flood risk affecting part of north of site. Surface water flood risk is also modelled on the A30 adjacent to the site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A suitable location for flood free access would need to be identified. A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Most development will require additional capacity - (provided by the school site South of A30) but contributions required.	
Transport (access and movement)	Can only be accessed from the A30 to the north. New Lane unsuitable for traffic. Pedestrian links required.	Ensure safe pedestrian links are provided to join site to the rest of Shaftesbury.
Other issues	Mains water transfer pipeline runs through centre of site (2/2012/1535/PLNG).	Development may be best limited to the west of this pipeline. The pipeline and land to the east can be reserved for public open space / landscaping.

LA/SHAF/004 - Land between Higher Wincombe Farm and Wildflower Lane

Site name	Land between Higher Wincombe Farm and Wildflower Lane
Site reference	LA/SHAF/004
Site area (ha)	1.84ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 43 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows on boundaries. adjacent to Great Crested Newt amber risk zone. Records of priority species in the area. Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Bat surveys may be required. Protected species mitigation strategy. Lighting strategy. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Boundary of the Cranborne Chase National Landscape lies just to the north of the site.	Retain/enhance existing trees and hedgerows. Include street trees and tree planting in public areas. Use soft boundary treatments on northern and eastern boundaries.
Heritage	Limited heritage concern. No obvious archaeological issues based on what is recorded this side of the county boundary	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.
Flood risk	There is a surface water flow path crossing the northern section of the development site. Developable area may be reduced as a result. There does not appear to be a	Buildings and access roads would need to be located outside of the areas of predicted flood risk. A surface water discharge

	watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Within the Shaftesbury bypass land reservation	M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. No known funding available for Shaftesbury bypass.
Other issues	Mains water transfer pipeline runs through NE edge of site (2/2012/1535/PLNG).	Development may be best limited to the west and south of this pipeline. The pipeline area can be reserved for public open space / landscaping.

LA/SHAF/007 - Wessex Saleground, north of Salisbury Road

Site name	Wessex Saleground, north of Salisbury Road
Site reference	LA/SHAF/007
Site area (ha)	4.32ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on boundaries. Within Great Crested Newt amber risk zone. Bat record in area. Within the River Avon catchment area.	Retain suitable habitats and buffer boundaries. Lighting strategy. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Impact on landscape character reduced due to brownfield nature of site. Cranborne Chase National Landscape Boundary immediately to the east of the site. Development may have adverse impact on views and setting. Access and impact on Sustainable Urban Drainage system adjacent to western boundary.	Retain/enhance existing boundary planting especially on eastern and southern boundaries.
Heritage	Site extent within proximity of Grade II New Lane Farmhouse to the south/southeast. No obvious archaeological issues based on what is recorded this side of the county boundary	To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting.
Flood risk	Only minor surface water flood risk predicted at the very south part of site. However significant surface water flooding is modelled to impact the A30 adjacent to the site.	A suitable location for flood compatible access would need to be evidenced. A surface water discharge

	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Pedestrian connectivity issues.	Provide pedestrian and cycle links into settlement to the west.
Other issues	Adjacent to LA/SHAF/010	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/SHAF/010 - Land south of Mampitts Lane

Site name	Land south of Mampitts Lane
Site reference	LA/SHAF/010
Site area (ha)	4.39ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 90 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 90 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location
Natural environment and ecology	Hedgerows/treelines on boundaries. Suitable bat foraging/commuting habitat. Records of priority species in the area. Good habitat connectivity. Within the River Avon catchment area.	Retain suitable habitats and buffer boundaries. Lighting strategy. Further ecological surveys required, EPS licence may be required. Buffer habitats. Lighting strategy. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on northern boundary of site. Access and impact on Sustainable Urban Drainage system adjacent to western boundary.	Retain/enhance existing boundary planting especially on eastern boundary. Retain/enhance the route of the public rights of way crossing the site.
Heritage	Limited heritage concern. No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.
Flood risk	Only minor surface water flood risk predicted at the very south part of site.	A surface water discharge location will need to be identified and substantiated.

	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Mampitts Lane is unadopted and has no footways	Upgrade Mampitts Lane and provide footway.
Other issues	Adjacent to LA/SHAF/007	Two sites could form a single site allocation.

LA/SHAF/011 - Land north of Mampitts Lane

Site name	Land north of Mampitts Lane
Site reference	LA/SHAF/011
Site area (ha)	3.94ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on boundaries. Records of priority species on the site. Suitable bat foraging/commuting habitat. Partially within Great Crested Newt amber risk zone. Protected species mitigation may impact biodiversity net gain delivery. Good habitat connectivity. Within the River Avon catchment area.	Retain suitable habitats on site and buffer boundaries. Further ecological surveys required and licensing may be required. Buffers to habitats. Lighting strategy. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on southern and eastern boundaries of site. Site covered by area Tree Preservation Order.	Retain protected trees. Retain/enhance existing field boundary planting.
Heritage	Limited heritage concern. No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.

Flood risk	Only very minor surface water flood risk predicted on north part of site. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Mampitts Lane is unadopted and has no footways. Within the Shaftesbury bypass land reservation.	Upgrade Mampitts Lane and provide footway. M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. Shaftesbury bypass unlikely to come forward as a result of this work.
Other issues	Adjacent to LA/SHAF/014	Use mechanisms to support comprehensive development of the site, such as master planning.

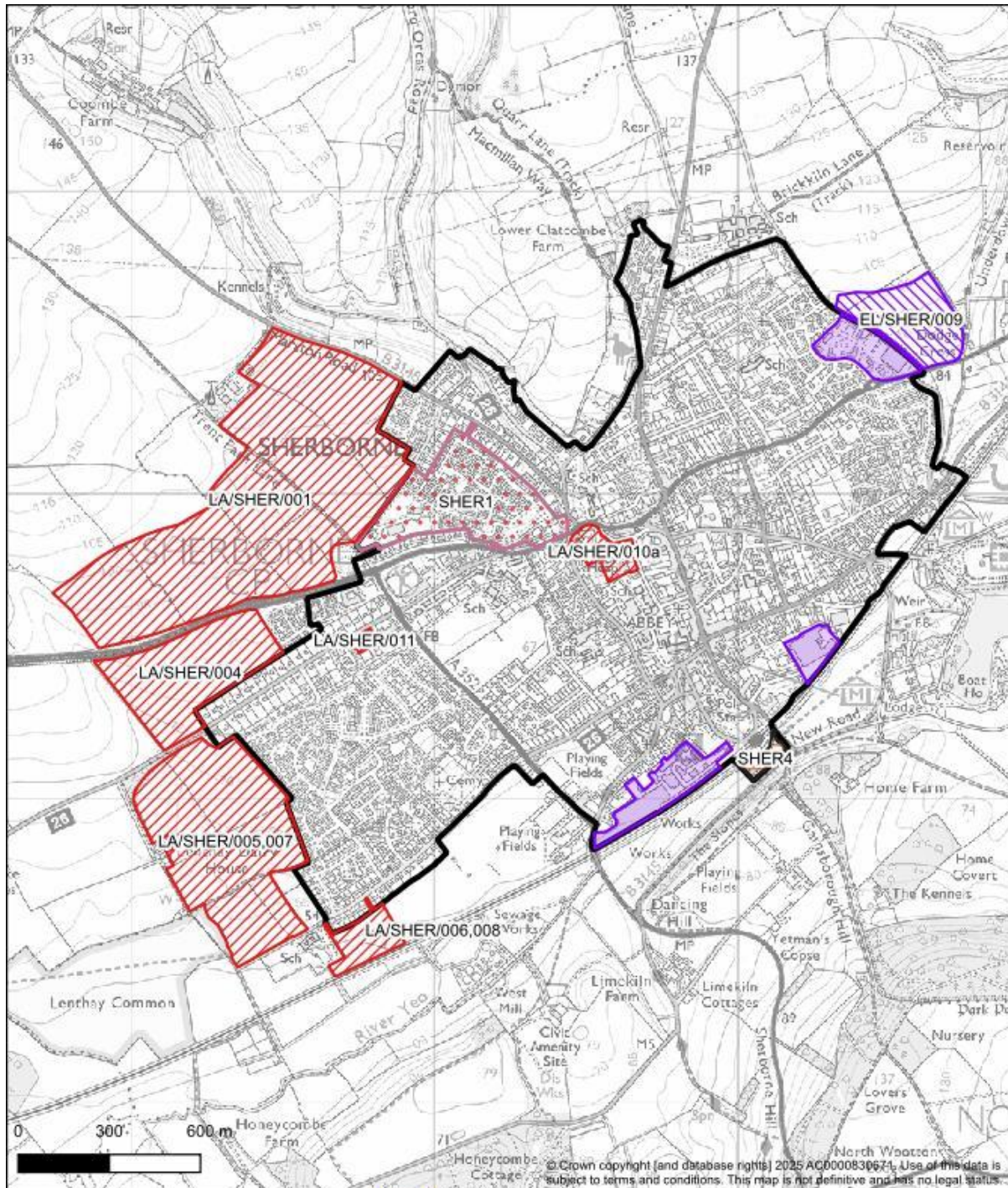
LA/SHAF/014 - Land south of Wincombe Lane (part existing local plan allocation)

Site name	Land south of Wincombe Lane (part existing local plan allocation)
Site reference	LA/SHAF/014
Site area (ha)	6.2ha
Parish/Settlement	Shaftesbury
Proposed uses (estimated number of homes/capacity)	Around 130 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 130 homes	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Hedgerows/treelines on site and on boundaries. Partially within Great Crested Newt amber risk zone. Records of priority species in the area. Pond adjacent to the east. Suitable bat foraging/commuting habitat. Good habitat connectivity. Cumulative impacts should be considered in an Ecological Impact Assessment. Protected species mitigation may impact biodiversity net gain delivery. Within the River Avon catchment area.	Retain habitats on site and buffer boundaries. Further ecological surveys required, and licensing may be required, Mitigation strategy for protected species. Lighting strategy. Require development to demonstrate appropriate nutrient neutrality.
Landscape and visual	Cranborne Chase National Landscape Boundary in close proximity to the east of the site. Development may have adverse impact on views and setting. Potential impact on users of and views from public rights of way on eastern and northern boundaries of site. Tree Preservation Orders on	Retain protected trees. Retain/enhance existing field boundary planting.

	eastern, southern, western boundaries and within site.	
Heritage	Limited heritage concern. No obvious archaeological issues based on what is recorded this side of the county boundary.	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge the local setting.
Flood risk	There is no significant modelled flood risk to this site. There does not appear to be a watercourse to discharge surface water to in close proximity. There is a nearby surface water sewer but further information would be required as to whether a gravity connection to this would be viable. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Within the Shaftesbury bypass land reservation.	M4-Dorset Coast Study exec summary has been published. It recommends A338/A36/A350 via Warminster route to M4. Shaftesbury bypass unlikely to come forward as a result of this work.
Other issues	Adjacent to LA/SHAF/011	Use mechanisms to support comprehensive development of the site, such as master planning.

Sherborne



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Mixed use allocation - existing
- Residential allocation - existing LP

LA/SHER/001 - Barton Farm Extension

Site name	Barton Farm Extension
Site reference	LA/SHER/001
Site area (ha)	55.14ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 1,157 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 1,157 homes and employment	
Specific design requirements	Large urban extension, edge of town location. No existing vehicular access onto western part of the site. Undulating topography on parts of site.	Appropriate density of development. Site to be subject to comprehensive masterplanning. Investigate access from Sheeplands Road. Careful consideration of building heights. Restrict development height to 2/2.5 storeys.
Natural environment and ecology	Trent Path, an ecological corridor, runs through the site. Priority habitat hedgerows on site boundaries. Protected species may be present. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance hedgerows and ecological corridor. Provide mitigation strategy for protected species. Development will need to ensure phosphate neutrality.
Landscape and visual	Proposal is logical in combination with LA/SHER/004 as otherwise it would extend significantly beyond the present extent of development on the south side of the A30. Development on or above the 100m contour to the west of Trent Path Lane may have an	Reduce housing density from east to west across the site. Retain and enhance existing hedgerows. Include street trees and tree planting in public areas on a southwest/northeast alignment to break up visual massing.

	adverse landscape and visual impact.	Use soft boundary treatments on west and north boundaries.
Heritage	Sherborne Conservation Area is located to the south-east, covering a large part of the town. There are a number of listed buildings nearby. Significant prehistoric remains found on Barton Farm site indicate high archaeological potential on this site.	Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development. Pre-determination archaeological evaluation.
Flood risk	Eastern most part of the site may be susceptible to ground water flooding. Surface water flowpath crosses the site.	Surface water discharge location to be identified Development would need to be located outside extent of the flowpath.
Amenity, health, education	Potential for noise impacts on future residents from the A30. Potential need for additional school spaces. The site is in a good location for residents to access a range of facilities including those in the town centre, with provision of new facilities as part of the development.	Appropriate noise assessment and mitigation. Consider reducing speed limit on entry to town to create gateway. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Trent Path is a public right of way and runs north-west to south-west through the site. Need for suitable vehicular access and pedestrian/cycle connections. The A30 between this site and the site (SHER/004) to the south of the road is a four lane road with central reservation, with 60mph speed limit.	Retain and enhance public bridleway. Sheeplands Lane connecting onto A30 can be achievable, access leading to Marston Road would also need to be considered. Transport Assessment and Travel Plan to include junction capacity assessment of Sheeplands Lane junction with A30. Investigate reducing speed limit on entry to town to create gateway, however this may not be practicable due to the nature and capacity of the road.

		Provide footway connecting to Amors Drove leading to pedestrian lights on A30 and wider pedestrian and cycling connectivity to Sherborne. Provision of a bridge between the two sites either side of the A30. Ensure access and internal road layout of site is suitable for a bus route.
Other issues	Potential urban extension to sit with LA/SHER/004 south of the A30	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/SHER/004 - Land north of Bradford Road

Site name	Land north of Bradford Road
Site reference	LA/SHER/004
Site area (ha)	13.29ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 240 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 240 homes	
Specific design requirements	Edge of town location Pedestrian connectivity limited by termination of footpath at Westlea House immediately east of the site.	Appropriate density of development. Site to be subject to comprehensive masterplanning. Enhance links to footpath on Bradford Road. Restrict development to 2/2.5 storeys.
Natural environment and ecology	Hedgerows on site boundaries. Watercourse to west of site. Protected species may be present. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance hedgerows. Provide mitigation strategy for protected species. Development will need to ensure phosphate neutrality.
Landscape and visual	Views, visual disturbance and noise from A30 corridor. Potential landscape character impacts.	Retain and enhance hedgerows. Reduce housing density from east to west. Provide public open space in western portion of site. Use soft boundary treatments. Street trees on a south-west north-west alignment to break up visual massing from A30.
Heritage	Sherborne Conservation Area located to the east, covering a large part of the town. Limited intervisibility to site.	Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development.

	Grade II Aldhelmsted East school to the north east along Bradford Road. Potential for archaeological remains.	Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological evaluation.
Flood risk	No significant flood risk.	Surface water discharge location to be identified
Amenity, health, education	Potential for noise impacts on future residents from the A30. Potential need for additional school spaces. The site is in a good location for residents to access a range of facilities including those in the town centre, with provision of new facilities as part of the development.	Appropriate noise assessment and mitigation. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Only access point would be on to Bradford Road. The A30 between this site and the site (SHER/001) to the north of the road is a four lane road with central reservation, with 60mph speed limit.	Provide footway adjacent to Bradford Road connecting onto existing footway at Amors Drove. Investigate reducing speed limit on entry to town to create gateway, however this may not be practicable due to the nature and capacity of the road. Provision of a bridge between the two sites either side of the A30. Ensure access and internal road layout of site is suitable for a bus route.
Other issues	Comprehensive masterplanning of SHER/001 and SHER/004 to optimise the development.	Use mechanisms to support comprehensive development of the site, such as master planning.

LA/SHER/005,007 - Land south of Bradford Road

Site name	Land south of Bradford Road
Site reference	LA/SHER/005,007
Site area (ha)	25.76ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 540 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 540 homes	
Specific design requirements	Edge of town location. Existing development backs on to the east/north-east boundary of the site. Whilst most of the existing development is 2 storey, part is 1 storey.	Appropriate density for edge of town location. New development should back onto the east/north-east boundary with limited potential for buildings to sit side on. Limit new development backing onto existing development at Hunts Mead to single storey.
Natural environment and ecology	Hedgerows on site boundaries. Protected species may be on site. Water course on the site. Copse located adjacent to the northern boundary. This is within the higher potential ecological network. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance hedgerows and copse, with buffers. Provide mitigation strategy for protected species. Development will need to ensure phosphate neutrality.
Landscape and visual	Mature trees on northern boundary. Site extends Sherborne to west into open countryside.	Retain trees. Restrict development to 2/2.5 storeys. Reduce housing density from east to west across the site and use soft boundaries. Locate public open space in the south-west part of the site.
Heritage	Prehistoric and Roman remains found on site immediately to south-east.	Pre-determination archaeological evaluation.

Flood risk	Site may be susceptible to groundwater flooding. A minor surface water flowpath crosses the site from the northern edge to the south-west.	
Amenity, health, education	Potential need for additional school spaces.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Public footpath runs through the site from the west to the east. Need for suitable vehicular access and pedestrian/cycle connections.	Retain and enhance existing public footpath route. Provision of vehicular, cycle, and pedestrian access onto Bradford Road. Provide footways to town centre which could connect onto Wydford Close. Ensure access and internal road layout of site is suitable for a bus route.

LA/SHER/006,008 - Land south of Lenthay Road

Site name	Land south of Lenthay Road
Site reference	LA/SHER/006,008
Site area (ha)	3ha
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 63 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 63 homes	
Specific design requirements	Adjoins existing development which is characterised by large, detached plots.	Development should mirror existing arrangement to north and ensure back to back and front to front development.
Natural environment and ecology	Strong hedgerow boundaries with trees. Small copse in eastern part of site. Potential botanical interest in southern field. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance boundaries and copse. Development will need to ensure phosphate neutrality.
Landscape and visual	Within area of local landscape importance.	Restrict development height to 2 storeys. Development should follow LA/SHER/001, 004 and 007.
Heritage	Close to known Roman villa. Prehistoric and Roman remains found on site immediately to the west.	Pre-determination archaeological evaluation.
Flood risk	Southern boundary of site along railway embankment within flood zone 3. Surface water flooding also possible along southern boundary of site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified

Amenity, health, education	Located adjacent to primary school and in close proximity to community allotments. Potential need for additional school spaces.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Access issues during peak school hours. Need for suitable vehicular access and pedestrian/cycle connections.	Transport Assessment to consider impacts in association with school traffic. Provide a footway along Lenthay Road from access point to school. Implement Lenthay Common resurfacing work to improve low traffic cycling link.
Other issues	Contamination recorded on part of site.	Assessment to determine extent of contamination and any remediation required.

LA/SHER/010a - Yeatman Hospital and Newell House

Site name	Yeatman Hospital and Newell House site
Site reference	LA/SHER/010a
Site area (ha)	2.24
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 53 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 53 homes	
Specific design requirements	Town centre location. Presence of mature trees in the grounds of Newell House as well as the building's setting may limit development beyond conversion of the existing buildings.	Appropriate density of development for town centre. Heritage assessment to consider significance and setting and any appropriate conversion of Grade II listed school and barns, plus any potential for additional development in the grounds.
Natural environment and ecology	Mature trees onsite. Potential for bat and bird roosts in the existing building. Adjacent to a watercourse. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain trees. Survey and mitigation strategy for bats. Enhance river corridor/riparian zone. Development will need to ensure phosphate neutrality.
Landscape and visual	Existing trees and open green space on the site.	Retain trees and open space. Restrict height to 3 storeys. Avoid development in southwestern corner of site.
Heritage	Newell House is Grade II listed. Within Sherborne Conservation Area.	Adaptive reuse of the building taking into account the building's significance and setting. Sensitive design taking account of significance of Newell House and location within conservation area. Pre-determination archaeological assessment.
Flood risk	Western edge of the site is in Flood Zone 3.	Locate development outside areas affected by flood risk.

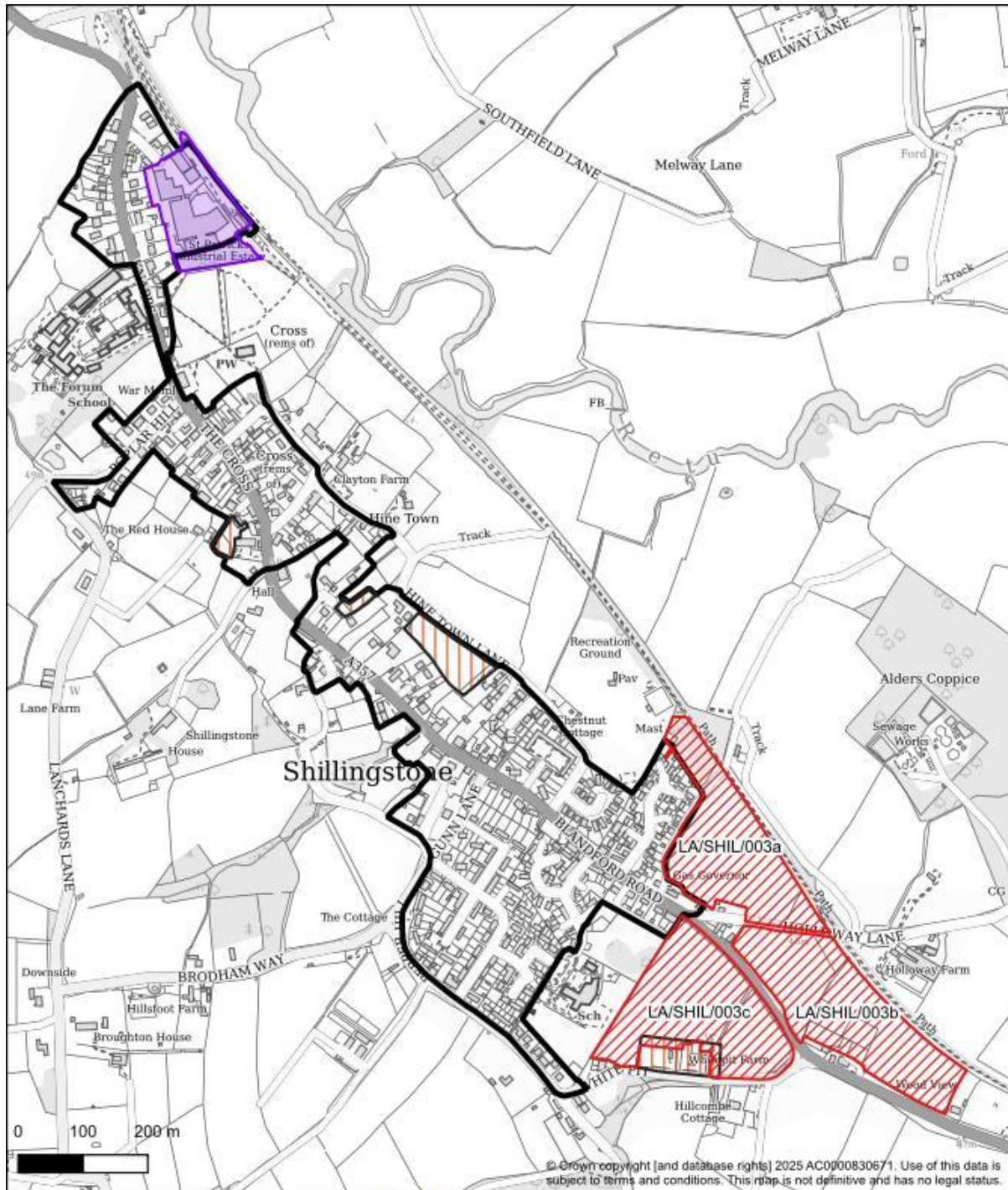
	Site may be susceptible to groundwater flooding.	Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Loss of an important community asset at this location (community hospital). Potential need for additional school spaces. The site is in a good location for residents to access a range of facilities including those in the town centre.	Further assessment needed around appropriate location for alternative provision. Provision of additional school facilities to meet the local need.
Transport (access and movement)	Public right of way crosses the site.	Retain public right of way. Improve walking and cycling within Sherborne town centre.
Other issues	The site will not be available until later in the Plan period (10-15 years) due to the need to relocate the community hospital. Securing the reuse of Newell House.	Reprovision of community hospital service will need to be secured in advance of development.

LA/SHER/011 - Aldhelmstead East School

Site name	Aldhelmstead East School
Site reference	LA/SHER/011
Site area (ha)	0.39
Parish/Settlement	Sherborne
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Within the built up area of Sherborne. Adjacent to existing residential development.	Appropriate density of development for town location.
Natural environment and ecology	Mature trees on site. Potential for bat and bird roosts in the existing building. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Survey and mitigation strategy for bats. Development will need to ensure phosphate neutrality.
Landscape and visual	There are mature trees on the northern boundary.	Retain existing trees. Use of hedgerows, railings and/or walls for boundaries as opposed to timber fencing.
Heritage	The Kenelm and Aldhelmsted Boarding Houses (Sherborne Girls School) is a Grade II listed building occupying the site.	Adaptive reuse of the building taking into account the building's significance and setting.
Flood risk	No modelled flood risk. May be susceptible to groundwater flooding.	Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre.	
Transport (access and movement)	The site is an accessible location.	Provide walking and cycling improvements in Sherborne town centre.

Shillingstone



Consultation sites



Residential option - proposed



Employment allocation - existing



Residential allocation - existing NP

Existing allocations & consents



Settlement boundary - existing

LA/SHIL/003a - Land east of Shillingstone, north of Holloway Lane

Site name	Land east of Shillingstone, north of Holloway Lane
Site reference	LA/SHIL/003a
Site area (ha)	3.53ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 53 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 53 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. Vehicular access issues - Holloway Lane is a single access road currently unable to facilitate two-way vehicular travel. Existing homes at Spencer Gardens (8, 9, 15) sit close to the Western boundary of the site.	Appropriate density of development for the edge of village location. Potential to vehicular access via site 003b if site 003b is developed first. Re-route the track on the Western boundary (to move eastwards) to allow for active surveillance of the route. Any new development to back onto W boundary with deeper rear gardens for homes that back onto 8, 9 & 15 Spencer Gardens.
Natural environment and ecology	Bryanston SSSI buffer band B. Northern end of site within existing and higher ecological network. Within Great Crested Newt amber risk zone.	Lighting scheme. Retain and buffer northern habitat area, potential to enhance to deliver biodiversity net gain. Mitigation for protected species will impact biodiversity net gain delivery.
Landscape and visual	This site is immediately adjacent to the National Landscape. The National Landscape lies to the south of Holloway Lane. Flat site surrounded by mature hedgerow boundaries. Historic railway line, now the North Dorset Trailway borders the northern edge of the site.	A substantial belt of new native woodland planting along the northern edge of the site adjacent to the Trailway would help screen and soften both nearby and distant views towards the site. Consideration should be given to retaining the allotments area or alternatively planting substantial new native woodland buffer

	The Wessex Ridgeway long distance path (bridleway here) passes along the southeast border of the site. Sensitive views of this site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast.	planting in this sensitive corner which is bordered by 2 separate public rights of way on both sides. Retain existing hedgerow boundaries and trees. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp to the north/northeast. Size of site and proximity to known Roman villa indicate high potential for archaeological remains	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	There is some minor surface water flooding predicted along the north-east boundary of the site. A foul water sewer crosses the northeast corner of the site which may restrict development in this area.	Development may need to be located outside of areas of predicted flood risk. Surface water runoff from the site could discharge to the watercourse approximately 50m east of the site along Holloway Lane.
Amenity, health, education	It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.	Implement pedestrian / cycle access between the site and the North Dorset Trailway. Provide pedestrian link into Spencer Gardens. Contributions to enhance the quality of the North Dorset Trailway Contributions to enhance the bus service provision within the village.

LA/SHIL/003b - Land east of Shillingstone, north of Blandford Road and south of Holloway Lane

Site name	Land east of Shillingstone, north of A357 and south of Holloway Lane
Site reference	LA/SHIL/003b
Site area (ha)	4.08ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 61 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 61 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. The existing access point from A357 (south boundary of the site) there is a layby next to existing access point. Existing single storey dwelling immediately west of the southwest corner of the site.	Appropriate density of development for the edge of village location. Vehicular access from A357 Blandford Rd - southern boundary of the site. Potential to decrease the size of the layby. Limit the height of any new development at the southwest corner of the site to 1.5 storeys.
Natural environment and ecology	Bryanston SSSI buffer band B. Western side of site within Great Crested Newt amber risk zone. Watercourse within site. Record of priority species in adjacent property.	Species mitigation strategy. Lighting scheme. Mitigation for protected species will impact biodiversity net gain delivery.
Landscape and visual	Site is within the National Landscape. Open, flat undeveloped agricultural field with existing development to both sides along its A357 main road frontage. Allotments along northern part of site. Sensitive views of the site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast. In these elevated views of the	Assess whether 'major development' and potentially 'exceptional circumstances. Sensitive design to respect the character/setting of the National Landscape. Retain and enhance existing hedgerow boundaries. Substantial new structural planting along the boundaries and within site to soften near and distant views of the site.

	site any new development here will be seen as an extension of the village.	
Heritage	Note Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage to the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp to the north/northeast. Size of site and proximity to known Roman villa indicate high potential for archaeological remains	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	There is significant surface water flooding predicted along the northern boundary of the site. There is also a foul sewer that crosses the site. Some development area will be lost due to existing flood risk and to allow easement for foul sewer.	Development may need to be located outside of areas of predicted flood risk. Surface water runoff from the site could discharge to the watercourse that dissects the site south to north.)
Amenity, health, education	It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.	Provision of additional school facilities to meet the local need.
Transport (access and movement)	Pedestrian connectivity issues. Too far to walk to facilities. Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.	Provide a pedestrian link into settlement and school. Contributions to enhance the quality of the North Dorset Trailway Contributions to enhance the bus service provision within the village.

LA/SHIL/003c - Land east of Shillingstone, south of A357

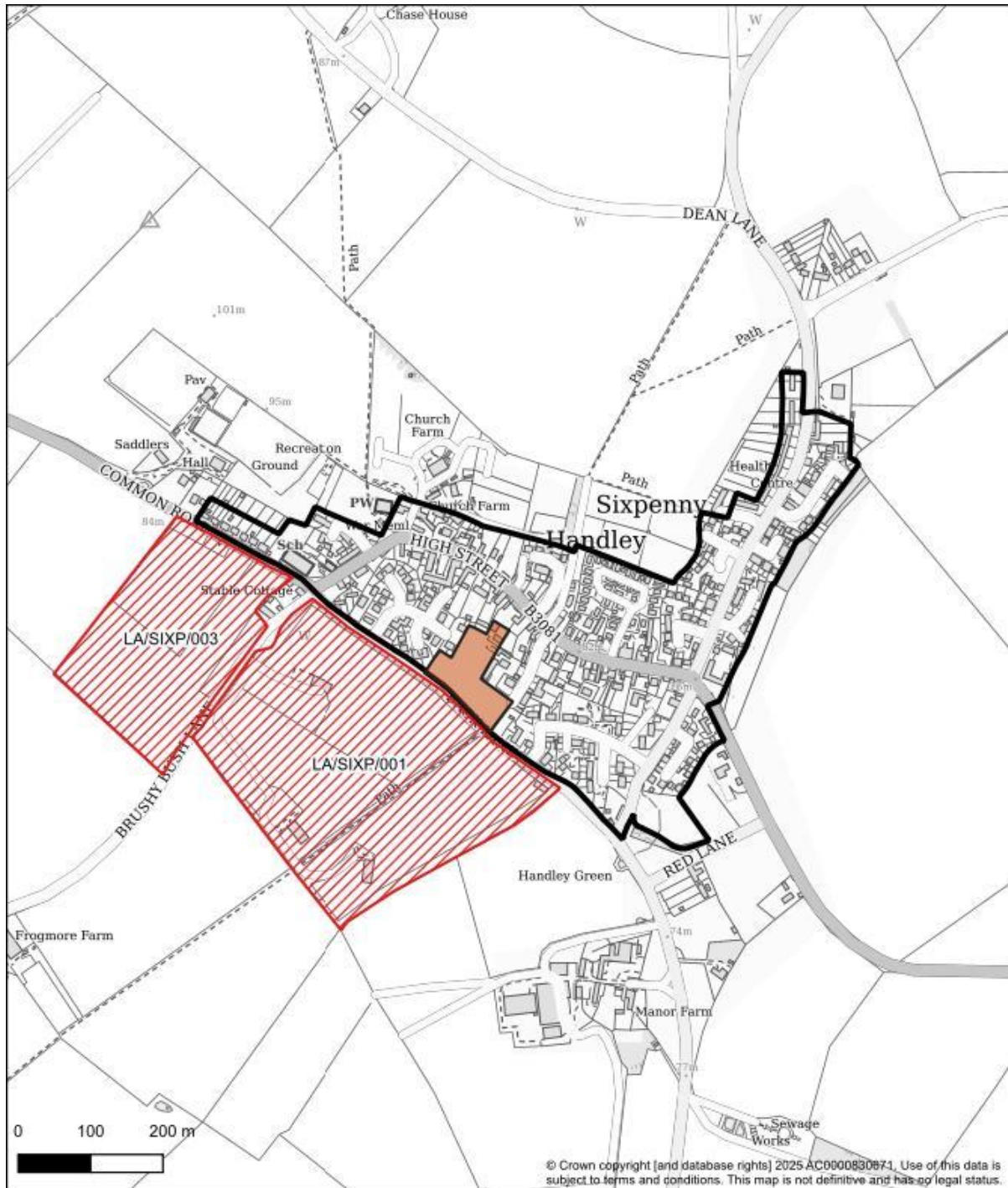
Site name	Land east of Shillingstone, south of Blandford Road
Site reference	LA/SHIL/003c
Site area (ha)	4.07ha
Parish/Settlement	Shillingstone
Proposed uses (estimated number of homes/capacity)	Around 61 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 61 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. No existing vehicular access point onto A357 Blandford Rd. Shillingstone Primary School is immediately west of the site. Necessity to relate any development at this site with Shillingstone NP Policy 13. Whitepit Farm buildings (WPF-B).	Appropriate density of development for the edge of village location. Creation of new access point onto A357 Blandford Rd - Northern boundary of the site. New development limited to two storey to coalesce with local vernacular. Prudent to continue the linear development along Blandford Road at the north of the site.
Natural environment and ecology	Bryanston SSSI buffer band B. Records of priority species nearby and on adjacent site. Within Great Crested Newt amber risk zone. Eastern portion of site other neutral grassland GM4 with in-field tree, this area should not be developed. Potential for reptiles. Watercourse adjacent to site.	Species mitigation strategy. Lighting scheme. Potential for species mitigation/enhancement/biodiversity net gain uplift area in eastern portion of site. Mitigation for protected species will impact biodiversity net gain delivery.
Landscape and visual	The National Landscape boundary runs adjacent to the north boundary and parts of the southern boundary of this site. Large mature oak trees on site boundary and in centre of the	Retain and enhance hedgerows and trees. New structural landscape planting. Sensitive design to respect the character/setting of the National Landscape.

	eastern field parcel. Hedgerows on boundary and dividing site. Flat site on eastern edge of village, overlooked from elevated vantage points of surrounding high ground to north and south of the River Stour valley. Sensitive views of this site from surrounding highly elevated viewpoints. Including views from Hambledon Hill and Hod Hill to the northeast. The Wessex Ridgeway long distance path (bridleway here) passes within the western edge of the site.	
Heritage	Note Scheduled Monument Hod Hill Camp and Lydsbury Rings to the east. Grade II* Hanford School and assemblage the northeast. Scheduled Monuments Hambledon Hill Camp and Causewayed Camp Historic Environment Record to the north/northeast. Size of site and proximity to known Roman villa indicate high potential for archaeological remains	Refer to landscape comments. To include high quality designed development referencing vernacular materials, presented in an appropriate layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation
Flood risk	There is no modelled flood risk to this site. A foul water sewer crosses the site which may restrict development in this area. Surface water runoff from the site could discharge to the watercourse at the east boundary of the site.	There are no major constraints to development across the site with regards to flooding & surface water drainage.
Amenity, health, education	It may be prudent to reserve some of LA/SHIL/003c for additional land for School expansion.	

Transport (access and movement)	Previous planning application site. Access okay from lane but needs pedestrian connectivity improvements to enable residents to walk safely into village. Site is more than 5km from Blandford and Sturminster Newton which could be a barrier for cycling trips. Likely to be a car dependent development, however Shillingstone is close to the North Dorset Trailway. Limited bus service provision.	Site is connected to the village centre via Bridleway N50/45. Provide a pedestrian link into settlement. Contributions to enhance the quality of the North Dorset Trailway Contributions to enhance the bus service provision within the village.
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Sixpenny Handley



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential permission - extant

LA/SIXP/001 - Land along Back Lane

Site name	Land along Back Lane
Site reference	LA/SIXP/001
Site area (ha)	6.17
Parish/Settlement	Sixpenny Handley
Proposed uses (estimated number of homes/capacity)	Around 74 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 74 homes.	
Specific design requirements	Cumulative impact of development at 001 and 003 would increase the size of the existing development by approximately a third. National Landscape Dark Skies Policy.	Pedestrian and cycle links to key destination points within the village (shop, school park etc). Lighting strategy required.
Natural environment and ecology	Hedgerows form boundaries. Records of priority species in the village. Part of east of site within Great Crested Newt amber risk zone. Wildlife potential.	Further ecological surveys to identify priority habitats and species. Retain and buffer hedgerows and provide green corridors through the site. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species. Lighting strategy.
Landscape and visual	The site lies within the Cranborne Chase National Landscape. Development, particularly of the more elevated parts of the site is likely to result in landscape character impacts.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Direct development towards lower slopes/less prominent parts of the site.

		Retain and enhance existing hedgerows. Strong new structural landscape planting.
Heritage	Likely limited heritage concern. Many recorded archaeological remains.	Pre-determination archaeological evaluation.
Flood risk	A surface water flow path crosses the site from the northwest boundary to the northeast corner. Groundwater emergence follows same route, as does Wessex Water foul sewer. No known discharge for surface water.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring). Development will need to make space for predicted flood water and allow for green / blue corridors. An easement will also be required either side of the foul sewer.
Amenity, health, education	Within the limit to the number of houses that could be built in the area and be supported by the existing first school. The development would help boost Cranborne Middle School numbers.	Contributions required to Upper School provision.
Transport (access and movement)	Pedestrian connectivity. Road junction to the northwest could be an issue. Infrequent bus service. Development could be car dependent.	Provide footway links. Junction improvement with The Hollow. Seek improvements to public transport in the area, alongside development.

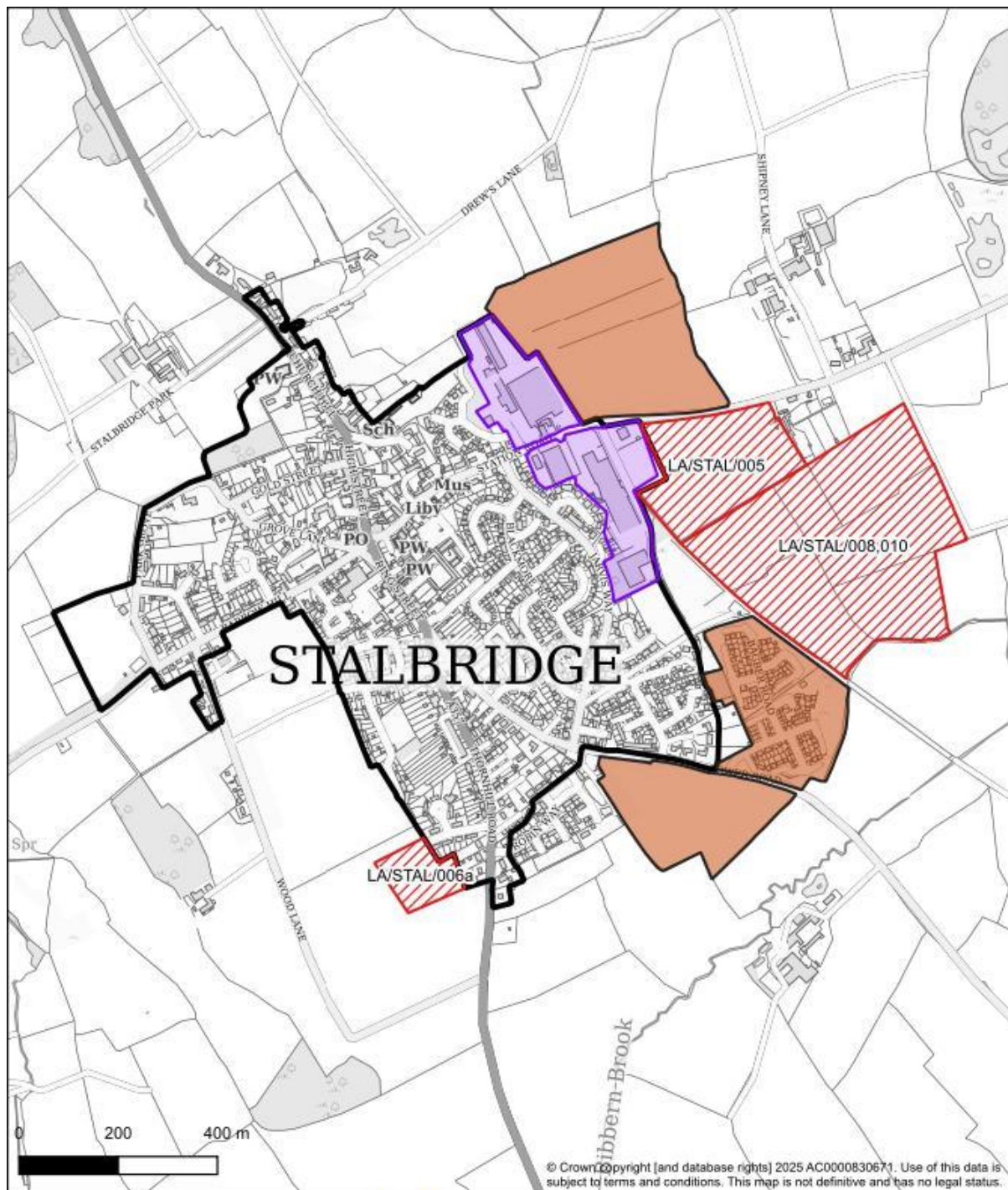
LA/SIXP/003 - Land off Common Road

Site name	Land off Common Road
Site reference	LA/SIXP/003
Site area (ha)	5.71
Parish/Settlement	Sixpenny Handley
Proposed uses (estimated number of homes/capacity)	Around 33 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 33 homes.	
Specific design requirements	Cumulative impact of development at 001 and 003 would increase the size of the existing development by approximately a third. National Landscape Dark Skies Policy.	Pedestrian and cycle links to key destination points within the village (shop, school park etc). Lighting Strategy required.
Natural environment and ecology	Hedgerows/treeline form north, east and south boundaries.	Further ecological surveys to identify priority habitats and species. Retain and buffer hedgerows and provide green corridors through the site. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats and species. Lighting Strategy required.
Landscape and visual	The site lies within the Cranborne Chase National Landscape. Development, particularly of the more elevated parts of the site is likely to result in significant adverse landscape and visual impacts.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape. Direct development towards lower slopes/less prominent parts of the site.
Heritage	Likely limited heritage concern. Many recorded archaeological remains.	Pre-determination archaeological evaluation.

Flood risk	A surface water flow path crosses the site from the northwest boundary to the northeast corner. Groundwater emergence follows same route, as does Wessex Water foul sewer. No known discharge for surface water.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring). Development will need to make space for predicted flood water and allow for green / blue corridors. An easement will also be required either side of the foul sewer.
Amenity, health, education	Includes allotments. Within the limit to the number of houses that could be built in the area and be supported by the existing first school. The development would help boost Cranborne Middle School numbers. Potential need for the provision of to appropriate play/playing pitch facilities.	Provide alternative allotment site. Contributions required to Upper School provision. Provision of additional/contribution to appropriate play/playing pitch facilities to meet the local need.
Transport (access and movement)	Pedestrian connectivity. Road junction to the northwest could be an issue. Infrequent bus service. Development could be car dependent.	Provide footway links. Junction improvement with The Hollow. Seek improvements to public transport in the area, alongside development.

Stalbridge



Consultation sites

Residential option - proposed

Employment allocation - existing

Residential permission - extant

Existing allocations & consents

Settlement boundary - existing

LA/STAL/005 – Land south of Station Road

Site name	Land east of Stalbridge Nature Reserve
Site reference	LA/STAL/005
Site area (ha)	5.63
Parish/Settlement	Stalbridge
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development. Restrict development to 2/2.5 storeys. Note that although outline permission was granted for 130 homes on the site, further detailed application refused due to the homes being too cramped together. A lower density is therefore appropriate.
Natural environment and ecology	Local wildlife site lies to the southwest. Hedgerow boundaries are priority habitat. There are trees within the fields. Protected species may be present.	Enhance habitat adjacent to the local site and ensure habitat connectivity through the site to the wider environment. Retain and enhance hedgerows and important ecological features. Provide mitigation strategy for protected species.
Landscape and visual	Western edge of the site is positioned adjacent to Station Road Business Park.	Development should respect the scale of adjacent development and the site's countryside setting.
Heritage	Potential for archaeological remains.	Pre-determination archaeological assessment.
Flood risk	Part of site may be affected by surface water flooding.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.

Amenity, health, education	Site is well located to access railway, play/recreation area and primary school. Site adjoins business park.	Ensure pedestrian connectivity to bridleway and play/recreation area beyond. Noise and odour survey to assess potential affects and any necessary mitigation.
Transport (access and movement)	Public right of way runs along western boundary of site.	Retain and enhance bridleway as an undeveloped green corridor and as part of North Dorset Trailway.
Other issues	The site adjoins the former railway line that will form part of the North Dorset Trailway.	Contribution towards the North Dorset Trailway extension to Stalbridge.

LA/STAL/006a - Land west of Waterlake

Site name	Land west of Waterlake
Site reference	LA/STAL/006a
Site area (ha)	1.54
Parish/Settlement	Stalbridge
Proposed uses (estimated number of homes/capacity)	Around 37 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 37 homes.	
Specific design requirements	Edge of town location. Existing development immediately to east is single storey.	Appropriate density of development. Limit development to single storey.
Natural environment and ecology	No significant ecological constraints identified.	
Landscape and visual	Potential landscape character impacts associated with extension into the open countryside.	Sensitive design to respect the landscape character.
Heritage	Adjacent to Stalbridge Conservation Area to the northwest.	High quality design, use of local materials. Appropriate layout, scale and density of development in order to enhance heritage assets and their settings.
Flood risk	No significant modelled flood risk. Susceptible to groundwater flooding.	Surface water discharge location to be identified.
Amenity, health, education	Replacement school site may be required.	Retain site for new school identified at land south of Station Road (LA/STAL/008,010).
Transport (access and movement)	Site is well located for Stalbridge and bus stops.	Provision of footpath to bus stops Contribution towards the North Dorset Trailway extension to Stalbridge.

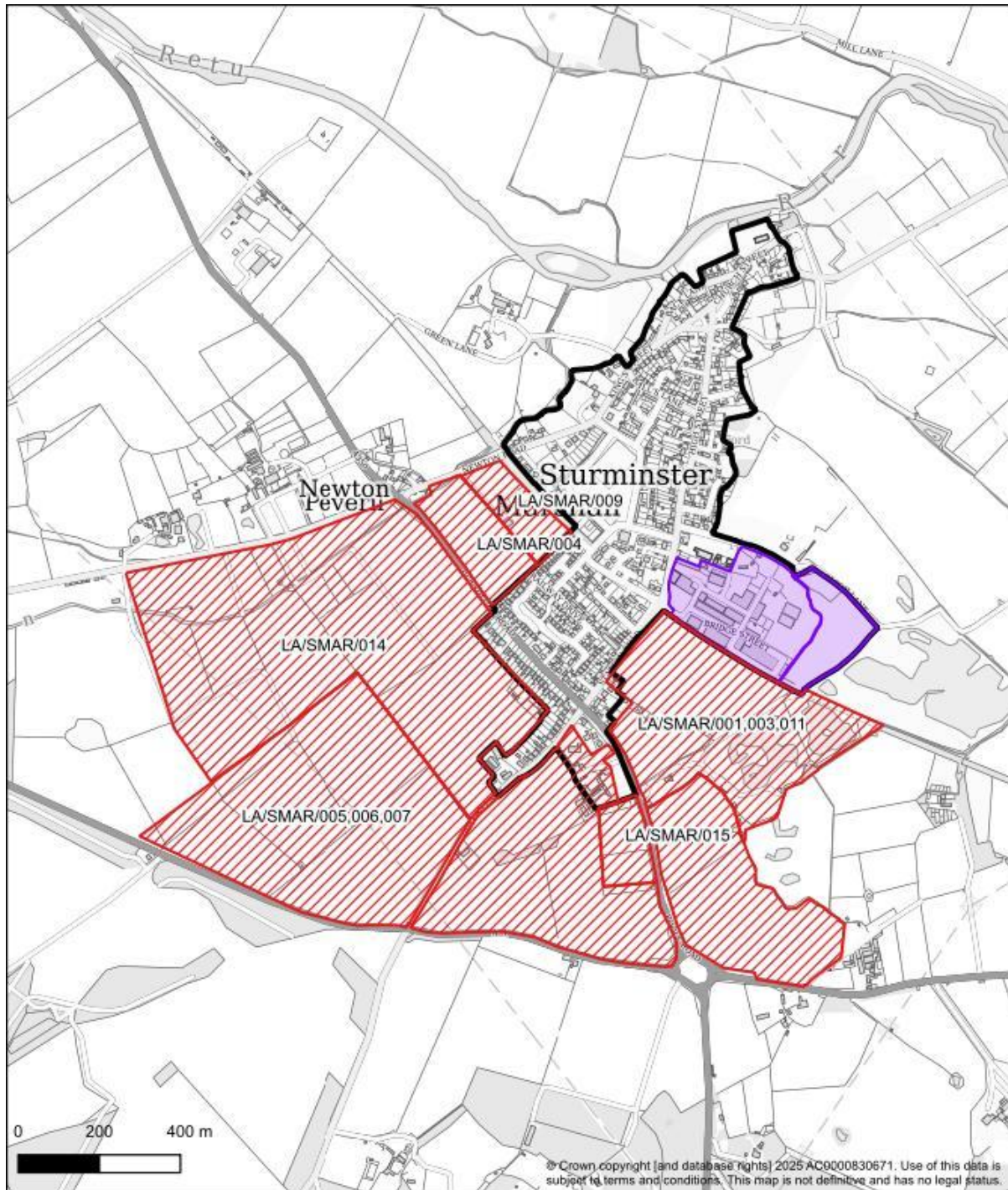
LA/STAL/008,010 - Land east of Stalbridge Nature Reserve

Site name	Land east of Stalbridge Nature Reserve
Site reference	LA/STAL/008,010
Site area (ha)	17ha
Parish/Settlement	Stalbridge
Proposed uses (estimated number of homes/capacity)	Around 305 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 305 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development. Restrict development to 2/2.5 storeys.
Natural environment and ecology	Local wildlife site lies immediately to the west. Hedgerow boundaries are priority habitat. There are trees within the fields. Protected species may be present.	Enhance habitat adjacent to the local site and ensure habitat connectivity through the site to the wider environment. Retain and enhance hedgerows and important ecological features. Provide mitigation strategy for protected species.
Landscape and visual	Landscape and visual sensitivity of the site is reduced by the flat landform and lack of visibility.	Reduce housing density from west to east across the site. Include street tree planting and use soft boundaries.
Heritage	Potential for archaeological remains.	Pre-determination archaeological assessment.
Flood risk	A watercourse flows across the site from north to south. Another watercourse flows along the southern boundary. Part of the southern portion of the site is within flood zone 2.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified.
Amenity, health, education	Site has good access to railway and existing play area to the west.	Provision of additional school facilities to meet the local need.

	Part of the site could be available for the development of a new school if required.	
Transport (access and movement)	Public right of way runs west to east across the site. Access to the site through LA/STAL/005 is required.	Retain and enhance footpath route. Need for suitable vehicular access and pedestrian/cycle connections. Provide a footpath to nearby bus stops. Provide Transport Assessment and Travel Plan.
Other issues	The site adjoins the former railway line that will form part of the North Dorset Trailway.	Contribution towards the North Dorset Trailway extension to Stalbridge.

Sturminster Marshall



Consultation sites

Residential option - proposed

Existing allocations & consents

Settlement boundary - existing

Employment allocation - existing

LA/SMAR/001,003,011 - Land at Station Road

Site name	Dorset Springs
Site reference	LA/SMAR/001,003,011
Site area (ha)	18.51
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 225 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 225 homes.	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Ponds and area around pond mapped as Coastal Floodplain and Grazing Marsh. Trees/woodland/scrub around ponds and at boundaries. The site is within 5km of Dorset Heathland. Various species may be present.	Retains ponds and buffer trees/scrub/woodland. Provide mitigation strategy for protected species. Retain and buffer boundary habitats, in particular along northern boundary to avoid impacts to reptiles, grassland, breeding and overwintering birds. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A level site. Mature Hedgerow. Visually contained by the topography and existing residential development.	Retain and improve boundaries.
Heritage	Dorset Historic Environment Record refers to field boundaries that may be of historic significance	Pre-determination archaeological assessment and perhaps archaeological evaluation.
Flood risk	Available development area restricted by large ponds. Some overbank flood risk predicted near to these features. Surface water runoff from the site could discharge to the	Locate development outside of areas affected by flood risk. It will need to be located away from the ponds and outside of the predicted areas of flood risk. Reprofiling of the site and introduction of positive drainage

	watercourse that flows along the sites south boundary. There are some small areas of surface water flood risk modelled to impact parts of the site. Significant surface water flooding is modelled to affect a large part of the east of the site. There does not appear to be a watercourse or surface water sewer to discharge surface water to that does not require crossing third party land. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	should reduce surface water flood risk. A surface water discharge location will also need to be identified and substantiated.
Amenity, health, education	Development would be welcome to sustain school contributions to be considered.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for pedestrian connectivity footways. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling. Not far from A31 Roundhouse R/B. Potential capacity issues on the road network.	Provide footway link to link up with the existing footway where the properties start. Bus service contribution. Provide more amenities alongside active travel and bus service improvements. Improved cycle network.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/SMAR/004 - Land Adjacent to the A350

Site name	Land Adjacent to the A350
Site reference	LA/SMAR/004
Site area (ha)	4.29
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 35 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 35 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Scrub/hedgerow forms boundaries. Watercourse within woodland in northwest of site. The site is within 5km of Dorset Heathland.	Retain and buffer boundary habitats and buffer watercourse/woodland in northwest. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	A level site. Mature hedgerows. The site is relatively well hidden from the wider views by the surrounding banks and vegetation.	Retain and improve hedgerows.
Heritage	Likely limited heritage concern. Finds of human burial of Roman period and prehistoric flintwork made just beyond the southern tip of site. Likelihood that such remains extend into this site.	Pre-determination archaeological evaluation.
Flood risk	Watercourse that flows along the north boundary of the site with significant predicted overbank flooding affecting the north half of the site. Surface water runoff from the site could discharge to the	Locate development to the south of the site where flood risk is low and flood free access could be achieved. A flood risk assessment including flood modelling and liaison with the Environment

	watercourse at the north boundary.	Agency A would be required before any development in the north half of the site could be considered. Some parts of the site could be developed in the south of the site if the flood risk assessment did not support development over the majority of the site and if a flood free access could be established.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for pedestrian connectivity footways. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling Not far from A31 Roundhouse Roundabout. Potential capacity issues on the road network.	Provide footway link to link up with the existing footway where the properties start. Bus service contribution. Provide more amenities alongside active travel and bus service improvements. Improved cycle network.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/SMAR/005,006,007 - Land at Sturminster Marshall

Site name	Land at Sturminster Marshall (site 1)
Site reference	LA/SMAR/005,006,007
Site area (ha)	59.67
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 1000 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 1000 homes.	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Hedgerows form boundaries. Area of scrub/woodland within the middle of the site. Records of priority species on the site. Various species may be present. Priority habitat woodland to south of A31 which is also covered by the mapped ecological network. Watercourse forms northeast boundary. Wider band of woodland/scrub along A31 and A350 and the roundabout. Coastal Flood Grazing Marsh. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows. Retain scrub/woodland within the centre provides connectivity ecological corridor, roosts and wider landscape is maintained. Provide mitigation strategy for protected species. Retain and buffer watercourse if present. Species mitigation including lighting. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Areas of higher land within the site. The northeastern corner of the site contains a group of buildings associated with Baille House.	Direct development towards lower slopes/less prominent parts of the site.

	The remainder of the site is made up of agricultural fields. There is a copse of trees in the site's centre. Mature hedgerows. A substantial area with potential for landscape and visual impacts upon the wider landscape.	Sensitive design to respect the landscape character.
Heritage	Likely limited heritage concern. No obvious significant archaeological issues within the site itself but note presence of historic milestone by roadside immediately south. Part of the site is within proximity of Charborough Park Registered Parks and Gardens to the west/southwest. Note Grade II Lion Gate to west. No obvious significant archaeological issues.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There are only small areas of surface water flood risk identified to affect parts of this site. There is a surface water flow path that crosses the site from its southwest to northeast edge. Some surface water flood risk is modelled to impact the eastern edge of the site. Surface water runoff from the site may be able to discharge to the watercourse at the east boundary but further investigation will be required in order to confirm viability.	Development will need to allow for green / blue corridors. Development will need to be located away from the predicted areas of flood risk and a surface water discharge location will need to be confirmed.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.

Transport (access and movement)	Need for pedestrian connectivity footways. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling. Dullar Lane narrow country road, no footways. A350 - no footways. A31 NH. Potential impact on the strategic road network. Development likely to be car reliant due to lack of amenities in Sturminster Marshall. Sturminster Marshall is beyond 5km distance to other larger settlements- barrier to cycling. Potential capacity issues with Roundhouse Roundabout.	Provide footway link to link up with the existing footway where the properties start. Bus service contribution. Provide more amenities alongside active travel and bus service improvements to enable active travel. Improved cycle network. Pedestrian improvements needed on Dullar Lane to connect site to village. Internal layout suitable for a bus route.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/SMAR/009 - Springfield Farm

Site name	Springfield Farm
Site reference	LA/SMAR/009
Site area (ha)	2.78
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 36 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 36 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Scrub/hedgerow forms boundaries. Various species may be present. The site is within 5km of Dorset Heathland.	Retain and buffer boundary habitats. Retain habitats as far as possible and ensure connectivity between habitats and wider landscape is maintained. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	A level site. A farmhouse with barns in the centre of site. The northeastern edge of the site is bounded by an old railway line embankment. The site is relatively well hidden from wider views by the surrounding banks and vegetation.	Sensitive design to respect the landscape character.
Heritage	Likely limited heritage concern. No obvious archaeological issues.	
Flood risk	There is a watercourse that flows along the other side of Newton Road above the north boundary of the site with significant	A flood risk assessment including flood modelling and liaison with the Environment Agency would be required before

	predicted overbank flooding affecting the north half of the site. Development is likely to be limited to the south of the site where flood risk is low. The most likely access would be on Newton Road where fluvial flood risk is significant. Surface water runoff from the site could discharge to the watercourse on the other side of Newton Road but as this will cross third party land approval for the connection will be required. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	any development in the north half of the site could be considered. Some parts of the site could be developed in the south of the site if the flood risk assessment did not support development over the majority of the site however the FRA would still need to demonstrate that flood compatible access would be possible. A surface water discharge location will also need to be identified and substantiated.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for pedestrian connectivity footways. Newton Road narrow country road, no footways. Boundary doesn't look like it extends far enough to link to Parkelea. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling. Not far from A31 Roundhouse Roundabout. Potential capacity issues on the road network.	Provide footway link to link up with the existing footway where the properties start. Improved cycle network. Seek improvements to public transport in the area, alongside development. Provide more amenities alongside active travel and bus service improvements.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/SMAR/014 - land west of A350

Site name	Land west of A350
Site reference	LA/SMAR/014
Site area (ha)	43
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 522 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 522 homes.	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Multiple hedgerows/vegetation/trees on field boundaries. Records of priority species in close proximity to the site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerow and boundary habitats. Retention of some grassland habitat and boundary vegetation. Sensitive lighting scheme required. Suitable dark corridors/ boundary buffers from residential curtilages. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A large site made up of multiple fields. The land rises gently towards the south resulting in some areas of higher sensitivity. Existing residential development on along the southeastern corner boundaries. Potential for landscape character impacts.	Retain/improve landscape screening along the site boundaries. Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the landscape character.

Heritage	Likely limited heritage concern. Note proximity of Grade II Newton Peverill Manor and Forecourt Walls to the north and Grade II* Charborough Park Registered Park and Garden to south. Site includes site of a possible Bronze Age barrow.	Sensitive design to avoid or minimise conflict between potential development and heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	There is a watercourse that flows within the site alongside the north boundary with significant predicted associated overbank flooding affecting the north part of the site. Development is likely to be limited to the south of the site where flood risk is low. Surface water flood risk is also predicted to affect parts of the north of the site along with another separate significant surface water flow path crossing the site south to north. Surface water runoff from the site could discharge to the watercourse that crosses the site.	Development and access will need to be located away from the predicted areas of flood risk.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for pedestrian connectivity footways. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling	Provide footway link to link up with the existing footway where the properties start. Bus service contribution. Provide more amenities alongside active travel and bus service improvements. Improved cycle network.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and

		justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
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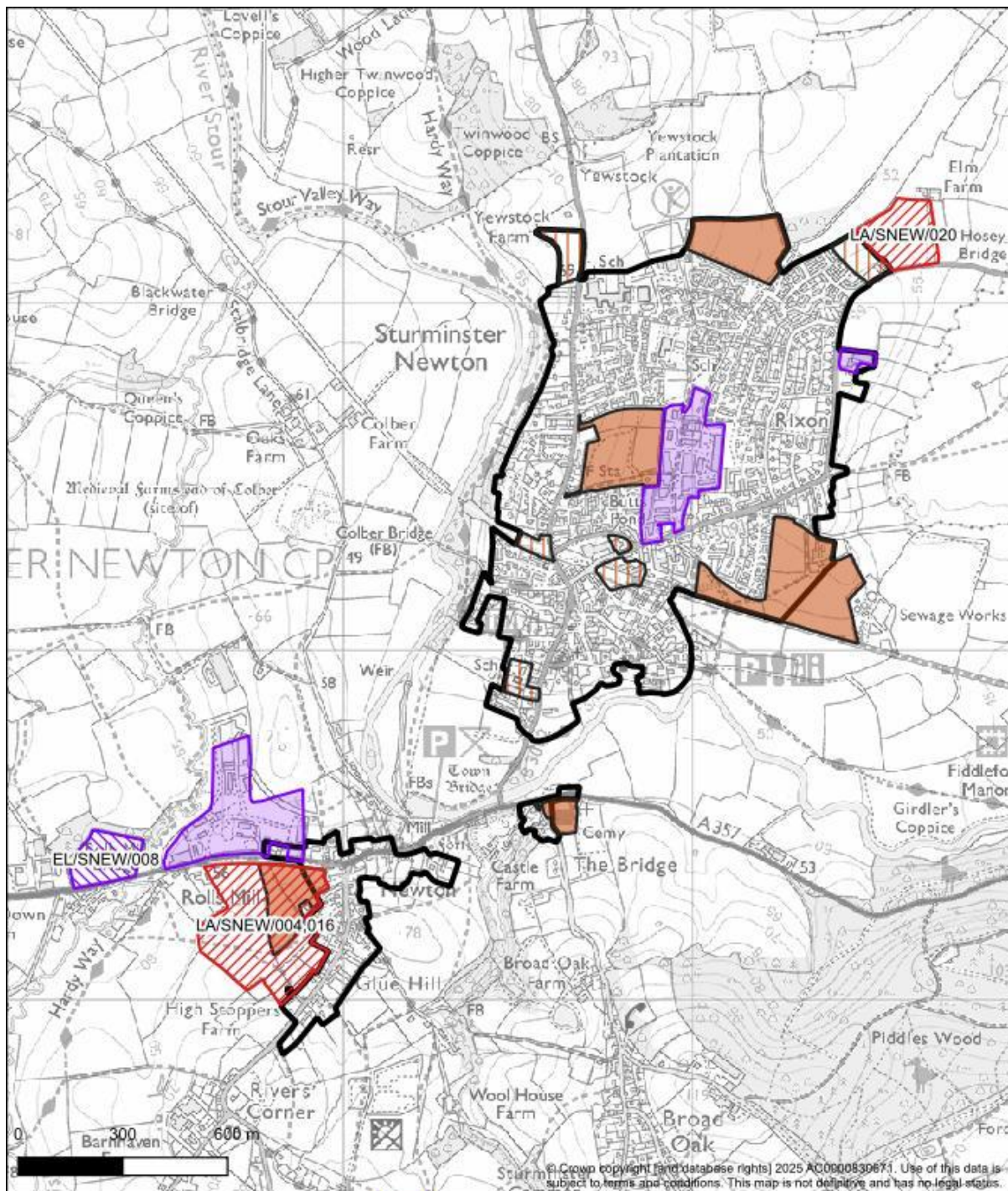
LA/SMAR/015 - Land east of Poole Rd

Site name	Land east of Poole Rd
Site reference	LA/SMAR/015
Site area (ha)	2.44
Parish/Settlement	Sturminster Marshall
Proposed uses (estimated number of homes/capacity)	Around 43 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes.	
Specific design requirements	Edge of village location.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Multiple hedgerows /vegetation /trees on field boundaries. Parcel of woodland habitat at northern corner. Various species may be present. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerow and boundary habitats. Retention of woodland habitat and boundary vegetation. Sensitive lighting scheme required. Suitable dark corridors/ boundary buffers from residential curtilages. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	A level site with an open character. The site lacks boundary screening apart from trees along the northern boundary. Potential landscape character impacts.	Provide landscape screening along the site boundaries to preserve the landscape character.
Heritage	Likely limited heritage concern. No obvious archaeological issues.	
Flood risk	Some relatively small areas of surface water ponding are modelled to affect the northeast and southeast corners of the site. There does not appear to be a watercourse or surface water	Development and access will need to be located away from the predicted areas of flood risk.

	sewer to discharge surface water to. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	A surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for pedestrian connectivity footways. Need for more amenities in Sturminster Marshall and improved bus route. Beyond 5km distance to other larger settlements which is a barrier to cycling Not far from A31 Roundhouse Roundabout. Potential capacity issues on the road network.	Provide footway link to link up with the existing footway where the properties start. Bus service contribution. Provide more amenities alongside active travel and bus service improvements. Improved cycle network.
Green Belt	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

Sturminster Newton



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing NP

LA/SNEW/004,016 – Land west of Glue Hill

Site name	Glue Hill
Site reference	LA/SNEW/004,016
Site area (ha)	10.59
Parish/Settlement	Sturminster Newton
Proposed uses (estimated number of homes/capacity)	Around 190 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 190 homes (including 48 already permitted).	
Specific design requirements	Edge of town location. Adjacent to existing residential development to the south and south east.	Appropriate density of development. Limit to two storeys in accordance with Policy 36 of the Neighbourhood Plan.
Natural environment and ecology	Mature hedgerow along northern boundary with A357 and along southeastern boundary.	Retain boundary hedgerows.
Landscape and visual	Ground levels fall south to north. Fields bordered by well-trimmed hedgerows with few hedgerow trees. Topography of rolling vales and intervening field boundary vegetation are likely to filter and screen middle distant and distant views. Views from adjacent footpaths may be more open.	Retain and enhance field boundary vegetation especially mature hedgerow trees and trees along the A357 where possible. Reduce density of development from east to west. Introduce buffer planting on southwest boundary. Sensitive design to respect landscape character, taking into account Sturminster Newton Neighbourhood Plan policies 36 and 37.
Heritage	Site adjoins Sturminster Newton Conservation Area to the east. The northeast top of the site border the conservation area but the site is otherwise separate from it by existing residential development.	Use of local materials and appropriate layout, scale and density. Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage asset's designation (including its setting).

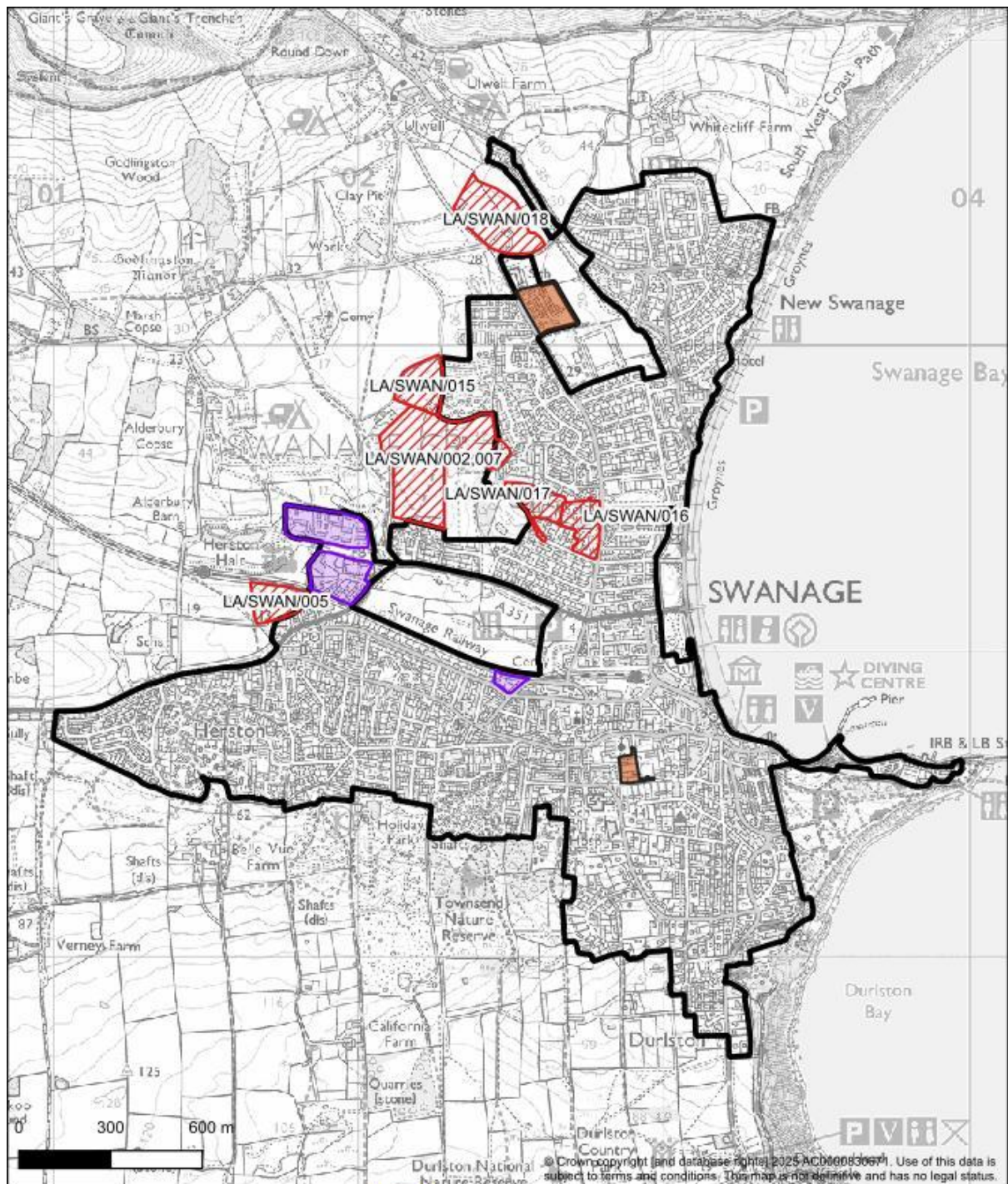
	Grade II listed Rolls Mill Farmhouse lies to the north-west.	
Flood risk	Parts of the site may be susceptible to surface water and groundwater flooding.	
Amenity, health, education	Potential for noise impacts on future residents from the adjacent A road.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Public footpath crosses the site and public footpath runs west to east across the southern part of the site.	Retain and enhance footpath routes.

LA/SNEW/020 - North of Manston Road

Site name	North of Manston Road
Site reference	LA/SNEW/020
Site area (ha)	3.31
Parish/Settlement	Sturminster Newton
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	Edge of town location. Neighbourhood Plan site limits development to 2.5 storeys.	Appropriate density of development. New development a maximum of 2.5 storeys
Natural environment and ecology	Hedgerows border the site and a tree is located in the field.	Retain boundary hedgerows Retain in field tree.
Landscape and visual	Development would form a noticeable extension of Sturminster Newton to the north. Likely to be visible in views from the north.	Strong new structural landscape planting within site.
Heritage	No issues identified.	Use of local materials and appropriate layout, scale and density.
Flood risk	No significant flood risks.	Surface water discharge location to be identified.
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Existing access point onto B3091. This could provide access to this site and adjoining Neighbourhood Plan site.	Ensure pedestrian access through adjoining Neighbourhood Plan site to south-west and to existing settlement.
Other issues	The site adjoins a site (to the southwest) allocated in the Neighbourhood Plan for 30 homes. There is potential for the two sites to be developed together.	Use mechanisms to support comprehensive development of the site, such as master planning.

Swanage



Consultation sites



Residential option - proposed

Employment allocation - existing



Residential permission - extant

Existing allocations & consents



Settlement boundary - existing

LA/SWAN/002,007 - Land north and west of Prospect Allotments

Site name	Land north and west of Prospect Allotments
Site reference	LA/SWAN/002,007
Site area (ha)	8.99
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 168 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 168 homes.	
Specific design requirements	Edge of town location. There is a large allotment site to the east. There are two commercial buildings located on the eastern part of the site.	Appropriate density of development for edge of town, and sensitive design taking into account National Landscape location.
Natural environment and ecology	Potential priority habitat hedgerows. Potential for bat roosts/bird nests in buildings and boundary trees along with use of site for commuting. A portion of the site is within amber risk zone for Great Crested Newt. The development may isolate habitats to the east. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone.	Retain and buffer boundary hedgerows and habitats. Retain buildings with bat roosts. Provide green corridor through the site to connect habitats to the east with wider countryside. Provide mitigation for recreational impacts on heathlands and air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	The site forms the countryside edge of Swanage and is within the Dorset National Landscape. Potential for adverse visual and landscape character impacts within the National Landscape.	Retain/improve trees and landscape screening along the northern and western boundary. Sensitive design to respect the landscape character, soften the edge of town development and limit adverse impact on the National Landscape.

	Northern part of the site is particularly sensitive to views from the Purbeck Ridge.	Assess whether 'major development' and whether the proposal meets the tests for development in the National Landscape.
Heritage	Grade II listed Cauldron Barn farmhouse and barn lie to the east. Potential for indirect impacts.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	No major constraints regarding flooding. However, there are surface water flow paths that start on the site.	Surface water discharge location to be identified. A surface water connection to a watercourse will require crossing third party land. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre.	
Transport (access and movement)	Lack of connection to existing highway network. Two public footpaths cross the site (SE3/23 and SE3/24).	Provide vehicular access linking to Cauldron Barn Road. Provide cycle and pedestrian access. Retain and enhance existing rights of way.

LA/SWAN/005 - Land north of High Street

Site name	Land north of High Street
Site reference	LA/SWAN/005
Site area (ha)	1.77ha
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 42 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 42 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development and sensitive design taking into account National Landscape location.
Natural environment and ecology	Potential priority habitat hedgerows. Watercourse within site, which is part of existing ecological network. Site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'.	Retain and buffer hedgerows. Retain and enhance habitats along watercourse. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands and air pollution. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Impact on local landscape character. The site lies within the Dorset National Landscape.	Sensitive design to respect the landscape character, soften the edge of town development and limit adverse impact on the National Landscape. Assess whether 'major development' and whether the proposal meets the tests for development in the National Landscape.
Heritage	Herston Conservation Area lies to the south, where there is a collection of Grade II listed buildings.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the

		heritage assets designation (including its setting). Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	A watercourse flows along the south-eastern edge of the site. This part of the site is in flood zone 3. Access through flood zone 3.	Locate development outside areas affected by flood risk. Surface water runoff from the site could discharge to watercourse.
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre. Site lies to the south of the railway line. Potential for noise impacts on future residents from the railway line, although this is in seasonal use.	Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Access via Ancaster Road, which has on street parking. There is a right of way (footpath SE3/78) Located to the south which joins into the A351 High Street.	Possible link via Ancaster Road to tie in with existing road and footways. Provide link to existing right of way.

LA/SWAN/015 - Land to the west of Cauldron Barn Park

Site name	Land to the west of Cauldron Barn Park
Site reference	LA/SWAN/015
Site area (ha)	2.14
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 38 homes
Greenfield/Brownfield	Greenfield.

Considerations	Summary	Proposed approach
Proposal	Around 38 homes.	
Specific design requirements	Edge of town location. The site is west of a caravan park on the edge of Swanage.	Appropriate density of development for edge of town, and sensitive design taking into account National Landscape location.
Natural environment and ecology	Potential priority habitat hedgerows. Adjacent to watercourse. Small area of woodland/scrub in southwest corner of site. There are a number of trees in the field with potential as habitat for priority species. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'.	Retain boundary hedgerows, on site trees and retain and enhance area of scrub in south-western corner. Provide mitigation for recreational impacts on heathlands and air pollution. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	The site forms the countryside edge of Swanage and is within the Dorset National Landscape. Potential for adverse visual and landscape character impacts within the National Landscape. Site may be particularly sensitive to views from the Purbeck Ridge.	Retain/improve trees and landscape screening along the northern and western boundary. Sensitive design to respect the landscape character, soften the edge of town development and limit adverse impact on the National Landscape. Assess whether 'major development' and whether the proposal meets the tests for development in the National Landscape.

Heritage	Likely limited heritage impact. Some finds of prehistoric flintwork nearby.	
Flood risk	A watercourse flows along the western boundary of the site with some associated minor overbank flooding affecting the edge of the site.	Surface water runoff from any development could discharge to the watercourse.
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre.	
Transport (access and movement)	No direct access to the highway network.	Provision of vehicular, cycle, and pedestrian access linking in with existing routes. This should be planned with access through LA/SWAN/002 to the south.
Other issues	The site would likely form an extension to land west of Prospect Allotments (LA/SWAN/002), with access from that site.	

LA/SWAN/016 - Purbeck View School

Site name	Purbeck View School
Site reference	LA/SWAN/016
Site area (ha)	1.8
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 50 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 50 homes.	
Specific design requirements	Within town and adjacent to existing residential development. Adjacent to LA/SWAN/017. The buildings of the former Purbeck View School sit on this site.	Appropriate density of development for the location. Redevelopment of the site should take account of surrounding layouts and densities.
Natural environment and ecology	Existing buildings have potential as habitat for priority species. There are trees and grassland on the site. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'.	Retain trees and grassland of ecological value where possible. Provide mitigation strategy for protected species. Provide green corridor through site (east to west) to connect offsite habitat areas. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	The site lies within the Dorset National Landscape.	Retain on site trees. Sensitive design to respect the landscape character and limit adverse impact on the National Landscape.

		Assess whether 'major development' and whether the proposal meets the tests for development in the National Landscape.
Heritage	Likely limited heritage impact.	
Flood risk	No major constraints regarding flooding.	
Amenity, health, education	The site is in a good location for residents to access a range of facilities including those in the town centre. The redevelopment of the site may result in loss of playing pitch facilities. The redevelopment of the site would result in the loss of the school building.	Provision of additional appropriate play/playing pitch facilities to meet the local need. Assessment of need for the specialist school as a community facility.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Visibility at junction needs addressing.	Improve or provide new vehicular access. Link pedestrian and cycle routes with existing routes.

LA/SWAN/017 - Harrow House

Site name	Harrow House
Site reference	LA/SWAN/017
Site area (ha)	1.61
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 45 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 45 homes. There is currently a planning application under consideration on this site (reference P/OUT/2024/03253).	
Specific design requirements	Within town and adjacent to existing residential development. Adjacent to LA/SWAN/016. The former Harrow House International College buildings are located on the site.	Appropriate density of development for the location. Redevelopment of the site should take account of surrounding layouts and densities.
Natural environment and ecology	Existing buildings have potential as habitat for priority species. There are trees and grassland on the site. The site has the potential for protected species to be present. Site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'.	Retain and enhance trees and badger habitats. Assess and where possible retain buildings with bat roosts. Provide lighting scheme. Provide east to west green corridor to connect habitat areas. Provide mitigation for recreational impacts on heathlands & air pollution. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	The site lies within the Dorset National Landscape.	Retain on site trees. Sensitive design to respect the landscape character and limit

		adverse impact on the National Landscape. Assess whether 'major development' and whether the proposal meets the tests for development in the National Landscape.
Heritage	Cauldron Barn Farmhouse and Barn, a grade II listed building, lies to the north-west.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	No major constraints regarding flooding.	
Amenity, health, education	The redevelopment of the site may result in loss of playing pitch facilities. The site is in a good location for residents to access a range of facilities including those in the town centre.	Provision of additional appropriate play/playing pitch facilities to meet the local need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. The gradients of the site could be a barrier to active travel (walking and cycling).	Provision of vehicular, cycle, and pedestrian access linking in with existing routes.

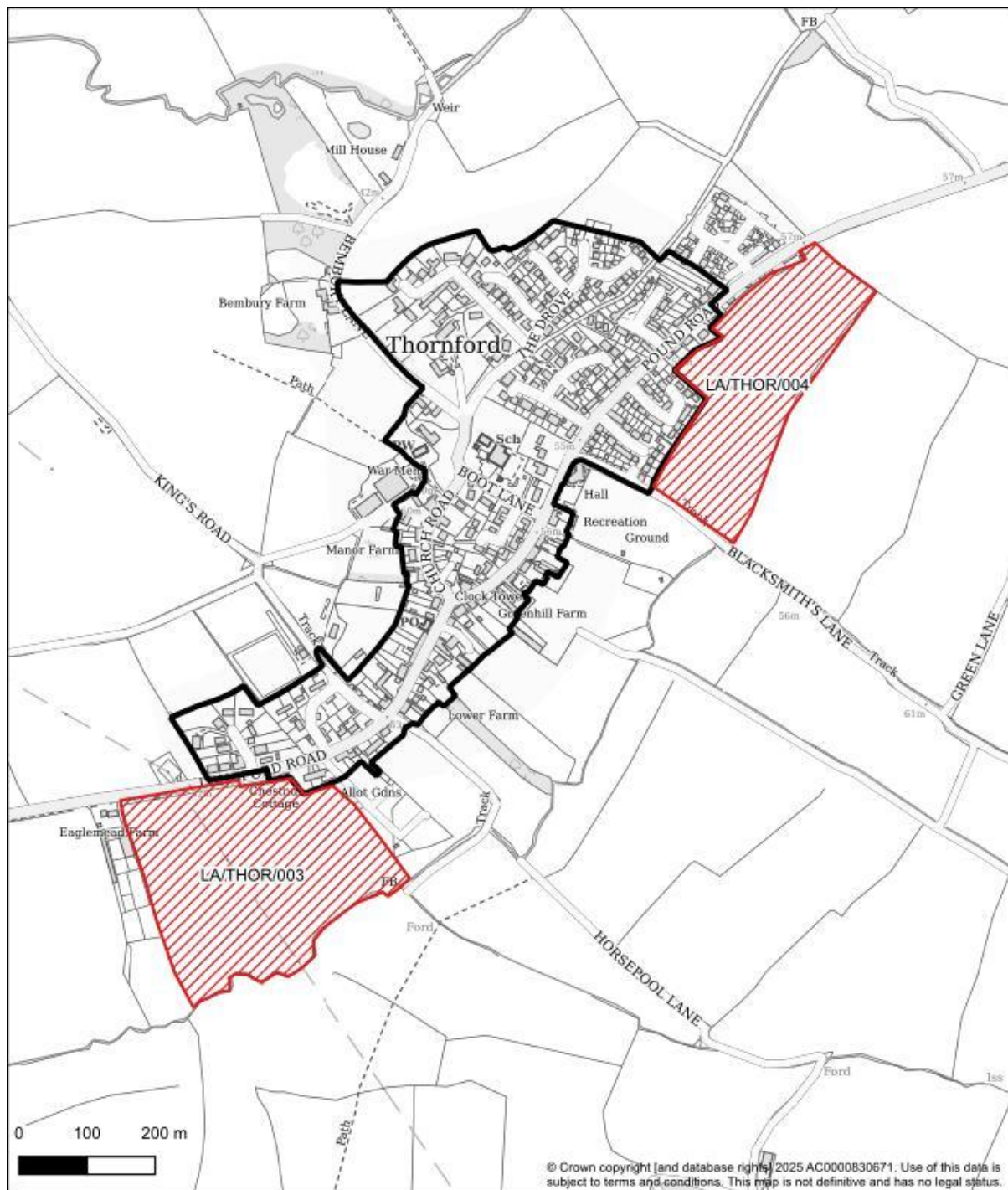
LA/SWAN/018 - Swanage Farm - land north of Washpond Lane and west of Darkie Lane

Site name	Swanage Farm - land north of Washpond Lane and west of Darkie Lane
Site reference	LA/SWAN/018
Site area (ha)	4.1ha
Parish/Settlement	Swanage
Proposed uses (estimated number of homes/capacity)	Around 74 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 74 homes.	
Specific design requirements	Edge of town location. Swanage Farm and two additional properties located on the site. Existing residential development to the east and a primary school to the south on the opposite side of the road.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows which may be used by priority species. Southern boundary within existing ecological network. Tree/scrub area in centre of site may be of ecological value. The site is within 5km of Dorset Heathland. The site is within the 'Poole Harbour Recreation Zone'.	Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation for recreational impacts on heathlands and air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	Potential landscape character impacts. Site lies beyond the built extent of Swanage. The site lies within the Dorset National Landscape.	Retain/improve trees and landscape screening. Sensitive design to respect the landscape character. Assess whether 'major development' and whether the proposal meets the tests for

		development in the National Landscape.
Heritage	There are several grade II listed buildings to the north of the site in Ulwell.	Sensitive design to preserve or enhance the setting of heritage assets.
Flood risk	No major constraints regarding flooding. A nearby watercourse flows along and opposite the north-east boundary of the site.	Surface water discharge location to be identified.
Amenity, health, education	Potential for noise and other impacts on future residents from Godlingston Brickworks, located around 200m to the west of the site. The site is close to a primary school but some distance from the town centre.	Further discussion with Mineral Planning Authority. Provision of appropriate noise assessment and mitigation. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable pedestrian/cycle connections.	Provide footway links for 300m to adjoin existing footways on Northbrook Road.
Other issues	The site is in a mineral safeguarding area.	Further discussion with Mineral Planning Authority to consider the site's suitability.

Thornford



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

LA/THOR/003 – Land at Longford Road

Site name	Land at Longford Road
Site reference	LA/THOR/003
Site area (ha)	8.78ha
Parish/Settlement	Thornford
Proposed uses (estimated number of homes/capacity)	Around 105 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 105 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design and use of local materials.
Natural environment and ecology	Within Somerset Levels and Moors Ramsar Site Catchment Area.	Development will need to ensure phosphate neutrality.
Landscape and visual	Hedges along north and west boundaries are well treed and there are trees along the stream. Impact on views south across the site from Longford Road and open views south to the Dorset National Landscape possible.	Retain and enhance field boundary and riparian vegetation to west and southern boundaries. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Thornford Conservation Area lies to the northeast of the site.	Thoroughly assess potential impacts of development on the conservation area, and its settings, and minimise conflict between potential development. Pre-determination archaeological assessment.
Flood risk	Adjoins flood zones 2 and 3 to the south. Site may be susceptible to groundwater flooding.	Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Public footpath crosses the south-east tip of the site.	Retain and enhance public right of way.

	Need for suitable vehicular access and pedestrian connections. Thornford train station is located nearby. No bus service.	Provide vehicular and pedestrian access. Seek improvements to bus service in the area, alongside development.
Other issues	The north-eastern boundary of the site is adjacent to allotments. Small and medium power lines cross the site from north to south.	

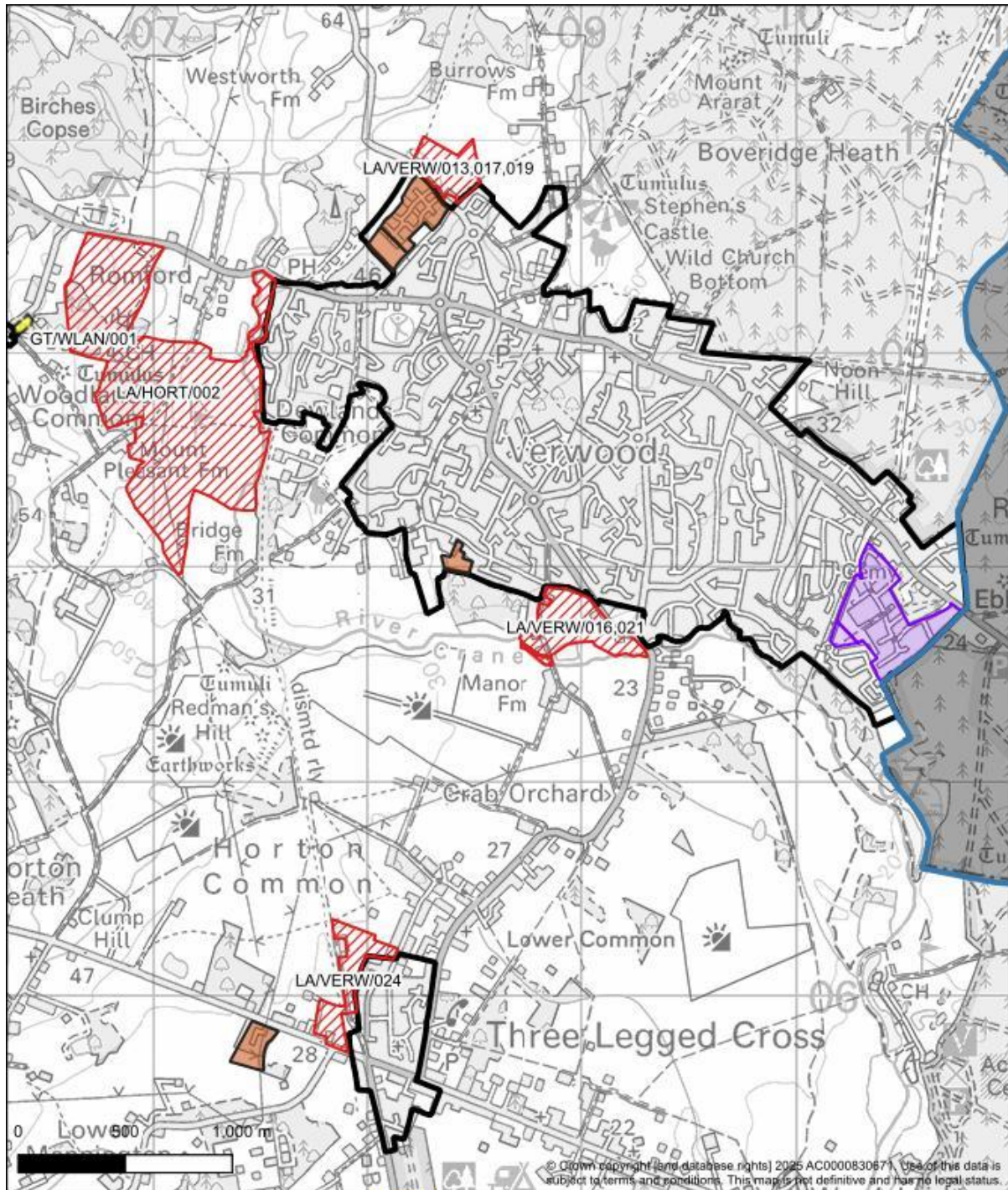
LA/THOR/004 – Land at Pound Road

Site name	Land at Pound Road
Site reference	LA/THOR/004
Site area (ha)	6.18 ha
Parish/Settlement	Thornford
Proposed uses (estimated number of homes/capacity)	Around 74 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 74 homes.	
Specific design requirements	Village location.	Appropriate density of development for village, High quality design and use of local materials.
Natural environment and ecology	Within Somerset Levels and Moors Ramsar Site Catchment Area.	Development will need to ensure phosphate neutrality.
Landscape and visual	Impact on landscape character. Middle distant views from footpaths on higher ground to the south and east at Knighton Hill and Ratcombe Wood likely.	Retain and enhance field boundary vegetation to north-east, south-east and south-west boundaries.
Heritage	Thornford Conservation lies to the south-west. Grade II listed Vale Cottage lies immediately to the north-west of the site.	Thoroughly assess potential impacts of development on the conservation area and heritage asset, and their settings, and minimise conflict between potential development. Pre-determination archaeological assessment.
Flood risk	North-western part of the site may be susceptible to groundwater flooding.	Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Public footpath crosses the site from the south-west to the north-east. Need for suitable vehicular access and pedestrian connections.	Retain and enhance public right of way. Provide vehicular and pedestrian access.

	Thornford train station is located nearby. No bus service.	Seek improvements to bus service in the area, alongside development.
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Verwood



Consultation sites

 Residential option - proposed

 Gypsy & traveller site - proposed

Existing allocations & consents

 Settlement boundary - existing

 Employment allocation - existing

 Residential permission - extant

 County boundary / outside plan area

LA/HORT/002 - Crane Valley Golf Club

Site name	Crane Valley Golf Club
Site reference	LA/HORT/002
Site area (ha)	73.27 ha, with approximately 28ha developable
Parish/Settlement	Verwood
Proposed uses (estimated number of homes/capacity)	Around 984 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 984 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Design to accommodate habitat and species and green corridors.
Natural environment and ecology	The site contained areas of priority habitat, including ancient woodland. Eastern side is within Moors River SSSI system. Southern area of site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland, with south-east part within the 400m heathland buffer. The site is within 13.8km New Forest Heaths.	Retain, buffer, enhance and increase connectivity between areas of biodiversity interest through provision of green corridors. Further ecological survey to identify priority habitats and species. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. No development within 400m heathland zone and mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.

Landscape and visual	Gently sloping west to east. Approximately 1.6km from edge of National Landscape to the west.	Sensitive design to respect the landscape character and setting of the National Landscape.
Heritage	Likely limited heritage concern. Large site with some recorded cropmarks, and in particular there is potential for remains associated with the Verwood pottery industry.	Layout, scale and density which serves to positively enhance and not challenge identified assets and their setting. Pre-determination archaeological evaluation.
Flood risk	Watercourse in east could restrict development. minor tributaries crossing the site from west to east with associated surface water flowpaths. Surface water runoff from the site could discharge to a watercourse.	Development will need to allow for green / blue corridors. However, overall, there are no major constraints to development across the majority of the site with regards to flooding and surface water drainage.
Amenity, health, education	Public right of way runs through the golf course. Adjacent areas estimated 40% of population not within 300 metres of accessible greenspace. Depending on scale overall in Verwood a new school may have to be identified - even with the extension of Trinity First on their adjacent site. Current use as golf course.	Provision of accessible greenspace plus integration with PRow network to maintain access. Green corridors to support pedestrian access and wildlife connectivity. Provision of additional school capacity through provision of a site and/or financial contributions to meet need. Impact assessment of change of use from golf course, including alternative facilities.
Transport (access and movement)	Pedestrian connectivity is poor. Vehicular access by B3081 – existing access to the golf course.	Integrate and upgrade public right of way that runs across the site. Could have a looped route through the development- internal layout would need to be designed to enable this. Development too large to not be able to be effectively served by public transport. Seek improvements to public transport in the area, alongside development.

Green Belt (if applicable)	Within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Partly within sand and gravel Mineral Safeguarding Area.	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/VERW/013,017,019 - North of Edmondsham Road

Site name	North of Edmondsham Road
Site reference	LA/VERW/013,017,019
Site area (ha)	5.79 ha
Parish/Settlement	Verwood
Proposed uses (estimated number of homes/capacity)	Around 139 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 139 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Incorporate green corridors for access and wildlife connectivity.
Natural environment and ecology	Southeast portion of site within Great Crested Newt amber risk zone. Records of protected species in the area. Remnant hedgerow and in field trees. The site is within 5km of Dorset Heaths. The site is within 13.8km New Forest Heaths.	Retain trees, incorporate into green infrastructure. Ecological survey to identify priority habitats and species potential. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Gently undulating, sloping to the south-west but mostly level in south-east corner. Potential for landscape and visual impacts upon the landscape.	Retain/improve trees and landscape screening along the outer boundary. Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the landscape character.
Heritage	Likely limited heritage concern. Finds of archaeological remains associated with the Verwood pottery industry have been made on several nearby	Pre-determination archaeological evaluation.

	sites, indicating high archaeological potential for the present one.	
Flood risk	There is no significant modelled flood risk to this site. However, there does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	No footways along this section of Edmondsham Road.	Pedestrian connectivity needs to be provided- potentially site could connect to the existing nearby development. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Land in multiple ownership. Partly within sand and gravel Mineral Safeguarding Area.	Use mechanisms to support comprehensive development of the site, such as master planning. Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

LA/VERW/016,021 - Land West of Manor Road

Site name	Land West of Manor Road
Site reference	LA/VERW/016,021
Site area (ha)	10.12ha
Parish/Settlement	Verwood
Proposed uses (estimated number of homes/capacity)	Around 195 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 195 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Adjacent to Moors River System SSSI. Priority Habitats and significant trees and hedgerows. Protected species on-site and using site. With the Amber zone for Great Crested Newts. Adjacent to a local wildlife site. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Provision of a buffer to the river. Retain boundary hedgerows and trees. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats, where appropriate enhancing through green infrastructure/corridors through the site. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Visually contained by the topography and existing residential development. Well related to settlement boundary. Adjacent to residential development to the north of the site. This would bring development in line with the river to the south which marks the southern extent of Verwood.	Retain existing trees and hedgerows.

Heritage	Likely limited heritage concern. Grade II buildings to the north-west and south-east. Potential pottery kiln associated with Verwood pottery industry and other associated remains.	Pre-determination archaeological assessment, especially of the condition of the kiln, and archaeological evaluation.
Flood risk	Some minor areas of modelled surface water flood risk predicted to affect parts of the site. Overall, there are no major constraints to development across the majority of the site with regards to flooding and surface water drainage.	Site specific flood risk assessment required. Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	A history of collisions on Manor Road. One-sided pedestrian footway. Need for suitable vehicular access and pedestrian/cycle connections.	Further assessment of the causes of the collisions is needed- and improvements should be delivered if required A continuous footway needs to be able to be provided along site frontage, with safe crossing points to connect up to existing.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Land in multiple ownership. Partly within sand and gravel Mineral Safeguarding Area.	Use mechanisms to support comprehensive development of the site, such as master planning. Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

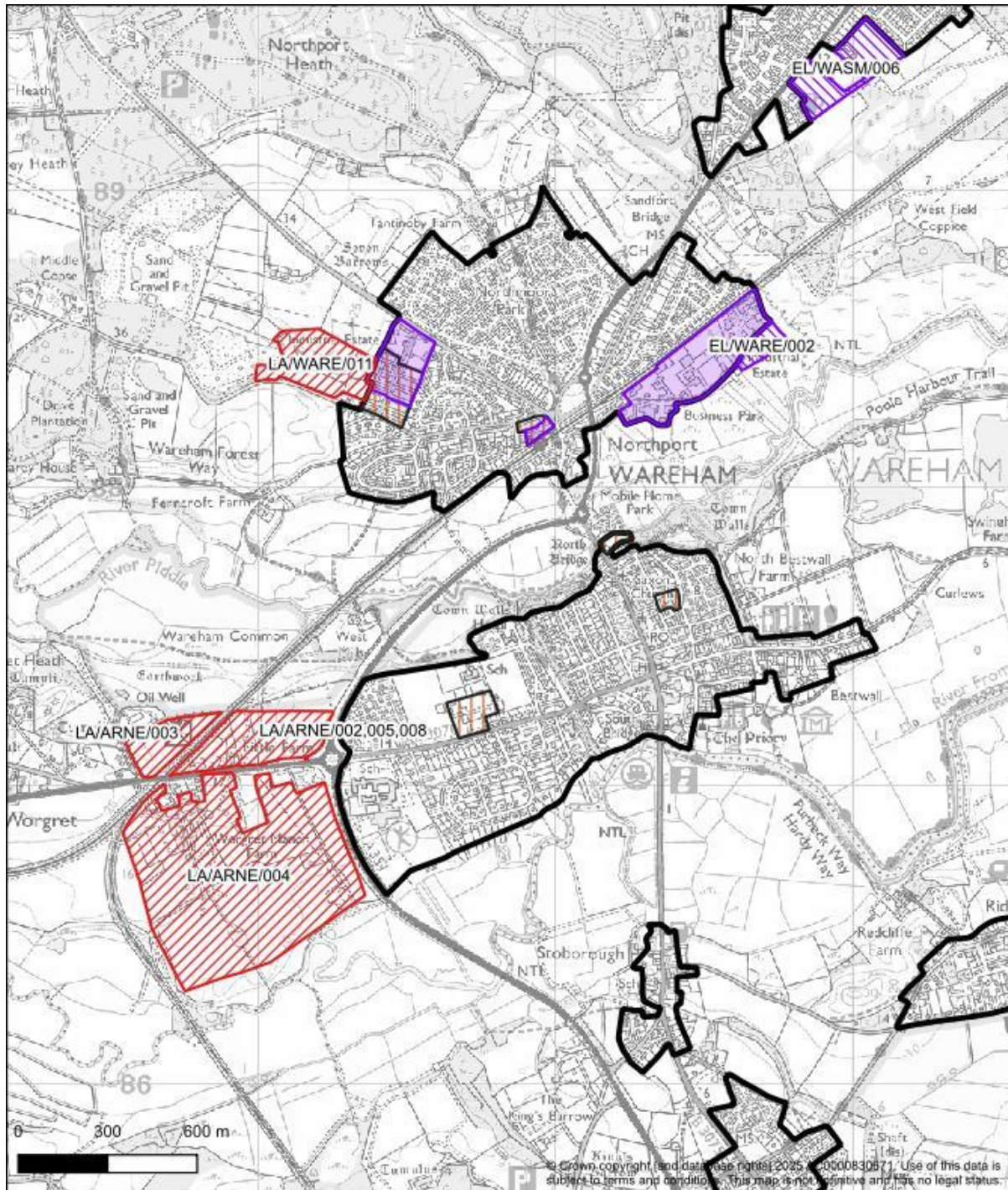
LA/VERW/024 - Land to the west of Albany Drive

Site name	Land to the west of Albany Drive, Three Legged Cross
Site reference	LA/VERW/024
Site area (ha)	7.23
Parish/Settlement	Verwood
Proposed uses (estimated number of homes/capacity)	Around 118 homes
Greenfield/Brownfield	Greenfield.

Considerations	Summary	Proposed approach
Proposal	Around 118 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location. Include green corridors to accommodate wildlife and people.
Natural environment and ecology	Wooded/scrub to north of site. Tree lined track runs north to south. Grassland in Eastern parcels may be of interest. Northwest portion is within the higher potential ecological network. Small area of western field within amber risk zone for Great Crested Newt Part of site to west of track within 400m heathland buffer and therefore not developable. Rest of site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Retain wood to north of site. Retain mature trees along track. Further ecological survey to identify priority habitats and species. Layout to include green corridors to enable biodiversity enhancements alongside development. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Site on the edge of settlement however eastern part of the site is well related to the settlement boundary. Visually contained by the topography	Retain/improve trees and landscape screening.

	and existing residential development.	
Heritage	Likely limited heritage concern. No obvious archaeological issues.	
Flood risk	Significant areas of modelled surface water flood risk to large parts of the site and possible access areas. No identified option for discharge of surface water.	Site specific flood risk assessment required. Development will need to be located outside of the predicted areas of flood risk. Flood compatible access will need to be demonstrated. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provide a safe pedestrian connection to Three Legged Cross First School.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Partly within sand and gravel Mineral Safeguarding Area.	Mineral assessment of the (expected) mineral bearing part of the site(s) required. Depending on results, some form of prior extraction may be required.

Wareham



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential allocation - existing NP

LA/ARNE/002,005,008 - Land at Little Farm

Site name	Land at Little Farm
Site reference	LA/ARNE/002,005,008
Site area (ha)	7.24 ha
Parish/Settlement	Wareham
Proposed uses (estimated number of homes/capacity)	Around 142 homes
Greenfield/Brownfield	Mostly greenfield

Considerations	Summary	Proposed approach
Proposal	Around 142 homes.	
Specific design requirements	The current use on the site is mostly agricultural, with residential dwellings, solar farms and railway to the west. At a distance from the Wareham Settlement and separated by A roads and railway.	Appropriate density of development for its rural location.
Natural environment and ecology	Railway corridor to west within ecological network. Records of priority species nearby. Grassland may be of interest. Potential priority habitat hedgerows, trees and buildings. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is partially within the 'Poole Harbour Recreation Zone'.	Retain and buffer hedgerows, trees and railway corridor. Further ecological survey to identify priority habitats. Retain important ecological features including buildings. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	The site lies adjacent to the National Landscape boundary to the south.	Sensitive design to respect the character/setting of the National Landscape.

	The site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Listed buildings (Grade II West Mill Farm Amblerage to the north east) and Ancient Scheduled Monument (Linear Earthwork to the north). Some recorded archaeology on-site, and the site is close to scheduled ancient monuments all indicate a high archaeological potential.	A predetermination archaeological assessment and evaluation is required. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	No major constraints regarding flooding. There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential for noise impacts on future residents from the nearby A roads and railway. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Delivery of additional school capacity through provision of an extension of Wareham St Mary's School and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Transport Assessment, Road Safety Audit and Travel Plan required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Part of the site is within the Minerals and Waste consultation area for Ball Clay.	

LA/ARNE/003 - Field west of railway line at Worgret

Site name	Field west of railway line at Worgret
Site reference	LA/ARNE/003
Site area (ha)	3.14ha
Parish/Settlement	Wareham
Proposed uses (estimated number of homes/capacity)	Around 57 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 57 homes.	
Specific design requirements	The current use on site is agricultural use. Separated from the settlement by the A351 Road, with railway lines to the east of the site.	Appropriate density of development for the rural location.
Natural environment and ecology	Railway to south east within existing ecological network, as well as links to offsite ecological network in north west corner. The site is near Wareham Common SSSI. Potential priority habitat in trees and hedgerows. Potential protected species on-site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows, trees and railway corridor. Further ecological survey to identify priority habitats. Retain important ecological features. Lighting scheme required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	Gentle slope from southeast to northwest. Adjacent to the National Landscape to the south.	Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets	A predetermination archaeological assessment and evaluation is required.

	including Listed buildings (Grade II Worgret Manor Hotel and Worgret Hotel Farmhouse to the south) and Scheduled Ancient Monument (Bowl Barrow to the west).	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential for noise impacts on future residents from the nearby A road and railway. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Delivery of additional school capacity through provision of an extension of Wareham St Mary's School and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Transport Statement required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/ARNE/004 - Worgret Manor Farm

Site name	Worgret Manor Farm
Site reference	LA/ARNE/004
Site area (ha)	38.24 ha
Parish/Settlement	Wareham
Proposed uses (estimated number of homes/capacity)	Around 300 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 300 homes.	
Specific design requirements	The current use of the site is agricultural use and farm buildings. The site is separated from existing settlement by A roads (A351 and A352) and railway lines.	Appropriate density of development for the edge of its location.
Natural environment and ecology	River Frome SSSI adjacent and SSSI to southern boundary. Local wildlife site within/ adjacent to the site. Potential priority habitat hedgerows, trees and farmbuildings. Some hedgerows and habitat areas within the site. Records of priority species nearby. Southern part of site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows, trees, SSSI and local wildlife site. Further ecological survey to identify priority habitats. Retain important ecological features. Retain and Buffer ponds, include connectivity between ponds. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.

Landscape and visual	The site is relatively flat. The site lies within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Listed buildings (Grade II Worgret Manor Hotel and Worgret Hotel Farmhouse to the north). Site of settlement in the Roman period and other material recorded within the site.	A predetermination archaeological assessment and evaluation is required. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Some minor areas of modelled surface water flood risk predicted to effects parts of the site. Surface water runoff from the site could potentially discharge to the watercourse on-site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential for noise impacts on future residents from the nearby A roads and railways. Potential need for additional school spaces in this location.	Provision of appropriate noise assessment and mitigation. Delivery of additional school capacity through provision of an extension of Wareham St Mary's School and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access (3mm footpath) linking in with existing cycle routes to the east towards the town centre. Transport Assessment and Transport Plan required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Designated Minerals and Waste Safeguarding site for Sand, Gravel and Ball Clay.	

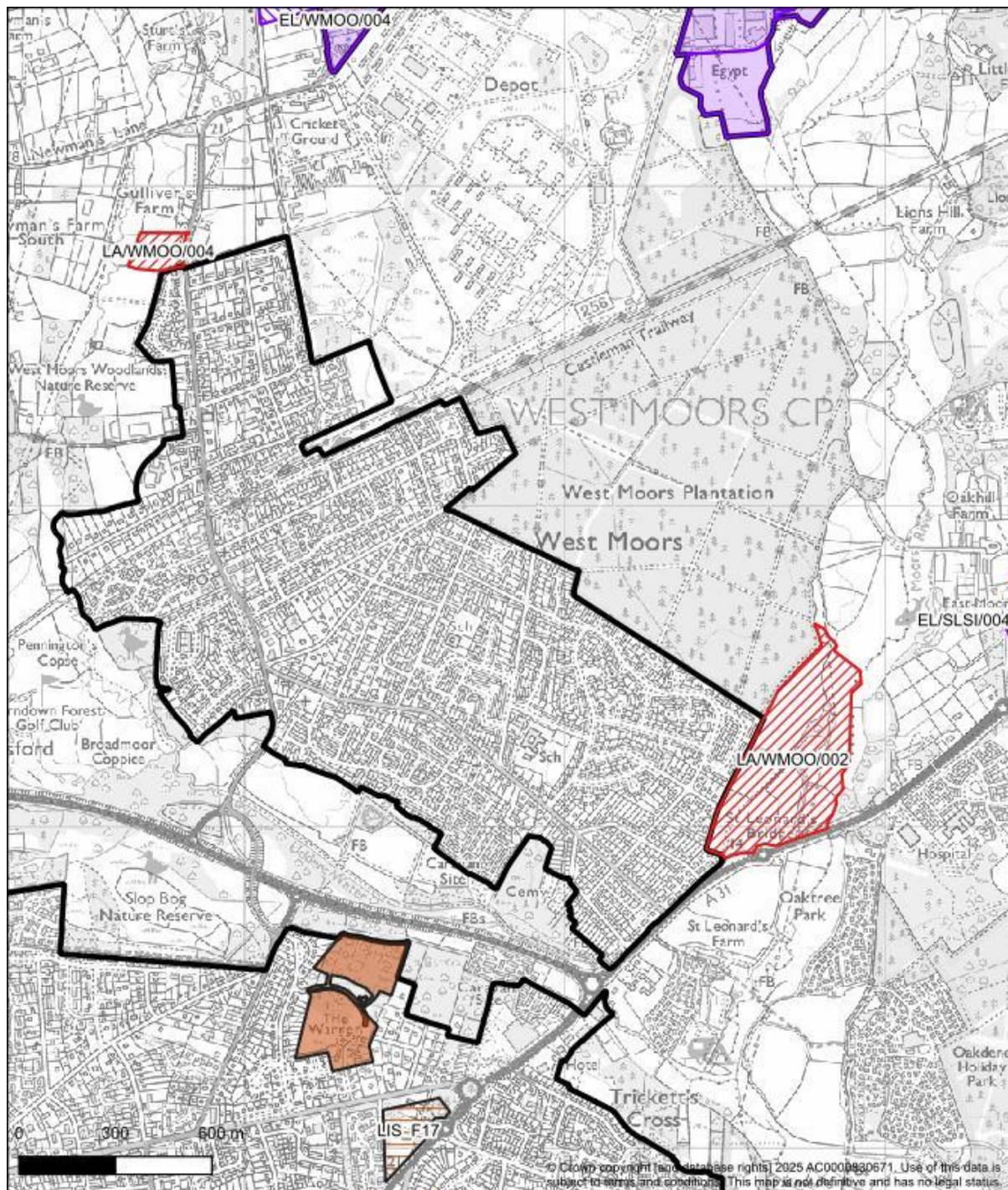
LA/WARE/011 - Land West of Westminster Road Industrial Estate

Site name	Land West of Westminster Road Industrial Estate
Site reference	LA/WARE/011
Site area (ha)	5.9ha
Parish/Settlement	Wareham
Proposed uses (estimated number of homes/capacity)	Around 120 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 120 homes.	
Specific design requirements	Edge of settlement location adjacent to an industrial estate. A sloping site.	Design/layout needs to take account of the industrial estate. Sensitive design/layout that respects the topography of the site.
Natural environment and ecology	Potential for development in eastern parcels constrained by existing habitats. In-field trees and scrub areas. Strong hedgerow boundaries. Records of priority species nearby. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment. The site is within the Poole Harbour Recreation Zone.	Retain and buffer in field trees and scrub. Proposals to complement restoration plans for minerals site to west. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality. Provide mitigation for recreational impacts on Poole Harbour.
Landscape and visual	A sloping site. Potential for landscape character impacts.	Retain/improve trees and landscape screening along the boundary particularly the northern boundary of the site. Sensitive design to respect the landscape character and which takes account of the topography of the site.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including on Scheduled	Pre-determination archaeological assessment (including impact on setting of Scheduled Monument) and evaluation. As a result of

	Monuments (the southern part of the Seven Barrows group). A number of archaeological cropmarks have been recorded in it.	these exercises, it may well be considered appropriate to decrease the development area, especially in the vicinity of the Scheduled Monument.
Flood risk	There is no significant modelled flood risk to this site. However, there does not appear to be a watercourse or surface water sewer to discharge surface water to in close proximity. Infiltration into soil will need to be investigated (including winter groundwater monitoring).	There are no major constraints to development across the majority of the site with regards to flooding. However, surface water discharge location will need to be identified and substantiated.
Amenity, health, education	Need for improvements to local school provision.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	No footpath on section of Carey Road closest to the site.	Provide a footpath on the section of Carey Road close to the site to provide a safe link east towards Wareham town centre. In addition, consider improving cycle links towards the town centre.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Tree Preservation Orders (TPOs) on site. This site is adjacent, or close to, a number of minerals and waste interests and constraints.	Retain TPOs. Appropriate safeguards and mitigation would have to be in place to ensure no impact from residential development on quarrying works. Prior extraction and mitigation would be required.

West Moors



Consultation sites

- Residential option - proposed
- Employment option - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing LP

LA/WM00/002 - Land north of Azalea roundabout

Site name	Land north of Azalea roundabout
Site reference	LA/WM00/002
Site area (ha)	17.78
Parish/Settlement	West Moors
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site includes part of River Moors SSSI. Local wildlife site to the north. Significant ecological interest will result in significant mitigation requirements, potentially on-site and offsite. Some mature and veteran pasture trees – irreplaceable habitat. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Notable ecological features adjacent designated sites will require significant buffering. Extensive habitat and species survey required. Retain important ecological features. Provide appropriate buffer to veteran trees. Final layout will include green corridors to maintain and enhance linear features for wildlife. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Relatively flat. Edge of existing development. Residential to the west of the site at the southern end. Woodland to	Sensitive design to respect the landscape character.

	west at northern end. Agriculture to the east. A31 to the south. Stream running north to south (SSSI).	
Heritage	Some records on the Dorset Historic Environment Record, but nothing of obvious major significance.	Pre-determination archaeological assessment and perhaps evaluation.
Flood risk	There is a main river and a number of ordinary watercourses that flow down the eastern portion of the site all with overbank flooding. There is also a watercourse that enters the site from the northwest and dissects the site west to east. Fluvial and surface water flood risk is modelled to effect large parts of the site which may significantly constrain development. Surface water runoff from the site could however potentially discharge to these watercourses.	Development and access will need to be located outside of the predicted areas of flood risk. A flood risk assessment including flood modelling and liaison with the Environment Agency would be required before any development over the eastern parts of the site could be considered. The west part of the site could be developed if the flood risk assessment did not support development over the other parts of the site.
Amenity, health, education	Capacity at all school tiers may be required.	Delivery of additional school capacity through provision financial contributions to meet need.
Transport (access and movement)	The only access point through on our network would be through the end of Southern Avenue. Need for improvements to public transport provision in the area.	Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Tree preservation orders to the south of the site.	Avoid development encroachment onto root protection areas of protected trees.

	Electricity pylons run north-south through the Moors River SSSI.	
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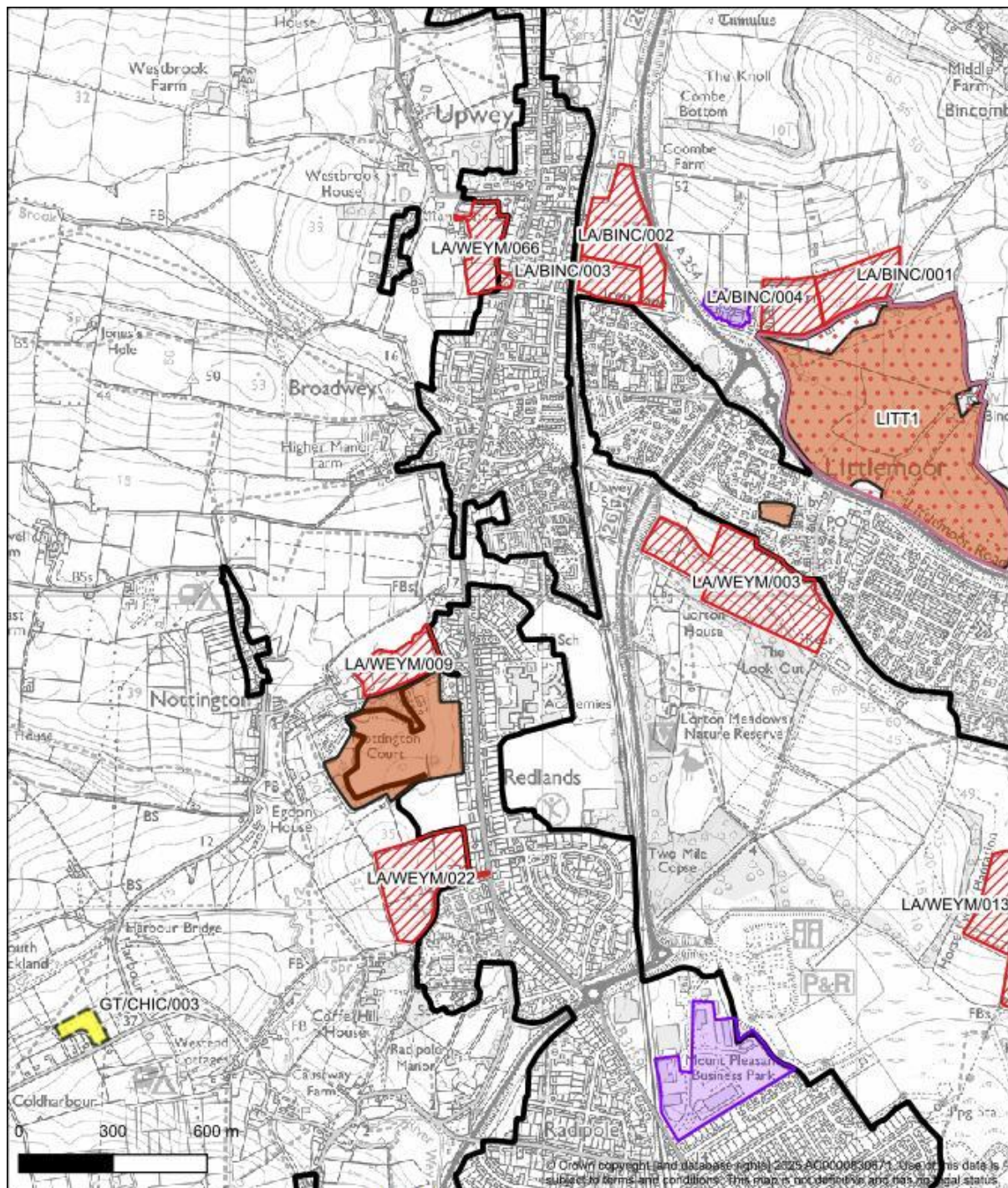
LA/WM00/004 - Land Adjacent to West Moors Road

Site name	Land Adjacent to West Moors Road
Site reference	LA/WM00/004
Site area (ha)	1.77ha
Parish/Settlement	West Moors
Proposed uses (estimated number of homes/capacity)	Around 48 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 48 homes.	
Specific design requirements	Edge of town location.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Mature hedgerows/treelines form boundaries. Watercourse/ditch within northern boundary. Potential priority habitat and species. The site is within 5km of Dorset Heathland. The site is within 13.8km New Forest Heaths.	Retain and buffer boundary hedgerows. Ecological survey to identify priority habitats and species. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Design in bat corridors. Lighting strategy. Provide mitigation for recreational impacts on heathlands & air pollution. Provide mitigation for recreational impacts on the New Forest.
Landscape and visual	Level site. Southern edge adjacent to development boundary and residential development. North and west agricultural.	Retain/improve trees and landscape screening along the northern and western boundaries.
Heritage	No obvious heritage issues.	
Flood risk	Around 1/3 of the site is affected by flood zones 2&3.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.

Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Current access from main road, B3072. Bus stop on main road.	Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Tree Preservation Order at front of site.	Avoid development encroachment onto root protection areas of protected trees.

Weymouth



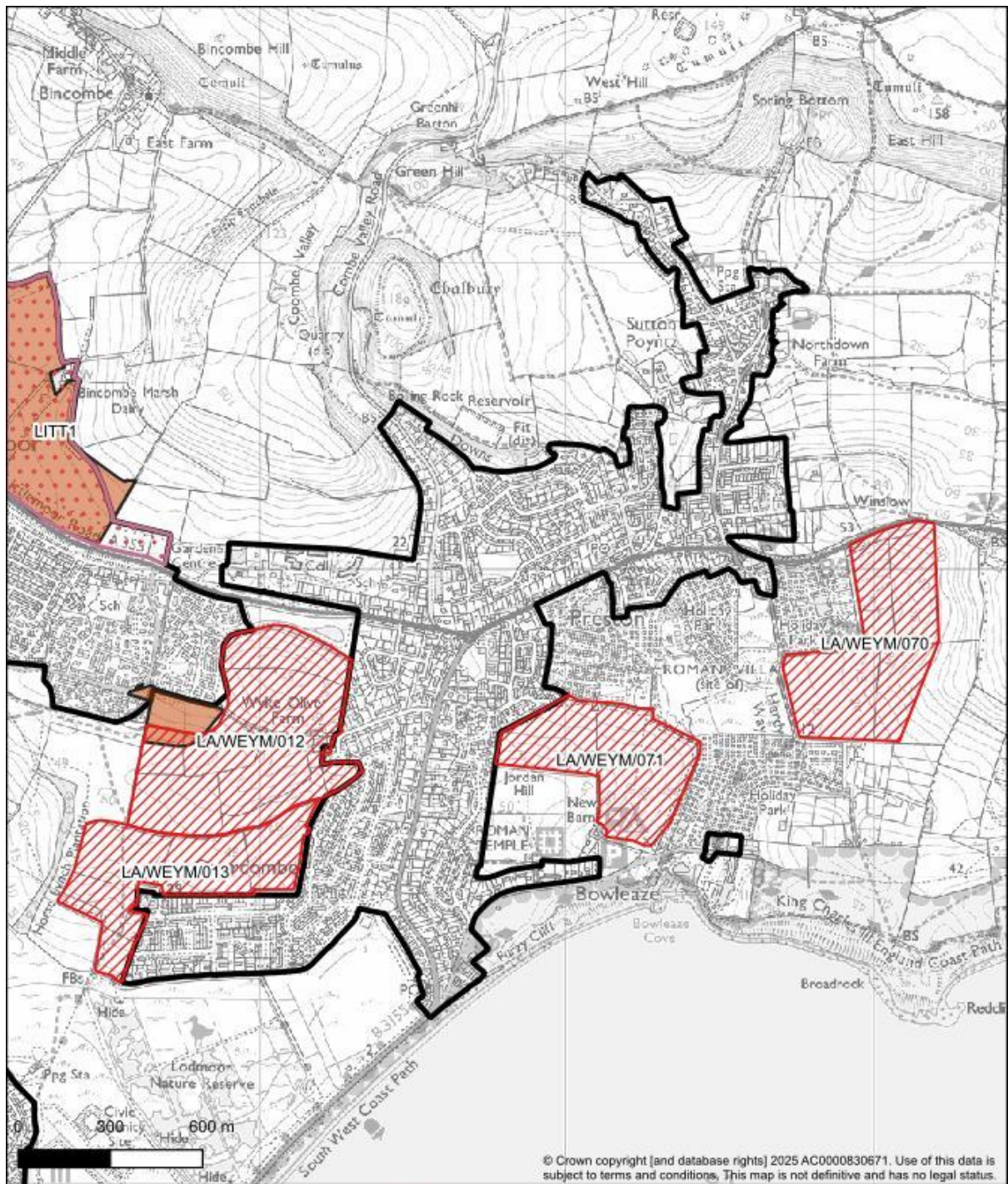
Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Mixed use allocation - existing
- Residential permission - extant



Consultation sites

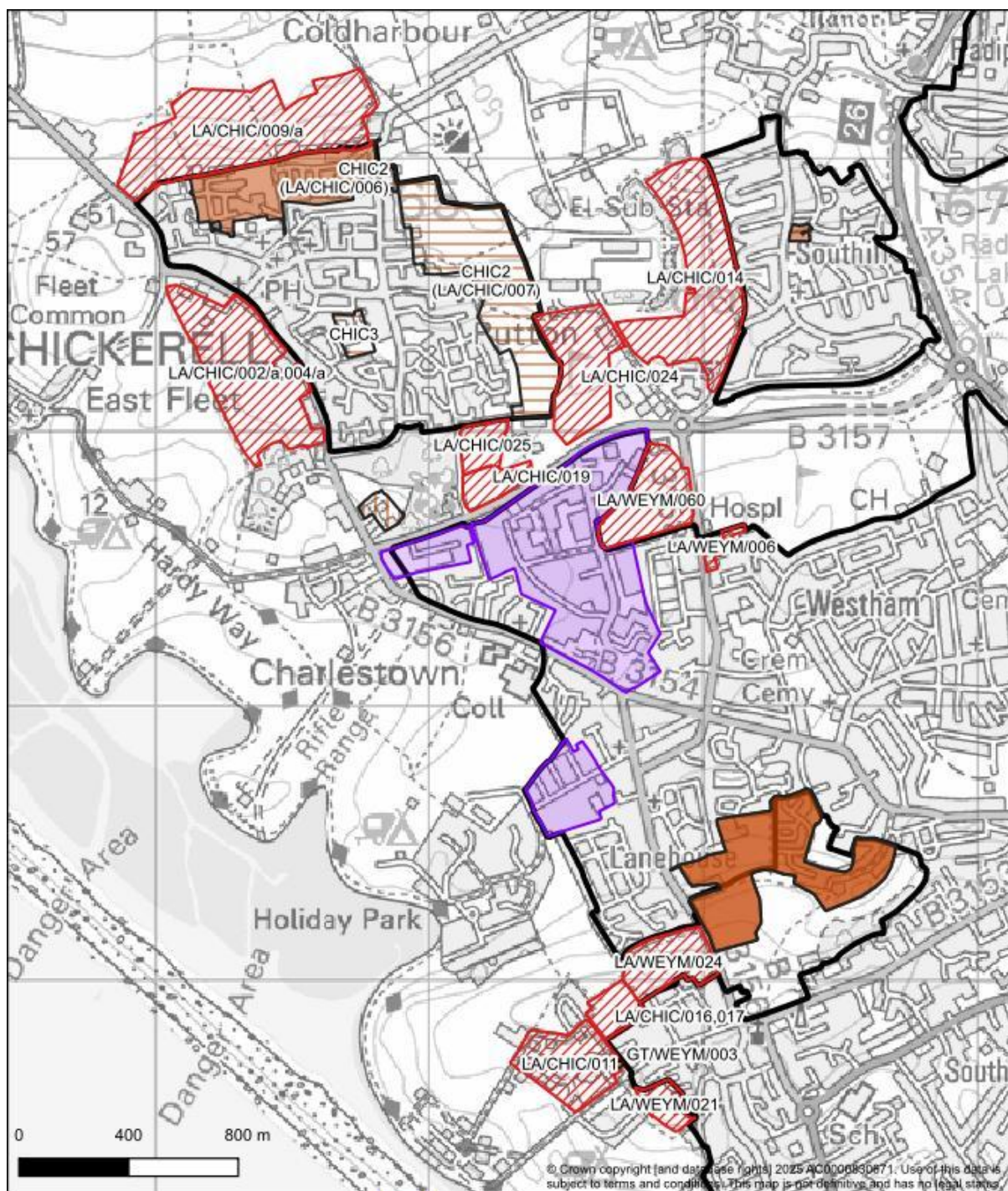
 Residential option - proposed

 Mixed use allocation - existing

 Residential permission - extant

Existing allocations & consents

 Settlement boundary - existing



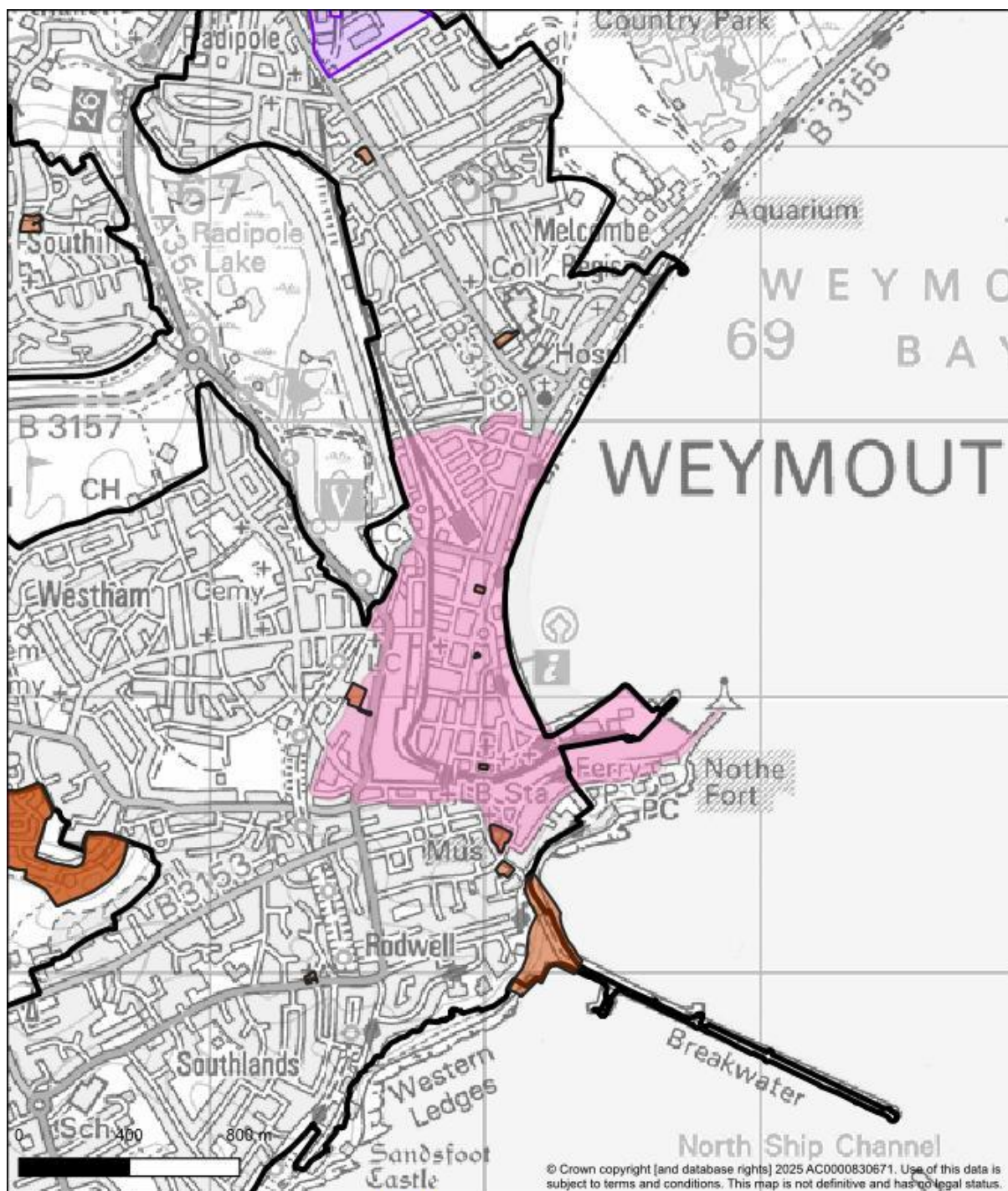
Consultation sites

- Residential option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing

- Employment allocation - existing
- Residential permission - extant
- Residential allocation - existing NP
- Residential allocation - existing LP



Consultation sites

Weymouth Town Centre
Regeneration Area

Employment allocation - existing

Residential permission - extant

Existing allocations & consents

Settlement boundary - existing

LA/BINC/001 - 8 Acre Field Icen Lane

Site name	8 Acre Field Icen Lane
Site reference	LA/BINC/001
Site area (ha)	3.51
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 63 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 63 homes.	
Specific design requirements	Edge of settlement location to the north and east of existing residential development.	Appropriate layout, scale, detailed design and density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. Watercourse running through the site. Potential cumulative impacts alongside nearby local plan allocation (LITT1. Littlemoor Urban Extension).	Retain and buffer areas next to boundary hedgerows and watercourse. Explore potential cumulative impacts from development arising from local plan allocations.
Landscape and visual	The site within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential for non-designated heritage assets within the site (including: historic field system and excavation of a barrow in the 18th century).	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Surface water issues on the eastern part of the site. (Tract of low, medium and high surface water flood risk connected to a watercourse running next to the site's eastern edge).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.

		Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way running to the east of the site.	Provision of vehicular, cycle, and pedestrian access onto Icen Lane, linking in with existing cycle routes. (Footway and passing places may need to be formed on Icen Lane to support suitable access to the site). Transport Assessment required.
Other issues	Comprehensive delivery alongside LA/BINC/004.	Layout, design and form of development brought forward alongside LA/BINC/004. Consider whether development / infrastructure needs to be phased in a particular sequence.

LA/BINC/002 - Land north of Icen Lane (site 1)

Site name	Land north of Icen Lane (site 1)
Site reference	LA/BINC/002
Site area (ha)	6
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 108 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 108 homes.	
Specific design requirements	Edge of settlement location to the north and east of existing residential development.	Appropriate layout, scale, detailed design and density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. Land running next to the railway line (the line runs along part of the site's western boundary) acts as a wildlife corridor.	Retain, and buffer, boundary hedgerows. Explore opportunities to maintain and enhance wildlife corridor next to the railway line.
Landscape and visual	This site, along with adjoining land (LA/BINC/003), are both within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential for non-designated heritage assets within the development site (crop marks delineating historic field boundaries).	High quality development with sensitive design to positively enhance and not challenge the local setting. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Pockets of moderate and high risks from surface water flooding along the western side of the site (close to the boundary with 'Bunnies Leap') and in the site's southeastern corner.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location. Eastern edge of the site adjacent to the A354, and western edge adjacent to the railway line. Potential amenity issues from traffic/train noise.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Determine whether noise impact assessment required. Layout and detailed design should take account of recommendations from any assessment.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public rights of way cross the site and run next to its eastern edge.	Provision of vehicular, cycle, and pedestrian access onto Icen Lane, linking in with existing cycle routes. (Investigate opportunities to deliver passing places and pedestrian footway along Icen Lane, and control of traffic flow under Old Station Road bridge). Investigate opportunities to form a link for all modes of travel through Nightingale Drive to the south. Retain existing right of way.
Other issues	Comprehensive delivery alongside adjoining land that is also being considered as an option for new homes (LA/BINC/003). Potential contaminated land outside the site but next to the railway line that adjoins the site.	Layout, design and form of development brought forward alongside LA/BINC/003. Consider whether development /infrastructure needs to be phased in a particular sequence. Conduct contaminated land desktop study, and where necessary site investigations and remediation.

LA/BINC/003 - Land north of Icen Lane (site 2)

Site name	Land north of Icen Lane (site 2)
Site reference	LA/BINC/003
Site area (ha)	2.29
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 41 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 41 homes.	
Specific design requirements	Edge of settlement location to the north and east of existing residential development.	Appropriate layout, scale, detailed design and density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. Land running next to the railway line (adjacent to the site's western boundary) acts as a wildlife corridor.	Retain, and buffer, boundary hedgerows. Explore opportunities to maintain and enhance the wildlife corridor running next to the railway line.
Landscape and visual	The site, alongside adjoining land (LA/BINC/002), are both within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Do not appear to be any designated heritage assets in proximity to the site. No indication of potential for non-designated assets within the site.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Site does not appear to be affected by flood risk.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.

Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Icen Lane, linking in with existing cycle routes. (Investigate opportunities to deliver passing places and pedestrian footway along Icen Lane, and control of traffic flow under Old Station Road bridge). Investigate opportunities to form link for all modes of travel through Nightingale Drive to the south.
Other issues	Comprehensive delivery alongside adjoining land (LA/BINC/002). Potential contaminated land outside the site but next to the railway line that adjoins the site.	Layout, design and form of development brought forward alongside LA/BINC/002. Consider whether development /infrastructure needs to be phased in a particular sequence. Conduct contaminated land desktop study, and where necessary site investigations and remediation.

LA/BINC/004 - The Willows

Site name	The Willows
Site reference	LA/BINC/004
Site area (ha)	3.18
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 57 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 57 homes.	
Specific design requirements	Edge of settlement location to the north and east of existing residential development.	Appropriate layout, scale, detailed design and density of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows enclosing the site. Potential cumulative impacts alongside nearby local plan allocation (LITT1. Littlemoor Urban Extension).	Retain boundary hedgerows, further ecological survey to identify priority habitats. Explore potential cumulative impacts from development arising from local plan allocations.
Landscape and visual	The site, and adjoining land (LA/BINC1/001), are both within the National Landscape.	Assess whether 'major development' and potentially 'exceptional circumstances'. Sensitive design to respect the character/setting of the National Landscape.
Heritage	There do not appear to be any designated heritage assets within or near the site. No indications of non-designated assets within the site.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Site does not appear to be affected by moderate or high surface water flood risks. There are pockets of low surface water flood risk along the site's southern boundary with Icen Lane.	Site specific flood risk assessment required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a

		site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Icen Lane, linking in with existing cycle routes. (Footway and passing places may need to be formed on Icen Lane to support suitable access to the site). Transport Assessment required.
Other issues	Consider opportunities for comprehensive delivery of homes alongside adjoining (LA/BINC/001).	Layout, design and form of development brought forward alongside LA/BINC/001. Consider whether development/infrastructure needs to be phased in a particular sequence.

LA/WEYM/003 - Land South of Beverley Road (East)

Site name	Land South of Beverley Road (East)
Site reference	LA/WEYM/003
Site area (ha)	11.32
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 71 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 71 homes.	
Specific design requirements	Edge of settlement location to the south and east of existing residential development. Site topography rises steeply from the edge of the settlement in a southerly direction to a ridgeline.	Appropriate layout, scale, detailed design and density of development for the edge of settlement location. Layout, distribution and quantity of development should be guided by both site context and topography.
Natural environment and ecology	Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). Locally recognised wildlife sites to the south of the site. Potential priority habitat hedgerows.	Retain, and buffer areas around, boundary hedgerows. Buffer areas around locally recognised wildlife site to the south. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instance, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation.
Landscape and visual	An elevated site which is likely to be prominent in views from the south, and which could affect the setting of the National Landscape.	Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential for non-designated heritage assets within the site (there appear to be crop marks with archaeological origin and a lime kiln – note also that Iron Age settlement excavated to	Pre-determination archaeological assessment, then potential for archaeological evaluation. High quality development with sensitive design to positively

	the northwest as part of construction of Weymouth Relief Road).	enhance and not challenge the local setting.
Flood risk	One small pocket of moderate and high surface water flood risk within the site. Potential groundwater emergence.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Littlemoor amongst the most deprived areas in Dorset. Across Dorset, low levels of physical activity correspond with areas of higher deprivation. Littlemoor has less access to public greenspace than many areas elsewhere in Dorset, but this site is on the edge of the settlement and has a right of way running through it.	Maintain accessibility along public rights of way and provide open space, and space for growing food to support healthy lifestyles, alongside new homes.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way running through the site and to the south of the site.	Provision of vehicular, cycle, and pedestrian access onto Louviers Road. Provide connection between the site and National Cycle Network (Route 26), and Upwey Station underpass. Retain existing right of way.

LA/WEYM/006 - Westhaven Hospital

Site name	Westhaven Hospital
Site reference	LA/WEYM/006
Site area (ha)	0.92
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 44 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 44 homes.	
Specific design requirements	An urban location surrounded by residential development to the south east and west.	Appropriate scale, form, layout and density of development for the site and its context.
Natural environment and ecology	Potential for bat roosts within existing buildings. The site is within 5km of Chesil and the Fleet.	Retain roosts where possible or mitigate by recreating like-for-like. Provide mitigation for recreational impacts on Chesil and the Fleet.
Landscape and visual	A brownfield site, with existing homes next to its boundaries.	Layout, form and scale of development should have regard to its setting.
Heritage	No designated heritage assets on the site or nearby. No obvious archaeological issues.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Pockets of low surface water flood risk within the site (generally concentrated around the building on the site's eastern side).	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	The site is currently used as a community hospital (Westhaven Community Hospital opened in 2008 providing health services in the Radipole Ward). Care is also delivered through the 'Weymouth and Portland Hub which enables supports patients to remain in their homes.	Development is subject to the appropriate reprovion of healthcare services or there being no demonstrable need for the facility.
Transport (access and movement)	No specific issues.	Transport Statement required.

LA/WEYM/009 - Land East of Deutzia Cottage

Site name	Land East of Deutzia Cottage
Site reference	LA/WEYM/009
Site area (ha)	3.03
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 50 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 50 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the south and east.	Appropriate scale, form, layout and density of development for the site and its context.
Natural environment and ecology	Potential priority habitat hedgerows. Watercourse forms the sites northern boundary. Woodland (priority habitat) to the south of the site. The site is within 5km of Chesil and the Fleet.	Retain and buffer hedgerows. Form buffers to water course running next to the site's northern boundary and woodland adjacent to the site's southern boundary. Provide mitigation for recreational impacts on Chesil and the Fleet.
Landscape and visual	National Landscape to the west of the site and the village of Nottingham.	Sensitive design to respect the landscape character.
Heritage	The site closely relates to both the Nottingham Conservation Area (the south-western corner adjoin or are close to the conservation area boundaries) and Broadway Conservation Area to the northeast. Small cluster of around four listed building on the east edge of the Nottingham Conservation Area. No records of archaeological remains (could be potential for earthworks of a former water meadow system).	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	Watercourse runs to the north of the site – the fringes of the sites northern boundary are	Site specific flood risk assessment required.

	affected by moderate and high fluvial flood risks. Also pockets of moderate and low surface water flood risk in the eastern part of the site (flood extents suggest a potential flow path across the site).	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Nottingham Lane, linking in with existing cycle routes. Provision of footway access to the east to Dorchester Road. Transport Statement and modelling required.

LA/WEYM/012 - Wyke Oliver Farm (North)

Site name	Wyke Oliver Farm (North)
Site reference	LA/WEYM/012
Site area (ha)	32.23
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 554 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 554 homes.	Emerging Weymouth Neighbourhood Plan includes an allocation for 250 homes (Policy W20) based on a more limited developable area.
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the east and west of the site.	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). Potential for overwintering birds connected with Lodmoor SSSI. Likely presence of priority species.	Retain, and buffer, boundary hedgerows. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Retain habitats for priority species.
Landscape and visual	National Landscape to the north of the site and Littlemoor Road. The northern part of the site is elevated/prominent in the landscape.	Sensitive design to respect the character/setting of the National Landscape. Sensitive design to respect the landscape character.
Heritage	Potential for archaeological remains within the site given: cropmarks of archaeological origin recorded and cremation cemetery and a pit, both dating	Pre-determination archaeological assessment, then potential for archaeological evaluation.

	from the Bronze Age recorded close to the site.	High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	Band of flood risk, associated with a watercourse, separates the northern and southern parts of the site. Parts of the site around the watercourse defined as Flood Risk Zones 2 and 3, and subject to low, moderate and high risks from surface water flooding. Also pockets of surface water flood risk in the southern part of the site. Potential groundwater emergence.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Littlemoor amongst the most deprived areas in Dorset. Across Dorset low levels of physical activity correspond with areas of higher deprivation. Littlemoor has lower access to public greenspace than many other parts of Dorset, but this site is on the edge of the settlement and has a right of way running through it.	Maintain accessibility along public rights of way and provide open space, and space for growing food to support healthy lifestyles, alongside new homes.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Rights of way running next to the site.	Provision of vehicular, cycle, and pedestrian access onto Wyke Oliver Close, linking in with existing cycle routes.

LA/WEYM/013 - Wyke Oliver Farm (South)

Site name	Wyke Oliver Farm (South)
Site reference	LA/WEYM/013
Site area (ha)	19.74
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 225 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 225 homes.	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the east and south.	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. Southern fields adjacent to Dorset Wildlife Trust nature reserve and Lodmoor Site of Special Scientific Interest (SSSI). Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). Potential for overwintering birds connected with Lodmoor SSSI. Likely presence of priority species.	Retain, and buffer areas around, boundary hedgerows. Consider whether development is restricted in fields abutting SSSI and local nature reserve/woodland. Maybe opportunities to extend and enhance local nature reserve. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Retain habitats for priority species.
Landscape and visual	National Landscape to the north of the site and Littlemoor Road. The northern part of the site is elevated/prominent in the landscape.	Sensitive design to respect the landscape character. Sensitive design to respect the character/setting of the National Landscape.

Heritage	Potential for archaeological remains within the site given: discovery of cremation cemetery and a pit, both dating from the Bronze Age close to the site and evidence of a burial and occupation from the Roman period discovered in 1934 during construction of Brackendown Avenue.	Pre-determination archaeological assessment, then potential for archaeological evaluation. High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	A small part of the southern section of the site in Flood Risk Zones 2 and 3, elsewhere there are pockets of low surface water flood risk close to site boundaries. Potential groundwater emergence.	Site specific flood risk assessment required. Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Littlemoor amongst the most deprived areas in Dorset. Across Dorset low levels of physical activity correspond with areas of higher deprivation. Littlemoor has lower access to public greenspace than many other areas in Dorset but this site is on the edge of the settlement and has a right of way running through it.	Maintain accessibility along public rights of way and provide open space, and space for growing food to support healthy lifestyles, alongside new homes.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way running through the site.	Provision of vehicular, cycle, and pedestrian access onto Budmouth Avenue, Brackendown and Moorcroft, linking in with existing cycle routes. Retain existing right of way.

LA/WEYM/021 - Land at Mountbatten Close

Site name	Land at Mountbatten Close
Site reference	LA/WEYM/021
Site area (ha)	2.04
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the north and east of the site.	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows. The site is within 5km of Chesil and the Fleet. The site is within the Chesil and the Fleet Catchment.	Retain, and buffer areas around, boundary hedgerows. Note grassland, which may have ecological interest. Baseline assessment for Biodiversity Net Gain will influence potential to achieve required net gains. Provide mitigation for recreational impacts on Chesil and the Fleet. Development will need to ensure nitrogen and phosphate neutrality.
Landscape and visual	The site is directly adjacent to the heritage coastline (part of the site's western edge directly adjoins the heritage coast).	Sensitive design to respect the landscape character. Sensitive design to conserve special character of Heritage Coast.
Heritage	There is a cluster of around three Grade II listed buildings (Burgundy House and boundary wall, Centre House and Coastguard Station Look Out Tower) to the southeast of the site.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting).

	Records of a Second World War anti-aircraft battery on the site.	Pre-determination archaeological assessment, then potential for archaeological evaluation (scope of assessment may be limited to the area where anti-aircraft battery). High quality development with sensitive design to positively enhance and not challenge the local setting.
Flood risk	No clear point of surface water discharge from the development site.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way running next to the site's edge.	Provision of vehicular, cycle, and pedestrian access onto Mountbatten Close, linking in with existing cycle routes.

LA/WEYM/022 - Land at Redlands Farm

Site name	Land at Redlands Farm
Site reference	LA/WEYM/022
Site area (ha)	6.64
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 150 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 150 homes.	Emerging Weymouth Neighbourhood Plan includes an allocation for 150 homes (Policy W21).
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the east of the site.	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows (forming boundaries for the site and separating existing fields). Records of priority species. The site is within 5km of Chesil and the Fleet.	Seek to retain, and buffer areas around, hedgerows. Retain habitats for priority species. Explore opportunities to form wildlife corridors through the site to improve connectivity with the surrounding countryside. Provide mitigation for recreational impacts on Chesil and the Fleet.
Landscape and visual	National Landscape to the west of the site and the village of Nottingham.	Sensitive design to respect the landscape character.
Heritage	The site closely relates to both the Radipole Conservation Area (the southern edge of the site adjoins or is close to the conservation area boundaries) and Nottingham Conservation Area to the north west. Corfe Hill House Grade II listed building is located to the south of the site within Radipole Conservation Area. Archaeological investigations carried out as part of re-	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	development of sites to the north indicate that there could be non-designated assets within the site.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Pockets of low, medium and high surface water flood risks in the eastern part of the site.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crosses the site.	Provision of vehicular, cycle, and pedestrian access onto Dorchester Road, linking in with existing cycle routes and bus stops on Dorchester Road (through adjacent sites). Changes to Dorchester Road may be required to form a suitable access (including specific works relating to the existing minor arm). Retain existing right of way.

LA/WEYM/024 - Land at Lanehouse Rock Road

Site name	Land at Lanehouse Rock Road
Site reference	LA/WEYM/024
Site area (ha)	5.82
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 100 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 100 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the north and south of the site.	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	The site is within 5km of Chesil and the Fleet. The site is on the edge of the catchment area for Chesil and the Fleet Catchment. Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). In particular, the northern part of the site is identified as a corridor for migratory birds.	Provide mitigation for recreational impacts on Chesil and the Fleet Complete more detailed investigations to determine whether development will need to ensure nitrogen and/or phosphate neutrality. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation.
Landscape and visual	The site lies within the West Dorset Heritage Coast.	Sensitive design to conserve special character of Heritage Coast.
Heritage	Potential for non-designated heritage assets within the site (records of crop marks indicative of historic field system).	Pre-determination archaeological assessment, then potential for archaeological evaluation. High quality development with sensitive design to positively enhance and not challenge the local setting.

Flood risk	Linear tracts of low surface water flood risks along the site's northern and northwestern edges.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crosses the site.	Provision of vehicular, cycle, and pedestrian access onto Lanehouse Rocks Road, linking in with existing cycle routes and adjoining options sites to the west. Visibility splays are likely to be required for access onto Lanehouse Rock Road (the design of splays should accord with guidance). Retain existing right of way.
Other issues	Review opportunities for comprehensive re-development alongside adjoining land (LA/CHIC/016,017).	Layout, design and form of development brought forward alongside LA/CHIC/016,017. Consider whether development/infrastructure needs to be phased in a particular sequence (potentially also taking account of LA/CHIC/011).

LA/WEYM/060 - Land at Weymouth Golf Course

Site name	Land at Weymouth Golf Course
Site reference	LA/WEYM/060
Site area (ha)	7.57
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 120 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 120 homes	
Specific design requirements	Golf course, outside the existing local plan settlement boundary but surrounded on at least two sides by existing built development (including an industrial estate to the west and homes to the south).	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Scrub and woodland habitats within the site. Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). The site is within 5km of Chesil and the Fleet.	Retain, and buffer, existing woodland and scrub habitats (existing habitat may make it challenging to achieve net gains in biodiversity) Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Where necessary consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary consider options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation. Provide mitigation for recreational impacts on Chesil and the Fleet.
Landscape and visual	No specific issues identified.	Sensitive design to respect the landscape character.
Heritage	May be limited potential for non-designated archaeological remains.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Linear tracts within the site at moderate and low risks from	Site specific flood risk assessment required.

	surface water flooding. These areas are focused in the northeastern and western parts of the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Radipole Lane, linking in with existing cycle routes. (The access should be formed around 250 metres from the five arm roundabout to the north – points of access need to be suitable for pedestrians, cyclists and vehicles).
Other issues	Availability and loss of existing recreational facility.	The site is currently used as a golf course, further investigation needed to determine availability. Re-development with homes would result in the loss of existing recreational facility, assessment needed to determine whether the facility is surplus to requirements; or replacement provision is possible.

LA/WEYM/066 - West of Dorchester Road (1)

Site name	West of Dorchester Road (1)
Site reference	LA/WEYM/066
Site area (ha)	3.12
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 55 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 55 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the north, south and east of the site (dispersed group of existing buildings to the west).	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows.	Retain, and buffer areas around, existing hedgerows.
Landscape and visual	Positioned on the settlement edge.	Sensitive design to respect the landscape character.
Heritage	Site forms part of the Upwey Conservation Area. Clusters of Grade II listed buildings to the north, south and west of the site's boundaries. Evidence (crop markings) indicates may be non-designated heritage assets present in the site.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Development would need to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Note that a small part of the site is subject to low risks from surface water flooding.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Public right of way crosses the site.	Provision of vehicular, cycle, and pedestrian access onto Dorchester Road, linking in with existing cycle routes. Retain existing right of way.

LA/WEYM/070 - Land south of Preston Road

Site name	Land south of Preston Road
Site reference	LA/WEYM/070
Site area (ha)	22.14
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 361 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 361 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the west. (Also adjacent to Seaview and Waterside Holiday Parks).	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows and grassland. Calcareous grassland in the eastern part of the site. Land to the southeast close to the South Dorset Coast Site of Special Scientific Interest (SSSI). Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). In particular, the northern part of the site is identified as a corridor for migratory birds.	Avoid development on calcareous grassland and retain hedgerows. Form buffers around retained habitats. Potential impacts on the South Dorset Coast SSSI will require further assessment. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation.
Landscape and visual	The site is located in a pocket between the boundary of the National Landscape and Heritage Coast, and the edge of the existing settlement.	Sensitive design and layout (taking account of topography) to respect the character/setting of the National Landscape, and conserve special character of Heritage Coast.
Heritage	Development could affect the setting of Sutton Poyntz Conservation Area.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the

	The Dorset and East Devon Coast World Heritage Site located to the south of site. Potential for non-designated archaeological remains within the site as evidenced by crop marks and earthworks.	heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Parts of the site are at low risk from surface water flooding.	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network (including in Weymouth, Portland and Chickerell and on the A354 and A35 junctions), particularly if developed alongside LA/WEYM/071.	Provision of vehicular, cycle, and pedestrian access onto Preston Road, linking in with existing cycle routes. (Visibility splays would need to be formed as part of the Preston Road junction – the splays would need to comply with design guidance given their position close to the brow of a hill). Site layout would need to support accessibility for buses. Linking footway would need to be formed from the site's western edge to link with existing footway that passes the Seaview Holiday Park. Undertake modelling to assess cumulative impacts on surrounding roads and key

		junctions. Traffic management may be required in Weymouth Town Centre as traffic expected to travel to the town's centre via Jubilee Clock. Seek improvements to public transport in the area, alongside development. Infrastructure investments, delivery of services and facilities in Preston.
Other issues	Phasing with nearby options site. (LA/WEYM/071).	Consider whether layout, design and form of development developed alongside LA/WEYM/071. Consider whether development/infrastructure needs to be phased in a particular sequence.

LA/WEYM/071 - Land north of Bowleaze Coveyay

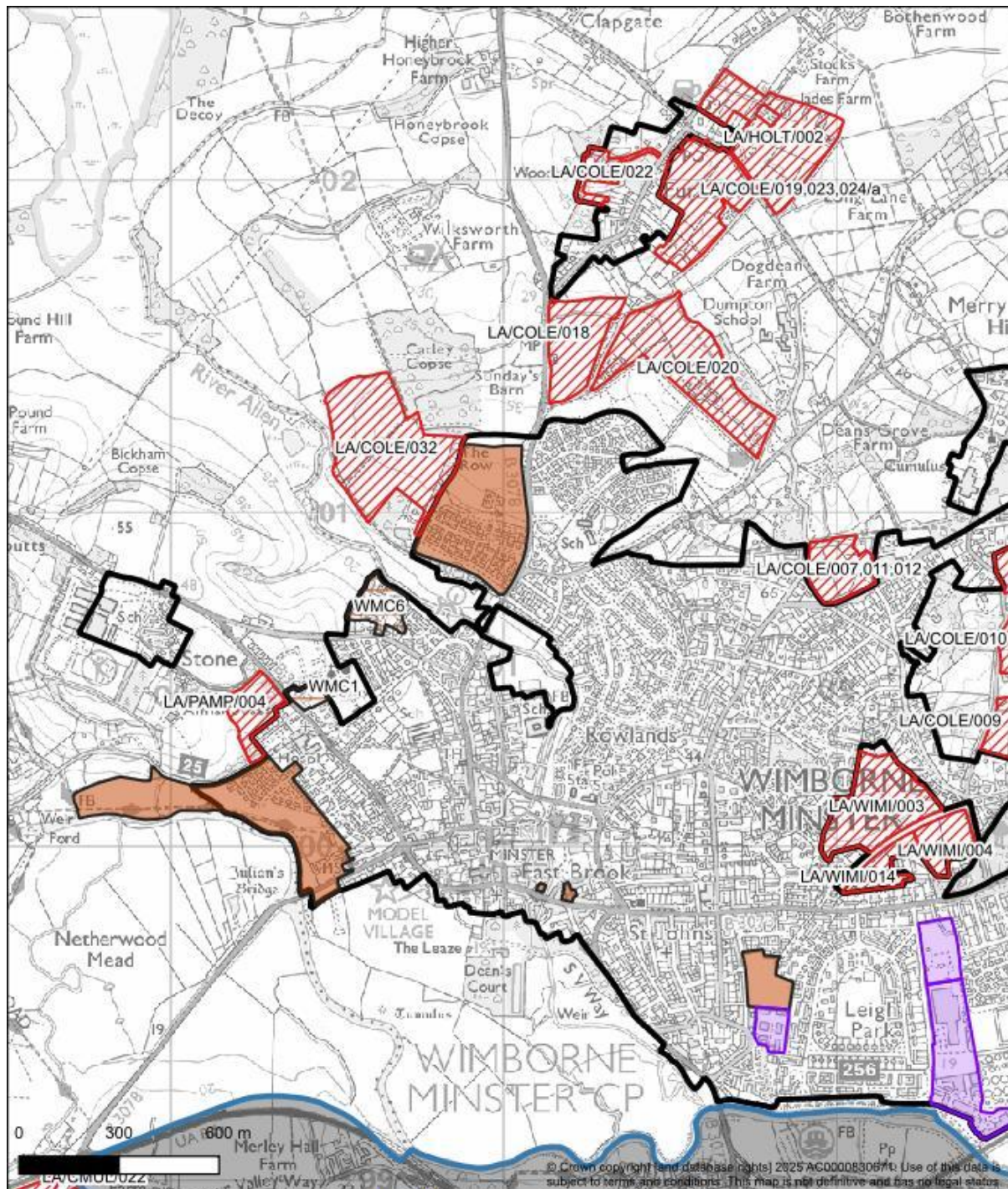
Site name	Land north of Bowleaze Coveyay
Site reference	LA/WEYM/071
Site area (ha)	17.65
Parish/Settlement	Weymouth
Proposed uses (estimated number of homes/capacity)	Around 316 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 316 homes	
Specific design requirements	Edge of settlement location. Adjacent to existing residential development to the west (site also next to Waterside Holiday Park).	Appropriate layout, form, scale, density and detailed design of development for the edge of settlement location.
Natural environment and ecology	Potential priority habitat hedgerows, grassland, scrub, woodland and a watercourse (River Jordan). Calcareous grassland on adjoining land to the south which is located around a Scheduled Monument at Jordan Hill. Within an area identified as an important wildlife corridor (addendum to the Weymouth and Portland 'Urban Wildlife Corridors and Stepping Stones', 2020). In particular, the northern part of the site is identified as a corridor for migratory birds.	Avoid development on calcareous grassland, and retain hedgerows, scrub and woodland. Form buffers around retained habitats, including watercourse. Impacts on the South Dorset Coast SSSI will require further assessment. Take account of wildlife corridor when working up proposals (specifically when defining the site's developable area). Consider whether adverse impacts to ecology can be avoided in the first instances, and where necessary investigate options for mitigation. In those instances where harm cannot be avoided or mitigated explore compensation.
Landscape and visual	The site is in a pocket between the boundary of the National Landscape and Heritage Coast, and the edge of the existing settlement.	Sensitive design and layout (taking account of topography) to respect the character/setting of the National Landscape, and conserve special character of Heritage Coast.
Heritage	Development could affect the setting of Sutton Poyntz Conservation Area, and listed buildings in the conservation area (note in particular St	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the

	Andrews Church - grade II* with further grade II listed buildings in the church yard). Dorset and East Devon Coast World Heritage Site located to the south of the site. Development in the western part of the site could also affect the setting of Scheduled Monuments, including the remains of a Roman Temple and Roman Villa. Potential for non-designated archaeological remains within the site as evidenced by crop marks and earthworks and proximity to designated Schedule Monuments.	heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Parts of the site are at low risk from surface water flooding (including tracts along the northern and southern edges of the site). Land to the east of the site is affected by flooding from the River Jordan (this land is defined as part of Flood Risk Zones 2 & 3).	Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network (including in Weymouth, Portland and Chickerell and on the A354 and	Provision of vehicular, cycle, and pedestrian access onto Preston Road, linking in with existing cycle routes. Site layout would need to support accessibility for buses.

	A35 junctions), particularly if developed alongside LA/WEYM/070. Rights of way crossing the site and running around it.	Undertake modelling to assess cumulative impacts on surrounding roads and key junctions. Traffic management may be required in Weymouth Town Centre as traffic expected to travel to the town's centre via Jubilee Clock. Seek improvements to public transport in the area, alongside development. Infrastructure investments, delivery of services and facilities in Preston. Retain existing right of way.
Other issues	Phasing with nearby options site. (LA/WEYM/070).	Consider whether layout, design and form of development developed alongside LA/WEYM/070. Consider whether development/infrastructure needs to be phased in a particular sequence.

Wimborne Minster & Colehill



Consultation sites

 Residential option - proposed

 Employment allocation - existing

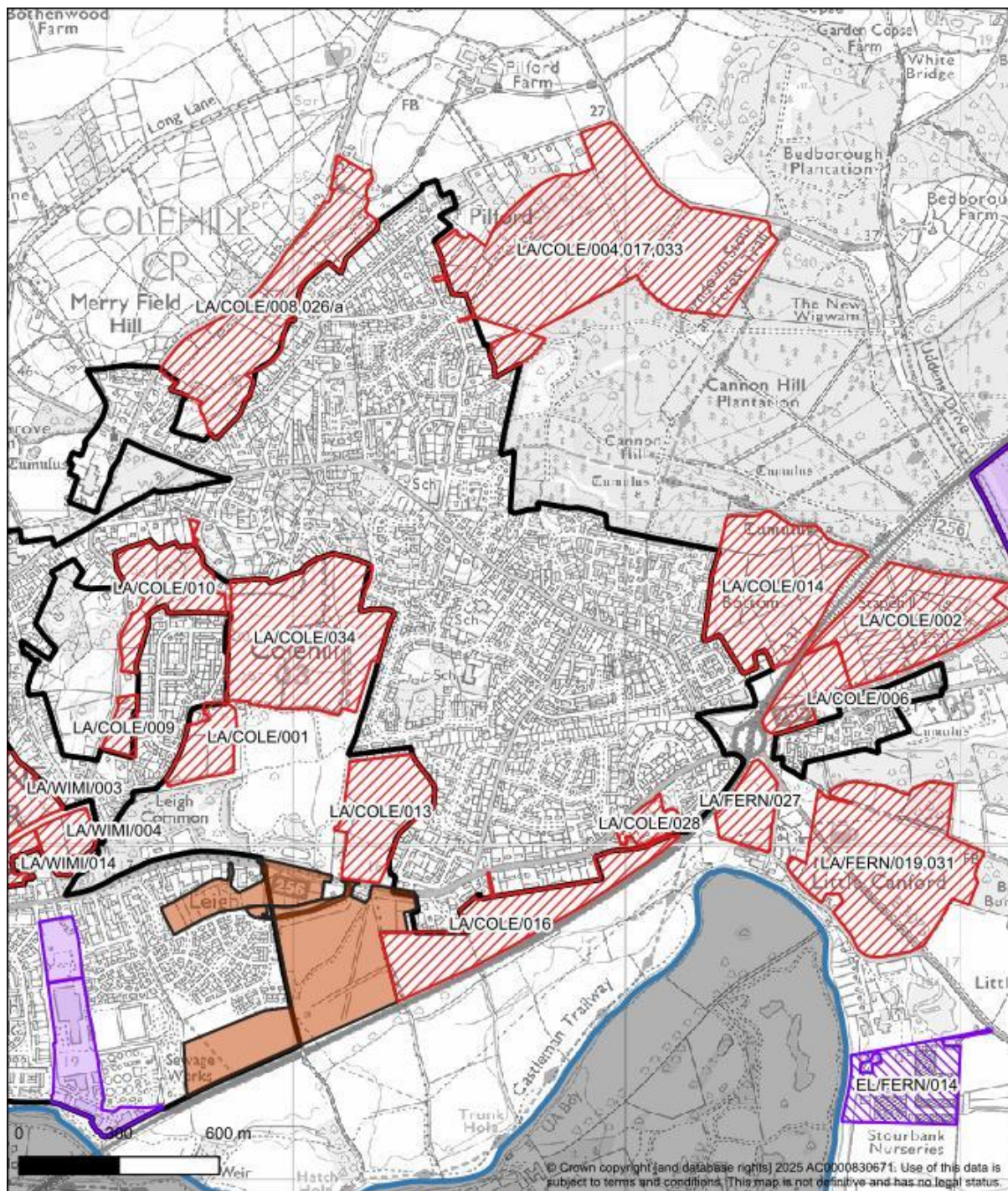
 Residential permission - extant

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing LP

 County boundary / outside plan area



Consultation sites

- Residential option - proposed
- Employment option - proposed

- Residential permission - extant
- County boundary / outside plan area

Existing allocations & consents

- Settlement boundary - existing

LA/COLE/001 - Cottage Farm

Site name	Cottage Farm
Site reference	LA/COLE/001
Site area (ha)	3.31 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	The site is currently in agricultural use. Edge of town location. Adjacent to existing residential development	Appropriate density of development for its edge of town location.
Natural environment and ecology	The site is adjacent to a SANG and local wildlife site. The majority of the site is in the ecological network. The site contained areas of potential priority habitat for woodland, trees and hedgerows. The site may contain protected species. Site is partially within amber risk zone for Great Crested Newt The grassland may hold high botanical interest. The site is within 5km of Dorset Heathland.	Any scheme would need to complement and enhance the ecological network. Retain important ecological features. Retain and buffer hedgerows, trees and woodland, further ecological survey to identify priority habitats. Provide mitigation strategy for protected species. A lighting strategy and botanical assessment are required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Pre-determination archaeological assessment, then potential for archaeological evaluation.

	archaeological interest. There are some cropmarks on site.	
Flood risk	Watercourse runs through the site. Significant surface water flood risk issues in the southern east corner of the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on A31 and Canford Bottom Roundabout.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/002 - Canford Bottom & Udden's (east)

Site name	Canford Bottom & Udden's (east)
Site reference	LA/COLE/002
Site area (ha)	12.38 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 220 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 220 homes.	
Specific design requirements	The site is situated in an edge of town location. The site is in agricultural use however there are existing residential and other buildings on-site. Adjacent to woodland and recreational walks.	Appropriate density of development for its edge of town location.
Natural environment and ecology	Parts of the site (southern and north-eastern boundaries) are within the ecological network. Potential priority habitat trees and hedgerows. The site is adjacent to woodlands on the southern and northeastern boundaries. The grass may hold botanical interest. Records of priority species on the site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, wooded areas and grassland holding botanical interest, further ecological survey to identify priority habitats. Retain important ecological features Design should contribute to ecological networks. Protected species mitigation is required. Botanical Assessment and lighting strategy are required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	This site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Scheduled	Sensitive design to preserve or enhance the setting of heritage assets.

	Monuments of Three Bowl Barrows on Cannon Hill and assets with archaeological interest. It is a large site with some recorded cropmarks.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Concerns with how this site can be accessed. Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; the A31 Merley and Canford Bottom Roundabout.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. There could be a potential link to this site via COLE/006. Transport Assessment and a Travel Plan would be required.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/004,017,033 - Land adjacent to Pilford Heath Road

Site name	Land east of Pilford Heath Road
Site reference	LA/COLE/004,017,033
Site area (ha)	33.9 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 609 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 609 homes.	
Specific design requirements	The site is in an edge of town location. The site is adjacent to existing residential development and within walking distance of shops and services. The site is currently in agricultural use and horse grazing land. Part of the site has a coppice and there is a footpath that traverses to the site.	Appropriate density of development for its edge of town location.
Natural environment and ecology	Parts of the site are located within the existing ecological network. The northwest part of the site features woodland, woodland belts and a watercourse/ ditch. The site may hold botanical interest. Potential priority habitat trees, hedgerows and woodland. The site is within 5km of Dorset Heathland.	Retain and buffer woodland, trees and hedgerows, further ecological survey to identify priority habitats. Retain important ecological features Strong green corridors contribute to the ecological network. Lighting strategy and botanical survey may be required. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

Landscape and visual	The site is gently sloping in parts.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. It is a large site with some recorded cropmarks.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site, with modelled overbank flooding.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Depending on the overall quantum of development and should it be in excess of over 1,000 units consideration may have to be considered for a school site.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area to serve western part of the site. A public right of way crosses the site. Potential impact on the strategic road network; the A31 and Canford Bottom Roundabout.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek additional amenities for Colehill to encourage active travel journeys. Seek improvements to public transport in the area, alongside development. Retain existing right of way.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root

		protection areas of protected trees.
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LA/COLE/006 - Land at Canford Bottom

Site name	Land at Canford Bottom
Site reference	LA/COLE/006
Site area (ha)	3.57 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 75 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 75 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use. The site is adjacent to the Castleman railway.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Part of the site is within the ecological network. Potential priority habitat hedgerows, trees and wooded areas within and adjacent to the site's southern boundary. Grassland may be of value. Potential protected species on this site. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features Botanical survey required. If grass of high value identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species. Lighting strategy will be needed. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	Parts of the site are elevated/prominent in the landscape.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	

Flood risk	There is a significant modelled area of surface water risk to the middle of the site. There is a surface water sewer to the south of the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Need to discuss with Wessex Water the suitability of connection to surface water sewer to the south of the site. Easements may be required. However, given the size of the site, a surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	The site is within close proximity to the A31 and Canford Bottom Roundabout. Potential impact on the strategic road network. Need for suitable vehicular access and pedestrian/cycle connections. Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impacts on the A31 and the Canford Bottom Roundabouts.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/007,011,012 - Land at Colehill

Site name	Land at Colehill
Site reference	LA/COLE/007,011,012
Site area (ha)	3.03 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 83 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 83 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used to graze horses.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Part of the site located in the existing ecology network. Potential priority habitat hedgerow and tress. Priority woodland habitat to the northeast of the site, but areas of woodland on-site could also be classed as priority habitat. Potential protected species on-site. Site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features Provide mitigation strategy for this protected species. Lighting strategy may be required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A sloping site. Potential for landscape character impacts.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	The site lies within the Burt Hill/ Merrifield/ Colehill Conservation Area. Potential direct or indirect impacts (setting) on non-designated heritage assets	Sensitive design to preserve or enhance the conservation area's character or appearance. Sensitive design to preserve or enhance the setting of heritage assets.

	including assets with archaeological interest. Some cropmarks noted on-site.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. There is a public right of way that crosses the site. Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.	Provision of suitable and safe vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/008, 026a - South of Colehill Lane

Site name	South of Colehill Lane
Site reference	LA/COLE/008, 026a
Site area (ha)	14.78 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 266 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 266 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. The site is currently in agricultural use.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Mostly within ecological network. Grassland may be of botanical interest. Potential priority habitat hedgerows, trees, woodland and a ditch line. Potential priority species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features Botanical survey required. Should grassland of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provision of substantial green space contributing to ecological network. Lighting strategy required. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site
Heritage	The site lies within the Burts Hill/ Merrifield/ Colehill Conservation Area. The site is close to Grade II Listed Building to the north, west and south.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).
Flood risk	There is some modelled surface water/ fluvial flood risk along the watercourses that flow across the south of the site. Adequate allowance for blue/ green corridors will need to be allowed for. A foul water sewer crosses a section of the southwest corner of the site. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. An easement will be required for a foul water sewer that traverses the site.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	A small part of the site is a Minerals and Waste Safeguarding site for Sand and Gravel.	

LA/COLE/009 - Land at Northleigh Lane (South)

Site name	Land at Northleigh Lane (South)
Site reference	LA/COLE/009
Site area (ha)	1.31ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 31 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 31 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used as grazing land.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The majority of the site is within the ecological network, and is heavily wooded. Potential priority habitat hedgerows, trees and woodland. Grassland is likely to be of botanical interest. Potential protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and wooded area. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical assessment is required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species.
Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	
Flood risk	No major constraints regarding flooding. A Wessex water sewer will cross the site to the north. A connection to the surface water sewer may be possible however Wessex water would need to confirm this.	Easement on either side of the Wessex water sewer would be required. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).

Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/010 - Land at Northleigh Lane (North)

Site name	Land at Northleigh Lane (North)
Site reference	LA/COLE/010
Site area (ha)	6.29 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 113 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 113 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used for amenity use and grazing land.	Appropriate density of development for the edge of town/village location.
Natural environment and ecology	Potential priority habitat hedgerows, trees, scrubs and an active ditch. The site has not been used intensively for agriculture and is likely to be of high botanical value. Potentially protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, scrub and ditch. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. If grass of a high value is identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	A sloping site.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	No likely heritage or archaeological concerns.	
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on the A31 and Canford Bottom Roundabout.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/013 - Land North of Wimborne Road

Site name	Land North of Wimborne Road
Site reference	LA/COLE/013
Site area (ha)	7.33 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 124 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 124 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use. Mature trees on site, with hedgerows.	Appropriate density of development for the edge of town location.
Natural environment and ecology	The site is adjacent to a Suitable Alternative Natural Greenscape and within close proximity to a local wildlife site. Potential priority habitat hedgerows, trees, ditch, woodland and scrub. An area of woodland/ scrub sites at the southern end. The grassland may hold botanical interest. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey is required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. Lighting strategy is required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	

Heritage	The site is close to Grade II Listed Building Leigh House is to the south/ southwest. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Some cropmarks recorded on-site and in the vicinity.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	There is a significant area of surface water/ fluvial water on-modelled to the south of the site, and potential access road. A small part of the site (20%) is located in Flood Zone 2. There is Wessex Water sewer crossing the site in north/ south direction.	An easement will be required due to the Wessex Water sewer crossing the site. Site specific flood risk assessment required. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Liaison with the Environment Agency would be required before any development of the southern section of the site could be considered.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units. Potential for noise impacts on future residents from the nearby A31.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need. Provision of appropriate noise assessment and mitigation.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
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LA/COLE/014 - Land off Willow Drive

Site name	Land off Willow Drive
Site reference	LA/COLE/014
Site area (ha)	14.55ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 306 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 306 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use. Woodland is adjacent to the northern boundary. There are mature trees, groups of trees and hedgerows on the boundary.	Appropriate density of development for the edge of town/village location.
Natural environment and ecology	Potential priority habitat hedgerows and trees on site. Records of priority species on the site, with potential for other protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical Assessment will be required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets	Sensitive design to avoid or minimise conflict between potential development and the

	including Scheduled Monuments Three Bowl Barrows on Cannon Hill, and assets with archaeological interest. Previous archaeological work on parts of this site has identified remains, including a Bronze Age round barrow.	heritage assets designation (including its setting). Pre-determination assessment (including impact on Schedule Ancient Monument) and evaluation.
Flood risk	No major constraints regarding flooding. A connection to a surface water sewer may be possible.	Wessex water would need to confirm this sites connection to the surface water sewer otherwise a surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. A public right of way crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Retain existing right of way.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	There are Tree Preservation Orders throughout the site.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/016 - Land south of Leigh Road

Site name	Land south of Leigh Road
Site reference	LA/COLE/016
Site area (ha)	10.78 Ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 120 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 120 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows, trees and a ditch are features of the site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and a ditch. Further ecological survey to identify priority habitats. Retain important ecological features. Lighting strategy likely to be needed. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Geographical survey identified made ground and Roman road known to cross western part of the site.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment (of extent of previous ground disturbance in particular) and archaeological evaluation.

Flood risk	Over half the site is at fluvial/surface water flood risk. At least the majority (69%) of the site is located in Flood Risk 2. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential for noise impacts on future residents from the A31. Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Provision of appropriate noise assessment and mitigation. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. May need to purchase properties in order to create enough space to provide an access road. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	Minerals and Waste Safeguarding area for Sand and Gravel.	

LA/COLE/018 - Walford Farm & Longhow (West)

Site name	Walford Farm & Longhow (West)
Site reference	LA/COLE/018
Site area (ha)	4.6 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 82 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 82 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is in agricultural use.	Appropriate density of development for edge of town location.
Natural environment and ecology	Ecological mapping covers woodland and extends into field and boundaries. Potential priority habitat hedgerows, trees, woodland, scrub and watercourse. Potential protected species on-site. Records of priority species. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, woodland and scrub. Further ecological survey to identify priority habitats. Retain important ecological features. Retain and enhance ecological network. Potential need for lighting strategy. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively flat.	No comments yet.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	Significant archaeological remains found on site to south indicate high archaeological potential.	Pre-determination archaeological assessment and evaluation required.
Flood risk	There is a significant area of surface water/ fluvial flood risk modelled to impact the north of the site. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Improvements to the existing footway including missing link to be provided where layby is. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/COLE/019,023,024/a - Land south west of Smugglers Lane

Site name	Land south west of Smugglers Lane
Site reference	LA/COLE/019, LA/COLE/023, LA/COLE/024/a
Site area (ha)	6.58 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 118 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 118 homes.	
Specific design requirements	This site is situated in a rural location and is remote from existing infrastructure and facilities. The site is currently used for horse grazing.	Appropriate density of development for its location.
Natural environment and ecology	Parts of the site are within the existing ecological network. Trees on the site and at boundaries. Potential for priority species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Light strategy and dark corridors are required. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site relatively level.	
Heritage	Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between

	designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to the south-west indicate high archaeological potential. Cropmarks recorded within the site.	potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. There is a public right of way that crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/020 - Walford Farm & Longhow (East). Horns Inn, Burts Hill

Site name	Walford Farm & Longhow (East). Horns Inn, Burts Hill
Site reference	LA/COLE/020
Site area (ha)	9.04 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 163 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 163 homes.	
Specific design requirements	This is a rural location, but near to edge of a town. The current use is agricultural land. There is a copse to the East of the site.	Appropriate density of development for its rural location.
Natural environment and ecology	Mosaic of habitats. Fields in northwest appear heavily grazed, remaining fields less so. Potential priority habitat hedgerows, trees and woodland. Majority of the site is within amber risk zone for Great Crested Newt. Potential for protected species. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Potential to expand existing SANG and enhance the central belt of habitat to provide the most robust ecological network. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

Landscape and visual	The site is relatively level.	
Heritage	The site lies near to the Burts Hill/ Merrifield Colehill conservation area. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Significant archaeological remains found on site to south-west indicate high archaeological potential.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment and evaluation required.
Flood risk	There is significant area of surface water/ fluvial flood risk modelled to impact an area at the north of the site adjacent to the watercourse that runs along the north boundary next to Dogdean road. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The woodland (copse) is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/022 - East Dorset Council Offices

Site name	East Dorset Council Offices
Site reference	LA/COLE/022
Site area (ha)	1.46 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	Edge of village location. Near to existing residential development. The site comprises the former Council offices. There is a coppice to the north and south of the site.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Priority habitat woodland, mature trees, trees and hedgerows. Mapped ecological network extends into site which covers most of these trees. Potential for protected species on site. The site is within 5km of Dorset Heathland.	Retain boundary hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features Strengthen western boundary to improve coherency of ecological network. Provide mitigation strategy for this protected species. Lighting strategy and license may be required. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is relatively level.	
Heritage	Likely limited heritage concern. Potential direct or indirect impacts (setting) on non-	Sensitive design to avoid or minimise conflict between potential development and the

	designated heritage assets including assets with archaeological interest. Some historic field boundaries recorded in southern part of site.	heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required. Assess likelihood of survival of material in southern part of the site.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/028 - 92-120A Wimborne Road West

Site name	92-120A Wimborne Road West
Site reference	LA/COLE/028
Site area (ha)	1.59 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 44 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 44 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development There are large industrial warehouses and concreted areas for car parking.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site is predominantly hardstanding however there are some trees on site. Potential protected species on site. The site is within 5km of Dorset Heathland.	Further ecological survey to identify priority habitats. Retain important ecological features. Lighting strategy is required. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	This is a relatively flat site.	
Heritage	Likely limited heritage and archaeological concern.	
Flood risk	Surface water issues on the western part of the site. Nearby Wessex Water surface water sewers.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Flood resilient building techniques to be included in the proposed development.

		Need agreement for surface water runoff discharge into existing sewers with Wessex Water.
Amenity, health, education	Due to existing use, potential contamination on-site. The site is located near busy A roads. Potential need for additional school spaces in this location, if cumulative development for the area is over 1,000 units.	Provision of appropriate noise assessment and mitigation. Potential to remediate any contamination on site. Contamination Assessment required. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential impact on the strategic road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Need to assess the cumulative impact on the Canford Bottom roundabout.
Other issues	The site is affected by Tree Preservation Orders. The site is currently in active employment use.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/032 - Land to the west of Cranborne Road

Site name	Land to the west of Cranborne Road
Site reference	LA/COLE/032
Site area (ha)	8.74 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 157 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 157 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The current use of the site is agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Parts of the site are within the existing ecological network. Coastal Floodplain and Grazing Marsh Priority Habitat along River Allen to the west, woodland priority habitat to the east. Also other areas on non-priority woodland habitat to south and east are mapped as ecological network. Internal habitats mostly arable with grassland margins. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Lighting strategy required. Provide mitigation strategy for protected species. Potential exists to make coherent functional ecological network by improving connections to the north of the site, along the watercourse. Provide mitigation for recreational impacts on heathlands & air pollution.

		Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping. The site lies within close proximity to the National Landscape to the west.	Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the character/setting of the National Landscape.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There is significant archaeology on site to the east and presence of cropmarks.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment and evaluation required.
Flood risk	The site is near the River Allen. Watercourse runs through the site, with significant overbank flooding predicted along their lengths. A small part of the site (circa 2%) is within Flood zones 2, 3 & 3b. The site is affected by flooding from other sources including reservoir flooding and groundwater emergence.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Near water pumping station.	A detailed assessment would be required.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. A public right of way crosses the site and coppice to the north. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for

		changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/COLE/034 - Land at Leigh Road

Site name	Land at Leigh Road
Site reference	LA/COLE/034
Site area (ha)	17.97 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 410 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 410 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently used for agricultural use. This site is adjacent to a SANG.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential grassland of SNCI quality, priority habitat woodland and a network of hedgerows. Green space contributes to important ecological network. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland be identified of high value, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	The site is gently sloping.	Direct development towards lower slopes/less prominent parts of the site.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	are some cropmarks recorded on-site.	Pre-determination archaeological assessment and evaluation is required.
Flood risk	There is some minor surface water/ fluvial flood risk predicted along the water course that flows from north to south across the east side of the site. Watercourse runs through the site. A foul water sewer crosses the north of the site.	Adequate allowance for blue/ green corridor will need to be allowed for. Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. An easement is likely to be required for the foul sewer.
Amenity, health, education	There are limited amenity, health and education concerns with this site.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. There is a public right of way that crosses the site. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Transport Assessment and Travel Plan are required. Retain existing right of way. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Avoid development encroachment onto root protection areas of protected trees.

LA/HOLT/002 - Jades Farm

Site name	Jades Farm
Site reference	LA/HOLT/002
Site area (ha)	8.37 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 151 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 151 homes.	
Specific design requirements	Northeastern part of the site contains 9 warehouses and hardstanding, and the remaining part of the site is paddocks, agricultural land and a house. Although next to a public house, the site is remote from existing services and facilities.	Appropriate density of development for its rural location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Records of priority species. Potential for other priority species on-site.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features. Lighting strategy required. Provide mitigation strategy for protected species.
Landscape and visual	This is a level site.	
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There are some recorded cropmarks on-site.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment evaluation.
Flood risk	Some small areas of modelled surface water flood risk. Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate

		flood risks over development's lifetime.
Amenity, health, education	There is likely limited amenity, health and education concerns.	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network; on the A31 Merley and Canford Bottom Roundabouts.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development. Need to assess the cumulative impact on Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/PAMP/004 - Land adjacent to eastern entrance of Stone Park

Site name	Land adjacent to eastern entrance of Stone Park
Site reference	LA/PAMP/004
Site area (ha)	2.46 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 44 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 44 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Woodland/ scrubland marked as ecological network. There are mature trees on the southern boundary. Potential priority habitat hedgerows, trees, woodland, scrubland and grassland. Potential species rich and could be lowland meadow priority habitat. Potential protected species on site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees, woodland and scrubland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grassland be identified of high value, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Lighting strategy required. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	The site is relatively flat.	
Heritage	The site is close to Grade II Listed Building Stone Park to the west. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	archaeological interest. Significant prehistoric finds in site to south and cropmarks recorded on site.	Pre-determination archaeological assessment and evaluation required.
Flood risk	A foul sewer and water sewer traverses the site. Some small areas of modelled surface water flood risk.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Easement required for either side of the foul sewer.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access linking in with existing cycle routes. Provide footway/crossing on site frontage to connect to existing footway network along St Margarets Hill.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders.	Mitigate against the loss of active employment use on site. Avoid development encroachment onto root protection areas of protected trees.

LA/WIMI/003 - Leigh Farm (site 1)

Site name	Leigh Farm (site 1)
Site reference	LA/WIMI/003
Site area (ha)	6.27 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 131 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 131 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is currently in agricultural use. There is a disused railway to the south of the site.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. The site contains areas of priority habitat (acid grassland and purple moorglass and rush pasture) across the east and centre of the site. Old railway line and southeast corner within ecological corridor. Potential protected species. The site is within 5km of Dorset Heathland.	Retain and buffer trees and hedgerows. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Due to areas of priority habitat, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Potentially provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.
Landscape and visual	This is a sloping site.	Direct development towards lower slopes/less prominent parts of the site.

Heritage	Likely limited heritage or archaeological concerns.	
Flood risk	Watercourse runs through the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	To the south of the site is a dismantled railway. There is likely to be contamination.	Potential to remediate any contamination on-site. Contamination assessment required.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of vehicular, cycle, and pedestrian access onto Birchdale Road, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.

LA/WIMI/004 - Northleigh Lane

Site name	Northleigh Lane
Site reference	LA/WIMI/004
Site area (ha)	2.24 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. There is a dismantled railway and trees to the north of the site.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Eastern part of the site is within a local wildlife site. The remainder is likely to support the ecological function of the local wildlife site and may also hold habitat features of note, including grassland of high botanical interest. Most of the site is within the mapped ecological network. Potential priority habitat hedgerows, trees and woodland. Potential protected species on-site The site is within 5km of Dorset Heathland.	Retain and buffer local wildlife site, woodland, trees and hedgerows. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. This will need to be applied to grass identified as being of high value. Provide mitigation strategy for this protected species. Lighting strategy required and probably provide dark corridors. Retain boundary hedgerows, further ecological survey to identify priority habitats. Provide mitigation for recreational impacts on heathlands & air pollution.

		Heathland infrastructure project is likely to be required.
Landscape and visual	This site is relatively flat. Woodland and hedgerows wrap around and form the boundaries.	Retain/improve trees and landscape screening. Potentially remediate any contamination on-site. Contamination assessment required.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Site is close to a Medieval moated site and cropmarks have been recorded within the site.	Sensitive design to preserve or enhance the setting of heritage assets. Pre-determination archaeological assessment and archaeological evaluation.
Flood risk	Most of the site is modelled to be at fluvial and/or surface water flood risk. The majority of the site (circa 73%) is affected by Flood Risk 2. Watercourse runs through the site. Wessex water foul water sewers traverses the site.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Liaison with the environment agency would be required before any development of the southern section of the site could be considered. Easements will be required either side of the Wessex Water foul water sewers assets.
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other	The site is adjacent to an employment site and dismantled railway to the north of the site. Potential	Potentially remediate any contamination on-site. Contamination assessment required.

	contamination associated with both.	
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LA/WIMI/014 - Leigh Farm (site 2)

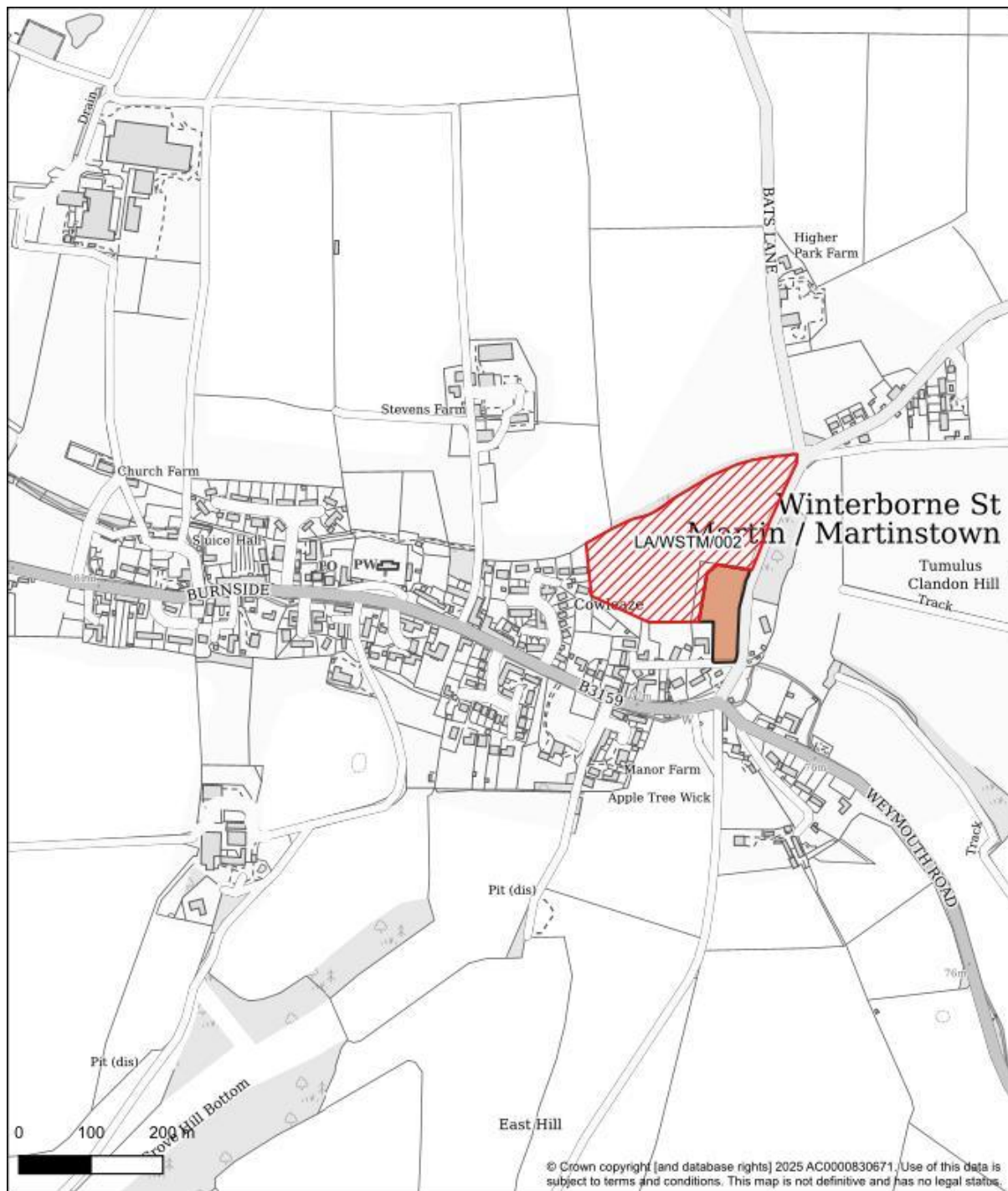
Site name	Leigh Farm (site 2)
Site reference	LA/WIMI/014
Site area (ha)	1.67 ha
Parish/Settlement	Wimborne / Colehill
Proposed uses (estimated number of homes/capacity)	Around 30 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 30 homes.	
Specific design requirements	Edge of town location. Adjacent to existing residential development. The site is in agricultural use.	Appropriate density of development for the edge of town location.
Natural environment and ecology	Site almost entirely within ecological network. Potential priority habitat hedgerows, trees and woodland. Grassland may hold botanical interest. Potential protected species on-site. The site is within 5km of Dorset Heathland.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical survey required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Potentially provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution.
Landscape and visual	This is a relatively flat site. There is a woodland wrapping along the length of the north boundary, and elsewhere there are trees and hedges.	Retain/improve trees and landscape screening along the northern boundary.
Heritage	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with	Sensitive design to avoid or minimise conflict between potential development and the

	archaeological interest. The proposal site contains the remains of a Medieval moated manor house. The remains of this are likely to include earthworks. The site is close to the Grade II Listed Building Old Manor Farmhouse.	heritage assets designation (including its setting). Pre-determination archaeological assessment and archaeological evaluation.
Flood risk	The majority of the site is modelled to be at risk of fluvial flooding. The site is potentially affected by flooding from other sources including from surface water, reservoir flooding and groundwater emergence. At least half of the site (circa 56%) is affected by Flood Risk Zone 2.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Liaison with the Environment agency would be required before any development of most of the site could be considered. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	No specific issues identified	
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Potential cumulative impacts on the road networks; on the A31 Merley and Canford Bottom Roundabouts.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Need to assess the cumulative impact on the Canford Bottom roundabout.
Green Belt (if applicable)	The site lies within the Green Belt.	Assess whether development can be fully evidenced and justified, and if there are exceptional circumstances for changes to Green Belt boundaries.
Other issues	The site is affected by Tree Preservation Orders. The site is adjacent to an existing employment site and	Avoid development encroachment onto root protection areas of protected trees.

	there is a dismantled railway along the northern border. So there is potential contamination from both sources.	Potentially remediate any contamination on-site.
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Winterborne St Martin (Martinstown)



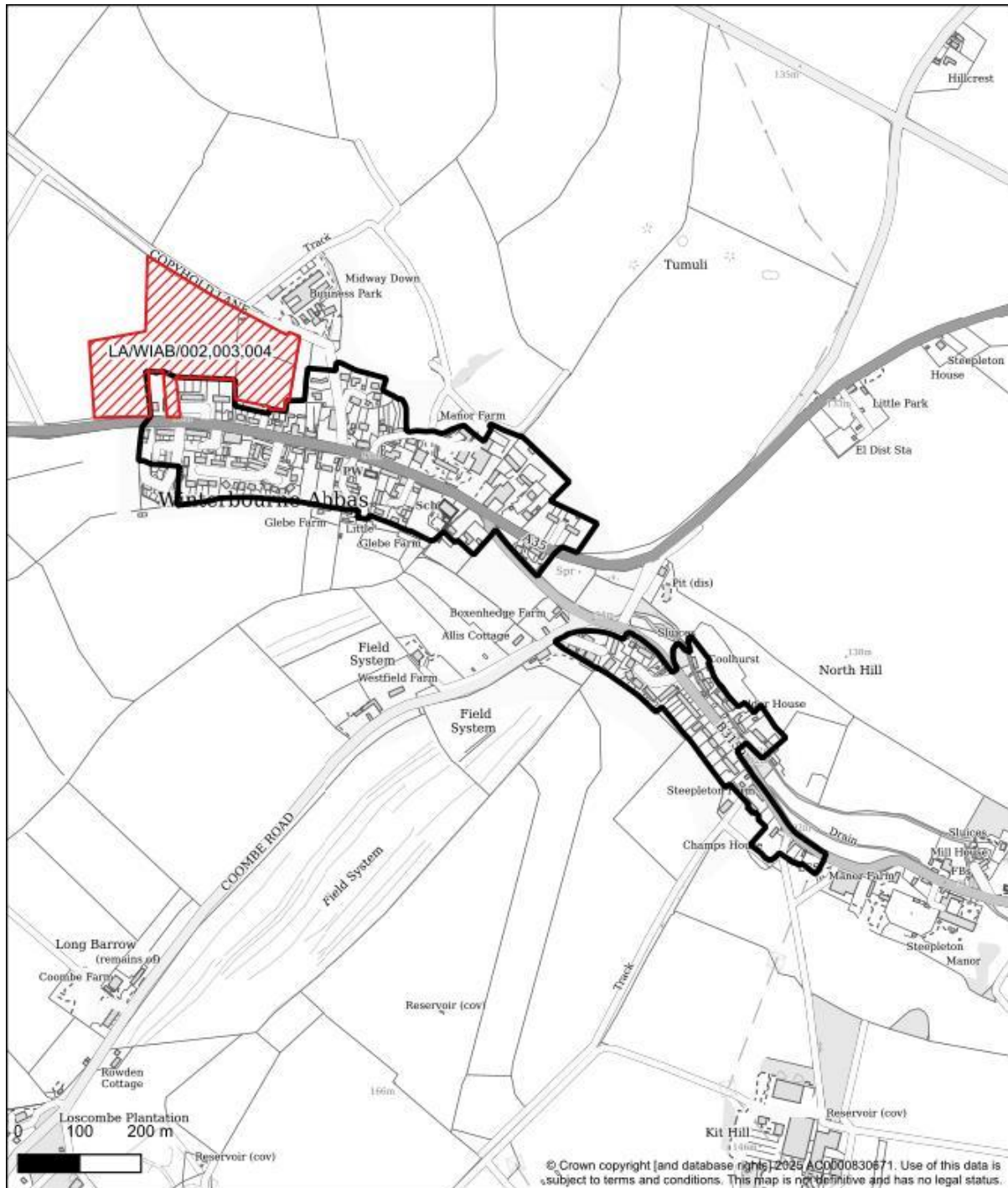
LA/WSTM/002 - North of Park Farm

Site name	North of Park Farm
Site reference	LA/WSTM/002
Site area (ha)	4.30
Parish/Settlement	Winterborne St. Martin
Proposed uses (estimated number of homes/capacity)	Around 40 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 40 homes.	
Specific design requirements	Edge of village location to the northeast of Winterborne St Martin.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Hedgerows and trees form the northern boundary. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees and vegetation, further ecological survey to identify priority habitats. Provision of an appropriate wildlife buffers to any identified priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is within the Dorset National Landscape. Potential landscape character impacts to the north and east of the site.	Assess whether 'major development' and potentially 'exceptional circumstances.' Sensitive design to respect the character of the National Landscape, potentially through locating development towards the lower slopes of the site. Retain/improve trees and landscape screening and buffers along the northern and eastern site boundaries.
Heritage	Limited heritage concern. Clandon Barrow Scheduled Monuments lies around 350m to the east. Potential indirect impacts (setting) on non-designated heritage assets including	Sensitive design to preserve or enhance the setting of heritage assets. High quality development with sensitive design to positively enhance and not challenge the local setting.

	assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Surface water issues on the southeastern part of the site. Otherwise, there are no major constraints to development with regard to flood risk, provided a surface water discharge location is identified.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. A surface water discharge location is to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential vehicular access from Mallards Green. Limited pedestrian connectivity in the area to infrastructure. A public right of way lies to the North of the site.	Potential to improve the footway located south adjacent to the B3159. Ensure development provides/ contributes towards a footway/cycleway adjacent to the road, from the B3159 to National Cycle Network 2 (Clandon Farm link) Retain the public right of way, provide connections through development to the existing footpath network.
Other issues	Trees along the northern boundary are subject to a Tree Preservation Order. Existing development site of 5 homes on an adjacent site to the southeast. Partially within a Groundwater Source Protection Zone.	Avoid development encroachment onto root protection areas of protected trees. Investigation and assessment to determine the potential impact of development on the water source and to identify appropriate mitigation.

Winterbourne Abbas



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

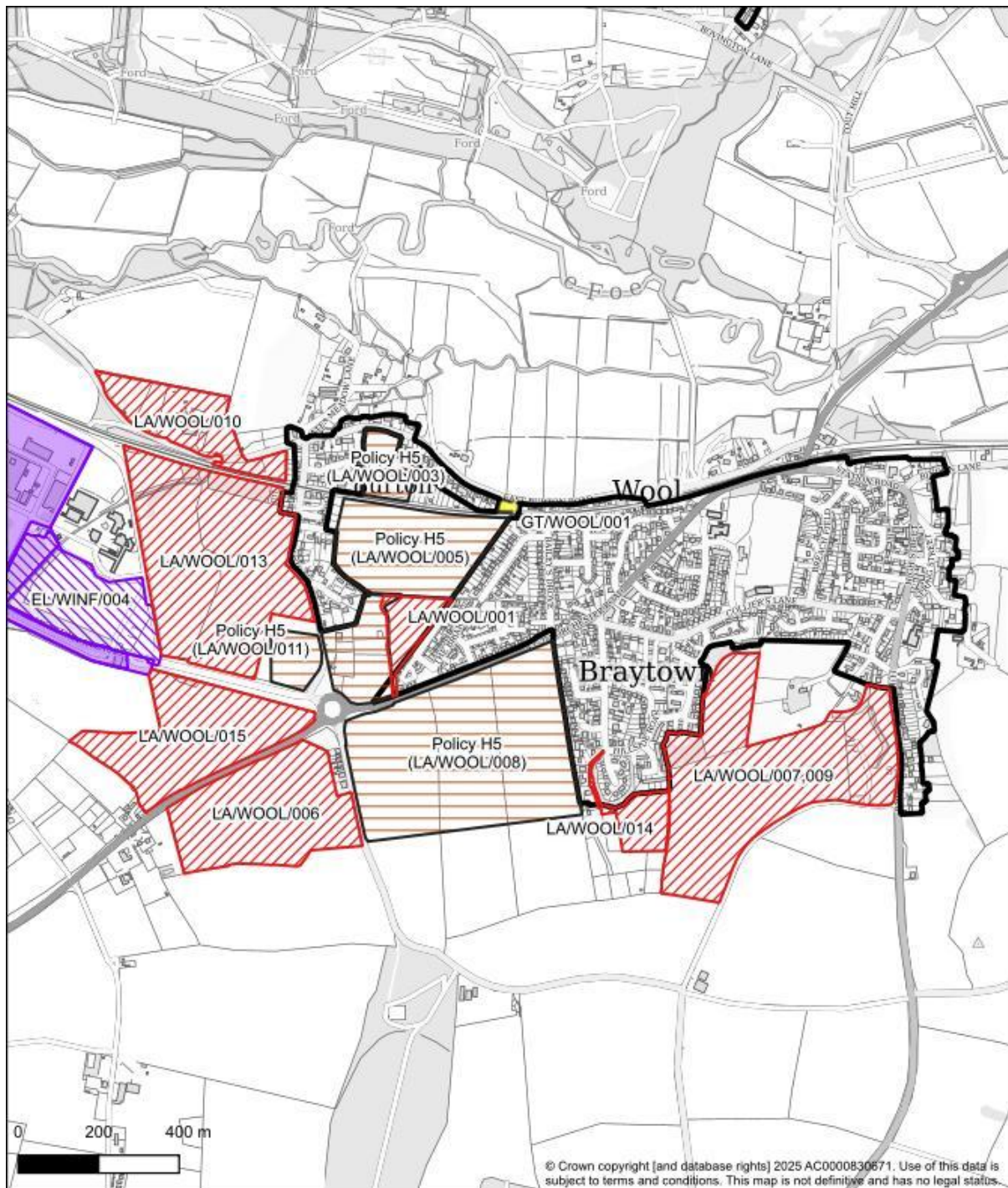
LA/WIAB/002,003,004 - North west of Winterbourne Abbas

Site name	North west of Winterbourne Abbas
Site reference	LA/WIAB/002, LA/WIAB/003, LA/WIAB/004
Site area (ha)	4.87
Parish/Settlement	Winterbourne Abbas
Proposed uses (estimated number of homes/capacity)	Around 50 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 50 homes.	
Specific design requirements	Edge of village location to the northwest of Winterbourne Abbas. Potentially challenging site topography.	Appropriate density of development for the edge of village location. Development to be subject to land stability investigation.
Natural environment and ecology	Hedgerows form the site boundaries existing field parcels. The site is within the Poole Harbour Catchment.	Retain boundary hedgerows, trees and vegetation, further ecological survey to identify priority habitats. Provision of an appropriate wildlife buffers to any identified priority habitats. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is within the Dorset National Landscape. Potential landscape character impacts, particularly in relation to elevated parts of the site.	Assess whether 'major development' and potentially 'exceptional circumstances'. Provide substantial buffer planting to the western boundary, with bands of tree planting to break up massing of development. Retain/improve trees and landscape screening along all site boundaries. Sensitive design to respect the character of the National Landscape.

		Locate development closer to the existing settlement form.
Heritage	The site is within proximity to the Winterborne Abbas Conservation Area to the south, and Grade I listed Church of St Mary to the southeast. Grade II Bridehead Registered Parks and Gardens to southwest. Potential impacts on the setting of these heritage assets. Potential indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest and locally listed buildings.	Thoroughly assess asset's significance and potential impacts of development. Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	The very south sections of the site lie within Flood Zones 2 and 3.	Locate development outside of areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Site specific flood risk assessment required to determine impact on the viability of potential development.
Amenity, health, education	Potential need for additional school spaces in this location.	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Potential access from the A35, subject to assessment of flood risk. Limited bus service in the area. Public right of way dissects the site.	Investigate suitability of potential access. Engagement with National Highways regarding impacts on the strategic road network. Seek improvements to public transport in the area, alongside development. Retention of the public right of way.

Wool



Consultation sites

- Residential option - proposed
- Employment option - proposed
- Gypsy & traveller site - proposed

Existing allocations & consents

- Settlement boundary - existing
- Employment allocation - existing
- Residential allocation - existing LP

LA/WOOL/001 - Brayton Plot

Site name	Brayton Plot
Site reference	LA/WOOL/001
Site area (ha)	1.83 ha
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 51 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 51 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. This land is in agricultural use.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows. Records of priority species nearby. Potential protected species on site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows, further ecological survey to identify priority habitats. Retain important ecological features. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is relatively flat.	
Heritage	The site is within close proximity to close to three Grade II listed assets. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Previous archaeological work in and around this site identified some archaeological remains.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, including previous work, then potential for archaeological evaluation.
Flood risk	There is a modelled area of surface water flooding	Locate development outside areas affected by flood risk. Where necessary apply the

	predicted in the northwest corner of the site.	sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area, as infrequent bus service but has a train station. Wool level crossing – downtime delays traffic flow, potential safety issues.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Transport Statement required. Seek improvements to public transport in the area, alongside development, such as bus service contributions. Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. It is necessary to engage with Network Rail.

LA/WOOL/006 - Land at Wool 4

Site name	Land at Wool 4
Site reference	LA/WOOL/006
Site area (ha)	10.37 ha
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 186 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 186 homes.	
Specific design requirements	The site is an edge of village location. Near to existing residential development but separated by an A road and allocated sites from the main village.	Appropriate density of development for the edge of village location. This site is only appropriate if allocated sites near edge of town centre get developed first.
Natural environment and ecology	Potential priority habitat hedgerows and trees. There may be protected species on-site. Records of priority species on site. Western part of the site is within amber risk zone for Great Crested Newt. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features Provide mitigation strategy for protected species. Provide habitat connectivity and enhancement. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is adjacent to the National Landscape. This site is relatively flat.	Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the character/setting of the National Landscape.

Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Scheduled Monuments. To the west of the site is Scheduled Monument Medieval Settlement. This Close to Ancient Schedule Monument (Romono British Settlement Site). Associated remains known to extend northwards.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the Wool level crossing.	Provision of safe and suitable vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development, for instance bus service contributions. Encourage active travel. Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. Engagement with Network Rail necessary.
Other issues	Restrictive covenant on-site. This is a Minerals and Waste Consultation area.	

LA/WOOL/007,009 - Land at Wool 5. Pug Pit

Site name	Land at Wool 5. Pug Pit
Site reference	LA/WOOL/007, LA/WOOL/009
Site area (ha)	18.32 ha
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 98 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 98 homes.	
Specific design requirements	This site is an edge of village location. Adjacent to existing residential development. The land is currently in agricultural use. There is a small area of woodland on the site.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Part of the site is within the ecological network. Potential priority habitat hedgerows, trees, small woodland, arable fields and allotments. Records priority species nearby. Potential protected species on-site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features. Potential for habitat connectivity enhancement to provide green corridors. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site lies within the National Landscape. This site slopes. Area to the east appears to be challenging terrain.	Sensitive design to respect the landscape character. Direct development towards lower, more level parts of the site.

Heritage	Part of the site lies within the Wool conservation area. Potential direct or indirect impacts (setting) on designated heritage assets including Grade II* Parish Church of the Holy Rood to the northeast and Scheduled Monument Romano- British settlement site. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. There are recorded crop marks plus a mound of uncertain function.	Thoroughly assess asset's significance and potential impacts of development and minimise conflict between potential development and the heritage assets designation (including its setting). Sensitive design to preserve or enhance the conservation area's character or appearance. Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site, with some overbank flooding predicted. A small part of the site is located in Flood Risk Zone 2 and 3.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. For parts of the site, a surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on Wool level crossing.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way. Seek improvements to public transport in the area, alongside development, for instance bus service contributions.

	There is a public right of way that crosses the site.	Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. Engagement with Network Rail necessary.
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LA/WOOL/010 - Seven Stars Inn

Site name	Seven Stars Inn
Site reference	LA/WOOL/010
Site area (ha)	4.92 ha
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 89 homes
Greenfield/Brownfield	Brownfield

Considerations	Summary	Proposed approach
Proposal	Around 89 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. The site currently comprises of a public house and agricultural land.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Watercourse within the site, feeds River Frome from SSSI, potential for impacts through run-off. Southern part of the site within existing east ecological network. Potentially protected species on site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features Retain southern part of the site as a habitat. Avoid impacts to watercourse. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	The site is relatively flat.	
Heritage	The site is close to six Grade II listed buildings to the east/northeast	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

Flood risk	Watercourse runs through the site. A small part of the site (11%) is in Flood risk Zone 2 and Flood risk Zone 3. There is significant fluvial flood risk predicted to impact the majority of the small section of site south of East Burton Road.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the road network.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development.
Other issues	Loss of public house. This site is a Minerals and Waste Safeguarding site for Minerals and Waste.	The loss of a public house would need to be considered.

LA/WOOL/013 - Land at Wool 2 - East of Burton Road

Site name	Land at Wool 2 - East of Burton Road
Site reference	LA/WOOL/013
Site area (ha)	17.22 ha
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 248 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 248 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development. The site is currently in agricultural use. There are trees on-site, and woodland to the north. The site is bounded by roads with railway to the north and Dorset Innovation Park to the west.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows, trees and woodland (to the north). Grassland to the west of the site which may be of botanical interest. Potential protected species on site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Potential to retain and enhance western parcel as SANG/biodiversity net gain. Botanical assessment required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required.

		Development will need to ensure nitrogen neutrality.
Landscape and visual	This site is relatively flat.	
Heritage	The site is close to the east to four Grade II listed buildings. Potential direct or indirect impacts (setting) on designated heritage assets including Scheduled Monuments Bowl Barrow. Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest. Some recorded cropmarks.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting). Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	Watercourse runs through the site, with some significant overbank flooding predicted. Over 4ha of the potential development area could be restricted by flood risk. A small part of the site is located in Flood Risk Zones 2 and 3.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime.
Amenity, health, education	Railway bounds the site to the north, so there is potential noise and contamination associated with this. Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Provision of appropriate noise assessment and mitigation. Contamination assessment required. Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. A right of way traverses the site. Need for improvements to public transport provision in the area. Potential cumulative impacts on the Wool level crossing.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way. Seek improvements to public transport in the area, alongside development, for instance bus service contributions.

		Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. Engagement with network rail necessary.
Other issues	This site is a Minerals and Waste Consultation Area and Safeguarding area for Sand and Gravel.	

LA/WOOL/014 - Chalk Pitt

Site name	Chalk Pitt
Site reference	LA/WOOL/014
Site area (ha)	
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 43 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 43 homes.	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Grassland to the west of the site which may be of botanical interest. Potential protected species on site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows and trees. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical assessment required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Development will need to ensure nitrogen neutrality.
Landscape and visual	Gradients and physical constraints on-site. The site is near to the National Landscape to the south.	Direct development towards lower slopes/less prominent parts of the site. Sensitive design to respect the character/setting of the National Landscape.
Heritage	The site is within close proximity to the archaeological remains and scheduled monument Romano – British Settlement site. Potential	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	direct or indirect impacts (setting) on designated heritage assets including Scheduled Monument.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	No major constraints regarding flooding.	Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. Need for improvements to public transport provision in the area. Potential cumulative impacts on the Wool level crossing.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Seek improvements to public transport in the area, alongside development, for instance bus service contributions. Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. Engagement with network rail necessary.

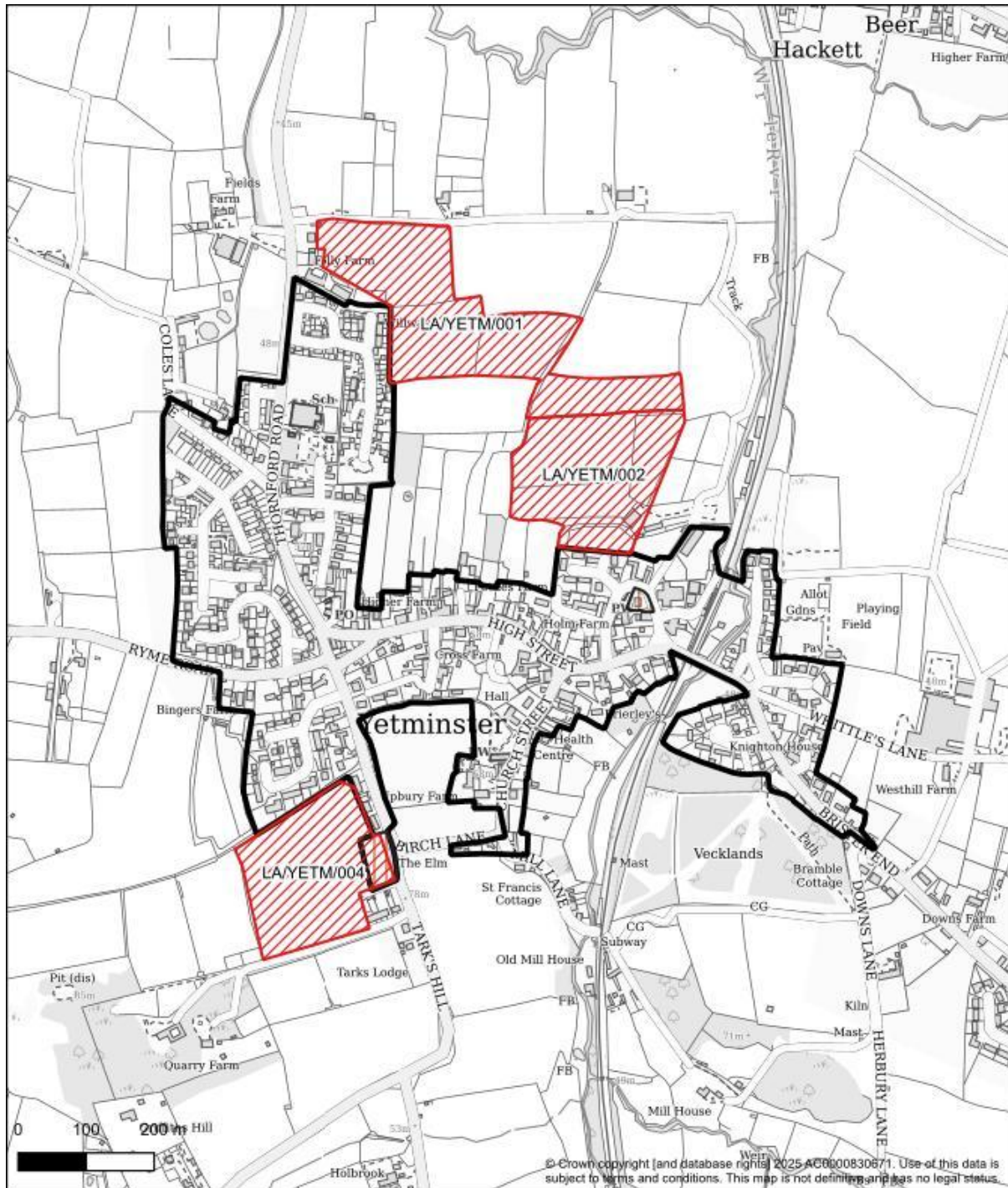
LA/WOOL/015 – Land west of Burton Cross roundabout

Site name	Land west of Burton Cross roundabout
Site reference	LA/WOOL/015
Site area (ha)	
Parish/Settlement	Wool
Proposed uses (estimated number of homes/capacity)	Around 140 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 140 homes	
Specific design requirements	Edge of village location. Adjacent to existing residential development.	Appropriate density of development for the edge of village location.
Natural environment and ecology	Potential priority habitat hedgerows and trees. Potential protected species on site. The site is within 5km of Dorset Heathland. The site is within the Poole Harbour Catchment.	Retain and buffer hedgerows, trees and woodland. Further ecological survey to identify priority habitats. Retain important ecological features. Botanical assessment maybe required. Should grass of high value be identified, application of the mitigation hierarchy – to avoid, mitigate, or compensate for impacts on priority habitats. Provide mitigation strategy for this protected species. Provide mitigation for recreational impacts on heathlands & air pollution. Heathland infrastructure project is likely to be required. Development will need to ensure nitrogen neutrality.
Landscape and visual	A level site.	
Heritage	Potential direct or indirect impacts (setting) on designated heritage assets including Scheduled Monuments Bowl Barrow.	Sensitive design to avoid or minimise conflict between potential development and the heritage assets designation (including its setting).

	Potential direct or indirect impacts (setting) on non-designated heritage assets including assets with archaeological interest.	Pre-determination archaeological assessment, then potential for archaeological evaluation.
Flood risk	A small part (circa 5%) of the site is at risk of flooding.	Locate development outside areas affected by flood risk. Where necessary apply the sequential and exceptions test and consider measures to control, manage and mitigate flood risks over development's lifetime. Surface water discharge location to be identified. Infiltration into soil may need to be investigated (including winter groundwater monitoring).
Amenity, health, education	Depending on other Wool related sites, consideration may have to be given to a school site (new school or replacement for an existing expanded school).	Delivery of additional school capacity through provision of a site and/or financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian/cycle connections. A public right of way crosses the site. Need for improvements to public transport provision in the area. Potential cumulative impacts on the Wool level crossing.	Provision of vehicular, cycle, and pedestrian access, linking in with existing cycle routes. Retain existing right of way. Seek improvements to public transport in the area, alongside development, for instance bus service contributions. Depending on the cumulative of development allocated in Wool, further assessment on the impact of Wool level crossing is required – might need upgrading. Engagement with network rail necessary.

Yetminster



Consultation sites

 Residential option - proposed

Existing allocations & consents

 Settlement boundary - existing

 Residential allocation - existing NP

LA/YETM/001 - Land east of Thornford Road

Site name	Land east of Thornford Road
Site reference	LA/YETM/001
Site area (ha)	5.9 ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 85 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 85 homes	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design with use of local materials.
Natural environment and ecology	Strong boundary hedgerows /trees that are likely to support priority species. Site is within amber risk zone for Great Crested Newt. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain boundary hedgerows and important ecological features. Maintain and enhance habitat connectivity. Provide mitigation strategy for protected species. Development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	Potential for landscape character impacts associated with a new extension of the village to the north of current built area.	Retain and enhance native tree and hedgerow planting. Sensitive design to respect the landscape character.
Heritage	Yetminster Conservation Area is located to the south, which includes a series of significant medieval plots forming part of the village's historic field system.	Thoroughly assess potential impacts of development on the conservation area and its setting and minimise conflict between potential development and conservation area. Pre-determination archaeological assessment.
Flood risk	Flood zones 2 and 3 lie to the east of the site. No significant flood risk on the site itself.	Surface water discharge location to be identified.

Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Footpath runs through the site, linking to Thornford Road. Need for suitable vehicular access and pedestrian connections. Need for improvements to public transport provision in the area. Train station located nearby.	Retain existing right of way. Provide vehicular and pedestrian access onto Thornford Road. Seek improvements to bus service in the area, alongside development. Provide footpath to train station.

LA/YETM/002 - Land North of Chapel Meadow

Site name	Land North of Chapel Meadow
Site reference	LA/YETM/002
Site area (ha)	3.96ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 60 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 60 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design with use of local materials.
Natural environment and ecology	Mature hedgerows, veteran trees and tree groups around site. Likely to support priority species. Site is within amber risk zone for Great Crested Newt. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain and enhance hedgerows and habitat connectivity. Provide mitigation strategy for protected species. Development will need to ensure nitrogen and/or phosphate neutrality.
Landscape and visual	Impact on landscape character of the site. Development would create a new extension of the village to the north of the current built area.	Retain and enhance tree and hedgerow planting within site and on boundaries. Strong new structural landscape planting particularly along boundary abutting Conservation Area.
Heritage	Yetminster Conservation Area is located immediately to the west, which includes a series of significant medieval plots forming part of the village's historic field system.	Thoroughly assess potential impacts of development on the conservation area and its setting and minimise conflict between potential development and conservation area. Pre-determination archaeological assessment.
Flood risk	Southern part of site may be susceptible to groundwater flooding. Site borders flood zone 2 to the east.	Surface water discharge location to be identified.

Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Need for suitable vehicular access and pedestrian connections. No bus service. Need for improvements to public transport provision in the area. Train station located nearby.	Provide vehicular and pedestrian access. Seek improvements to bus service in the area, alongside development. Provide footpath to train station.
Other issues	Wessex Water foul sewer crosses site.	

LA/YETM/004 - Land west of Melbury Road

Site name	Land west of Melbury Road
Site reference	LA/YETM/004
Site area (ha)	3.75 ha
Parish/Settlement	Yetminster
Proposed uses (estimated number of homes/capacity)	Around 55 homes
Greenfield/Brownfield	Greenfield

Considerations	Summary	Proposed approach
Proposal	Around 55 homes.	
Specific design requirements	Village location.	Appropriate density of development for village. High quality design and use of local materials.
Natural environment and ecology	Hedgerows likely to support priority species. Within Somerset Levels and Moors Ramsar Site Catchment Area.	Retain habitats on site. Development will need to ensure phosphate neutrality.
Landscape and visual	Open site sloping down to the east. Impact on landscape character and particular impact of development in southeast corner.	Avoid development in southeast corner of site where the site is most elevated, and potential landscape impacts will be the most far reaching. Retain existing hedgerows.
Heritage	Yetminster Conservation Area is located to the east/north-east of the site on the opposite side of Melbury Road. Grade II* Upbury Farm House and Grade I Parish Church of St Andrew located to the north-east.	Thoroughly assess potential impacts of development on the heritage assets and conservation area, and their settings, and minimise conflict between potential development. Pre-determination archaeological assessment.
Flood risk	Site may be susceptible to groundwater flooding.	Surface water discharge location to be identified.
Amenity, health, education	Potential need for additional secondary school spaces.	Delivery of additional school capacity through financial contributions to meet need.
Transport (access and movement)	Public footpath runs along northern boundary of site. And east-west through the centre of the site.	Retain existing rights of way. Seek improvements to bus service in the area, alongside development.

	No bus service. Need for improvements to public transport provision in the area. No pedestrian connectivity to village centre.	Provide new pedestrian route.
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