

## Appendix A: Completed Site Appraisal Pro-Forma

### Site 1: 7 St Anne's Close, Guys Marsh



#### General information

Site Reference / name	Site 1: 7 St Anne's Close, Guys Marsh
Site Address (or brief description of broad location)	Grid reference: ST845205 Postcode unit: SP7 0AN
Current use	Underutilised area of hard-standing
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.13 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	Location plan prepared by 'Rawlsbury Developers Ltd' in June 2015.

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Outline planning application 2/2015/0897/OUT for the erection of 18 dwellings on the site (including on land directly to the south of the site) was withdrawn in October 2015.			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Yes, there is suitable and safe access to the site from the existing road network (via a turning from St Anne's Close).			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No</b>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>The site is not within or adjacent to the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<b>Low sensitivity to development</b>	<p>Short views in from 3-4 properties located to the north, east and south of the site.</p> <p>Site is integrated within an existing built-up area. An allocation at this location could relate well to the surrounding land-uses, depending on design.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	<p>The site is not currently used for agricultural purposes.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site does not contain and is not within the setting of any heritage designations or assets.

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre is located approximately 3km to the north east of the site.
Bus Stop	<400m	Located to the west of the site, on the B3091.
Primary School	>1200m	The Abbey C of E Primary School located approximately 2.5km to the north east of the site.
Secondary School	1600-3900m	Shaftesbury School located to the north east of the site.
Open Space / recreation facilities	<400m	Guy's Marsh sports field located to the south of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 3km to the north east of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 1km to the east of the site
Footpath	<400m	Right of Way N59/2 located to the north of the site and Right of Way N59/14 located to the south of the site.
Key employment site (if applicable)	<400m	HMP Guy's Marsh located directly to the east of the site.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
<b>Ground Contamination (Y/N/Unknown)</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site could potentially contain areas of contaminated land due to its current and former use. However, the former uses of the site are not known.
<b>Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

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

## Availability

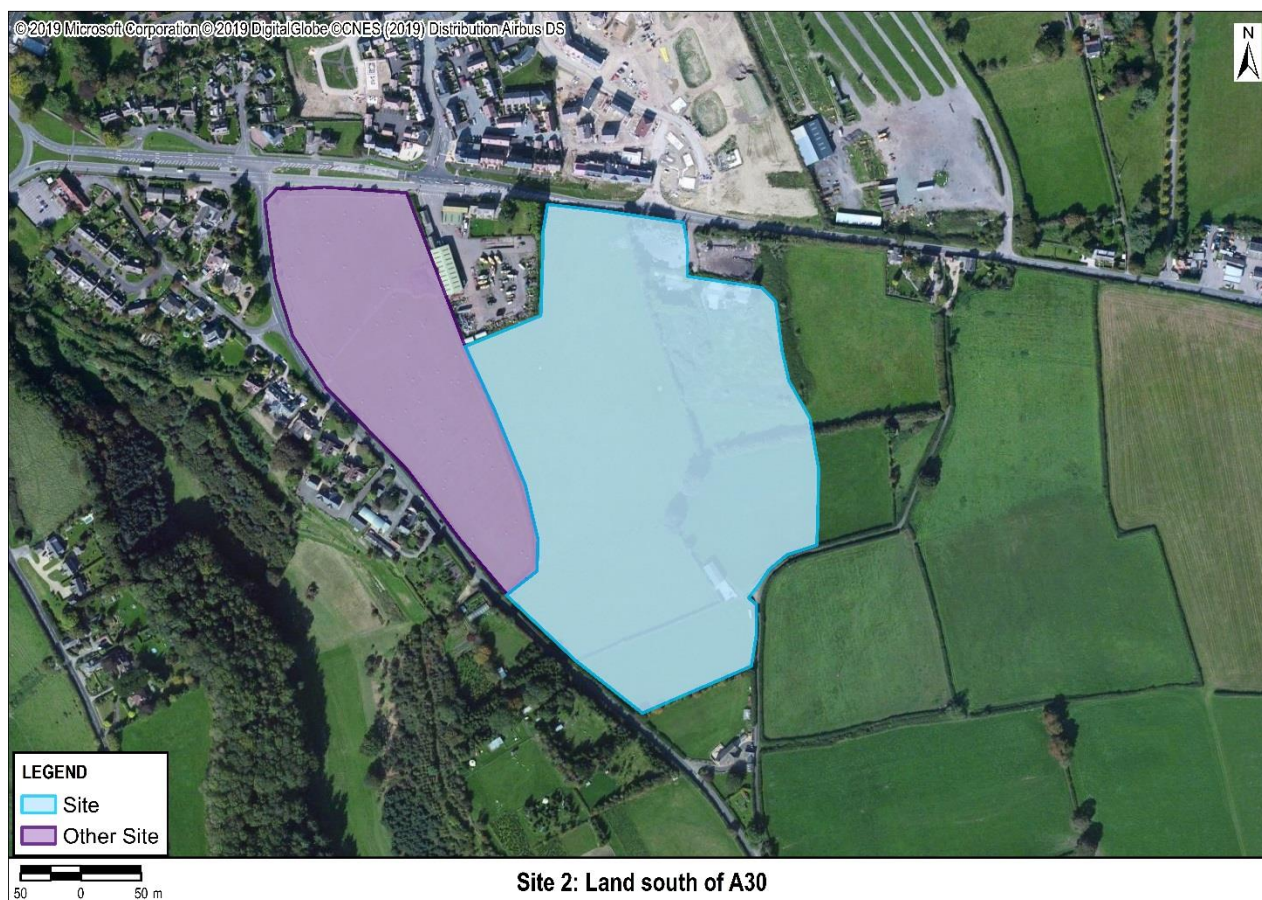
Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input checked="" type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	3
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Due to the limited on-site constraints at this location, the site is considered suitable to take forward for the purposes of the Neighbourhood Plan. A residential allocation presents an opportunity to enhance the quality of the public realm through the reuse of previously developed and underutilised land within the Neighbourhood Plan area.



## Site 2: Land south of A30



### General information

Site Reference / name	Site 2: Land south of A30
Site Address (or brief description of broad location)	Grid reference: ST876222 Postcode units: SP7 8QB; SP7 0EF; SP7 8BS; SP7 8FP; SP7 8BT
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	8.47 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	See 'site planning history' section of the pro-forma (overleaf).

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	Outline planning application 2/2018/1773/OUT for the erection of up to 135 dwellings, industrial starter units, primary school, flexible commercial uses including a combination of a hotel and non-food retail or residential care home, modified vehicular access, car parking, sports pitches, public open space and associated works was submitted in December 2018 (validated in March 2019). Currently awaiting decision (as of August 2019).			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access into the south eastern section of the site is possible via a turning from New Lane. Potential to establish access into the northern section of the site via a turning from the A30 (Salisbury Road).			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	Yes - The site is safeguarded for employment use through local planning policy, with Policy 11 'The Economy' in North Dorset Local Plan Part 1 identifying the land as a strategic employment site to be developed out over the plan period.			



**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No</b>	<p>The whole of the site is within Flood Zone 1 and has a low to very low surface water flood risk.</p> <p>The site is not within or adjacent to the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>Views into the site from the gypsy and traveller site located adjacent to the north eastern site boundary.</p> <p>The site is predominantly open in character and visible.</p> <p>Development of the whole site would result in a noticeable change to its current character, contrasting the agricultural fields to the east and west and extending the settlement of Shaftesbury to the south east.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	<p>A detailed agricultural land classification assessment has been undertaken on the site. The whole of the site is underlain by Grade 2 (very good) agricultural land which is some of the 'best and most versatile' land for agricultural purposes.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>The site does not contain and is not within the setting of any heritage designations.</p> <p>In terms of heritage assets, the Dorset Historic Environment Record confirms that monument ID MDO27981 'Former quarry, near New Lane Farm, Shaftesbury' is partly located within the north eastern section of the site.</p>

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Shaftesbury town centre located to the north west of the site.
Bus Stop	<400m	Located to the west of the site along Salisbury Road.
Primary School	>1200m	The Abbey C of E Primary School located approximately 2km to the west of the site.
Secondary School	<1600m	Shaftesbury School located to the west of the site.
Open Space / recreation facilities	>800m	Shaftesbury Football Club and playing field located approximately 1km to the north west of the site.
GP / Hospital / Pharmacy	400-1200m	Abbey View Medical Centre located approximately 1km to the west of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 1.5km to the north west of the site.
Footpath	<400m	Right of Way N1/8 and Right of Way N1/9 located to the west of the site
Key employment site (if applicable)	400-1200m	Shaftesbury town centre located to the north west of the site.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	medium	There is an existing outbuilding on the site which could support populations of protected species. There are hedgerows located along field boundaries which contain some semi-mature trees.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines crossing the site. Large agricultural outbuilding in the south eastern section of the site.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	Development of the whole site would partly reduce the rural green gap between Shaftesbury and Cann Common.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	Development of the whole site would extend the built-up area of Shaftesbury to the south east.
<b>Other</b> (provide details)	There is a gypsy and traveller site (Orchid View) directly adjacent to the north eastern boundary. Noise from the A30 / B0381 roads.

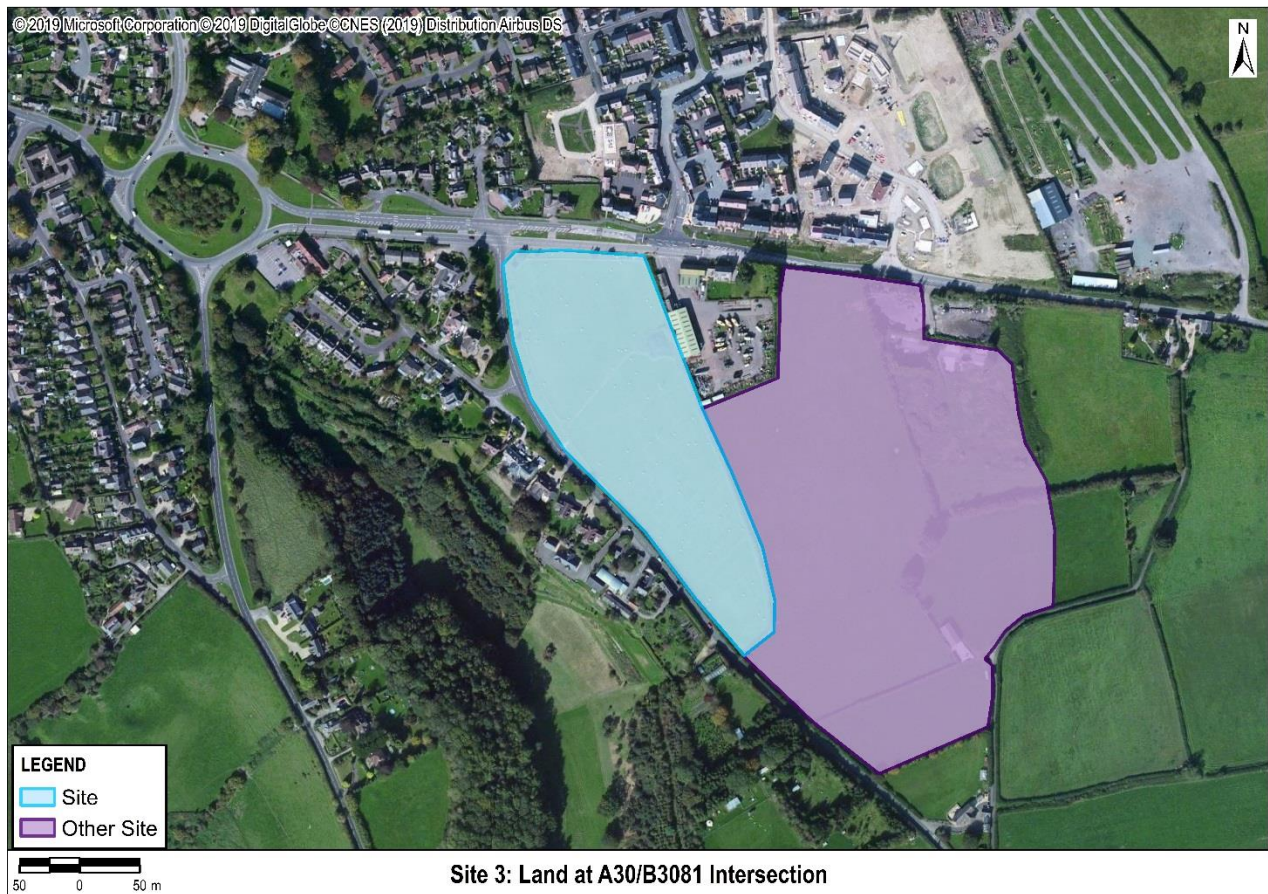
## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The site has been safeguarded for employment use through the Local Plan.
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	190
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Landscape and visual sensitivities and the quality of agricultural land present significant constraints to development at this location. Ecological features, noise concerns, heritage issues and the presence of significant infrastructure provide further constraints at some locations.</p> <p>The site has the potential to deliver large, strategic development of a scale which is less appropriate for taking forward through the Neighbourhood Plan.</p>

### Site 3: Land at A30 / B3081 Intersection



#### General information

<b>Site Reference / name</b>	Site 3: Land at A30 / B3081 Intersection
<b>Site Address (or brief description of broad location)</b>	Grid reference: ST874223 Postcode unit: SP7 0EF; SP7 8BT; SP7 8BS
<b>Current use</b>	Agricultural
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	3.43 ha (approximately)
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Proposed by NP group following call for sites process in October 2018.
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Sketch layout prepared by 'Clifton Emery Design' in August 2018.



**Context**

Is the site: Greenfield: land (farmland, or open space) that has not previously been developed	Greenfield	Brownfield	Mixture	Unknown
Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	<p>Outline planning application '2/2018/0602/OUT' for the development of up to 55 dwellings with associated vehicular access, open space and infrastructure was refused in February 2019. The decision notice states:</p> <p>The proposed development, due to its significantly prominent position in the landscape, on grade 2 agricultural land, and being remote from services, would lead to an urbanisation of the site that would significantly diminish the open countryside and rural character of the area, contrary to Policies 2, 6, and 20 of the adopted North Dorset Local Plan Part 1 (January 2016). It is considered that the addition of up to 55 dwellings in this location would not significantly and demonstrably outweigh the identified landscape and visual harm, the poor access to services, and the loss of grade 2 agricultural land.</p>			

**Suitability****Suitability**

Is the site: - Within the existing built up area - Adjacent to and connected with the existing built up area - Outside the existing built up area	Within	Adjacent	Outside	Unknown
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No</b>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>The site is not within or adjacent to the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>Long views to the south and south east towards Melbury Abbas. The site is predominantly open in character and visible.</p> <p>Development of the whole site would result in a noticeable change to its current character, contrasting the agricultural fields to the east and extending the settlement of Shaftesbury to the south east.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	<p>A detailed agricultural land classification assessment has been undertaken on the site. The whole of the site is underlain by Grade 2 (very good) agricultural land which is some of the 'best and most versatile' land for agricultural purposes.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>The site does not contain any heritage designations or assets.</p> <p>The Grade II listed 'Mayo Cottage' is located directly to the south west of the site, on the other side of the B3081.</p>

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	400-1200m	Shaftesbury town centre located to the north west of the site.
Bus Stop	<400m	Located to the west of the site along Salisbury Road.
Primary School	>1200m	The Abbey C of E Primary School located approximately 2km to the west of the site.
Secondary School	<1600m	Shaftesbury School located to the west of the site.
Open Space / recreation facilities	>800m	Shaftesbury Football Club and playing field located approximately 1km to the north west of the site.
GP / Hospital / Pharmacy	400-1200m	Abbey View Medical Centre located approximately 1km to the west of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 1.5km to the north west of the site.
Footpath	<400m	Right of Way N1/8 located to the north of the site and Right of Way N1/9 located to the west of the site.
Key employment site (if applicable)	400-1200m	Shaftesbury town centre located to the north west of the site.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Hedgerows located along the site boundaries contribute to local ecological network and should be retained through development proposals.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Power lines passing across the southern half of the site.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently slopes downwards to the south.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	Development of the whole site would partly reduce the rural green gap between Shaftesbury and Cann Common.
<b>Scale and nature of development would be large enough to significantly change size and character of settlement</b>	Development of the whole site would extend the built-up area of Shaftesbury to the south east.
<b>Other</b> (provide details)	Noise from the A30 / B0381 roads.

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	77
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>Outline planning application '2/2018/0602/OUT' for the development of up to 55 dwellings with associated vehicular access, open space and infrastructure was refused in February 2019. The decision notice states: <i>"The proposed development, due to its significantly prominent position in the landscape, on grade 2 agricultural land, and being remote from services, would lead to an urbanisation of the site that would significantly diminish the open countryside and rural character of the area"</i>.</p> <p>Concerns with pedestrian safety, noise issues, the presence of significant infrastructure and the setting of heritage assets provide further constraints at certain locations. As such, the site is considered inappropriate to take forward for the purposes of the Neighbourhood Plan.</p>



## Site 4: Land south of West Lane (Hillside)



### General information

Site Reference / name	Site 4: Land south of West Lane (Hillside)
Site Address (or brief description of broad location)	Grid reference: ST872203 Postcode unit: SP7 0DA
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.96 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Existing access into the western section of the site is perhaps problematic due to its location across an existing PRow. Access into the eastern section of the site via Quarry Lane is potentially possible, although this would require the removal of some of the hedgerow at this location.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes (AONB &amp; SSSI IRZs)</b></p> <p><b>Adjacent/nearby (SAC &amp; SSSI)</b></p>	<p>The whole of the site is within Flood Zone 1. There is an area of land within the western section of the site which has a medium to high surface water flood risk potential. However, most of the site has a very low surface water flood risk potential.</p> <p>The site is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site overlaps with SSSI IRZs for the type of development likely to be proposed through the Neighbourhood Plan, specifically: residential and rural residential development.</p> <p>The Fontmell &amp; Melbury Downs SAC and SSSI are located approximately 200m to the south of the site (at its nearest point).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Long views to the north east and south east of the site.</p> <p>Direct views into the site from properties adjacent to the north western boundary (at West Lane).</p> <p>Site is likely to be visible from Melbury Beacon which is a locally important destination for visitors and residents and managed by the National Trust.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Natural England's regional agricultural land classification map for South West England indicates that the whole site is underlain by Grade 3 (good to moderate) agricultural land. In this absence of a detailed agricultural land classification assessment it is not currently possible to determine whether the site is underlain by Grade 3a land (i.e. best and most versatile) or Grade 3b land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site does not contain and is not within the setting of any heritage designations or assets.

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.
Bus Stop	<400m	Located to the south west of the site.
Primary School	>1200m	The Abbey C of E Primary School located approximately 4km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 3km to the north of the site.
Open Space / recreation facilities	>800m	Melbury Beacon located approximately 1km to the south of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 3km to the north of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 2km to the west of the site.
Footpath	<400m	Right of Way N68/12 passing through the south western section of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.

**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Hedgerows located along the site boundaries contribute to local ecological network and should be retained through development proposals.
Public Right of Way	Yes	Located along the western site boundary and connecting to Melbury Beacon (approximately 1km to the south of the site).
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines located alongside the northern and western site boundaries do not directly overlap with the site.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Gently slopes downwards to the north east.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	



## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	23
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	Landscape and visual sensitivities, access issues and ecological concerns present significant constraints to development at this location. Additionally, surface water flood risk issues, the quality of agricultural land and the presence of a PRoW on the site are further constraints which are important in the local context. The site is therefore considered less suitable to take forward for the purposes of the Neighbourhood Plan.

## Site 5: Village Hall



### General information

<b>Site Reference / name</b>	Site 5: Village Hall
<b>Site Address (or brief description of broad location)</b>	Grid reference: ST877204 Postcode unit: SP7 0DZ
<b>Current use</b>	Village hall for the local community
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.14 ha (approximately)
<b>SHLAA site reference (if applicable)</b>	N/A
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	Proposed by NP group following call for sites process in October 2018.
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access is suitable, via a turning off West Lane.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes (AONB &amp; SSSI IRZs)</b></p> <p><b>Adjacent/nearby (SAC &amp; SSSI)</b></p>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>The site is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site overlaps with SSSI IRZs for the type of development likely to be proposed through the Neighbourhood Plan, specifically: residential and rural residential development.</p> <p>The Fontmell &amp; Melbury Downs SAC and SSSI are located approximately 550m to the south of the site (at its nearest point).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>The site is located within a topographical dip and is therefore relatively screened from view. There are some longer views to the north west of the site.</p> <p>Although the site is within the AONB, re-development at this location presents an opportunity to enhance the special qualities of the AONB through sensitive design and landscaping.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>No loss</b></p>	<p>The site is not currently used for agricultural purposes.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site does not contain and is not within the setting of any heritage designations or assets.

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 3.5km to the north of the site.
Bus Stop	400-800m	Located to the south west of the site at the junction between West Lane and the A350.
Primary School	>1200m	The Abbey C of E Primary School located approximately 4.5km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 3km to the north of the site.
Open Space / recreation facilities	>800m	Melbury Beacon located approximately 1.5km to the south of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 3.5km to the north of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 2.5km to the west of the site.
Footpath	<400m	Right of Way N68/17 located to the north of the site, Right of Way N68/15 located to the west of the site and Right of Way N68/11 located to the south east of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 3.5km to the north of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	There is a corridor of trees located adjacent to the eastern site boundary which contributes to local ecological networks and should be retained through development proposals.  There is an area of 'Lowland Meadows' BAP Priority Habitat located directly to the east of the site.
Public Right of Way	No	
Existing social or community value (provide details)	Yes	Existing village hall for the local community.

<i>Is the site likely to be affected by any of the following?</i>	Yes	No	Comments
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	The site is predominately flat. There is a steeply sloping hill extending upwards to the south of the site.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	

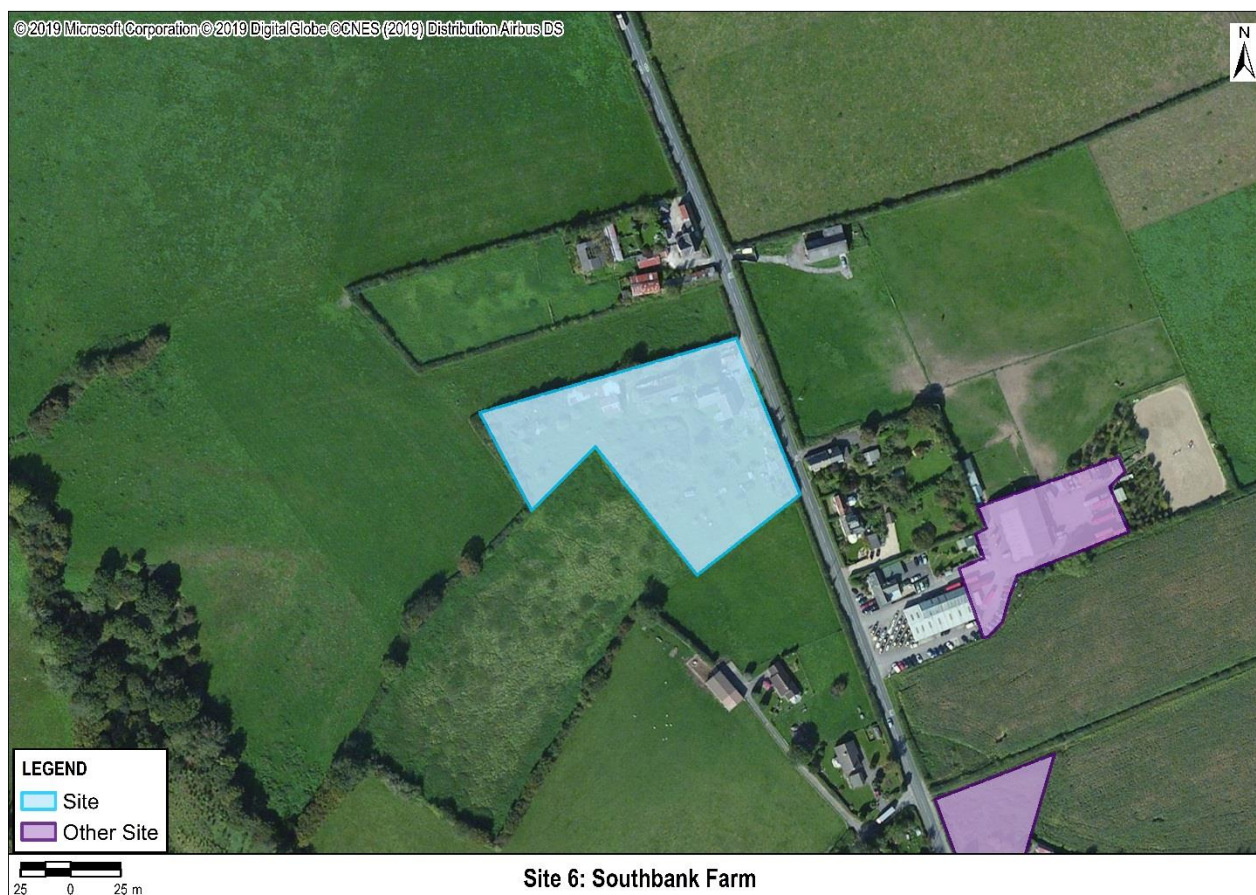
## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	3
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>As the site is only able to accommodate a level of development which is small-scale (due to its size), an allocation at this location is less likely to result in significant adverse impacts to the AONB and the ecological features which surround the site. Redevelopment would also support the efficient use of previously developed land in the Neighbourhood Plan area.</p> <p>On the basis that a suitable alternative community asset can be delivered within the Neighbourhood Plan area to mitigate the loss of the existing village hall at this location, the site is considered suitable to take forward for a residential allocation.</p>

## Site 6: Southbank Farm



### General information

Site Reference / name	Site 6: Southbank Farm
Site Address (or brief description of broad location)	Grid reference: ST880211 Postcode unit: SP7 0EE
Current use	Formerly agricultural land with associated outbuildings and farmhouse. The land is currently vacant and underutilised.
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	0.93 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access is suitable, via a turning from the B3081.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Adjacent/nearby (AONB)</b></p>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>Land directly to the east of the site is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Long views to the west and south west of the site, including Melbury Beacon.</p> <p>Short views into the site from 1-2 properties located alongside the B3081.</p> <p>Land is predominantly rural in character and surrounded by agricultural fields to the north west, west and south west.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>A detailed agricultural land classification assessment has not been undertaken for the site. Natural England's regional agricultural land classification map for South West England indicates that the whole site is underlain by Grade 2 (very good) agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>The site does not contain and is not within the setting of any heritage designations.</p> <p>In terms of heritage assets, the Dorset Historic Environment Record confirms that monument ID MDO27485 'Boundary Cottage' is located within the setting of the site (directly to the east on the other side of the B3081).</p>

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.
Bus Stop	<400m	Located to the south of the site along the B3081.
Primary School	>1200m	The Abbey C of E Primary School located approximately 3.5km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 2km to the north west of the site.
Open Space / recreation facilities	>800m	Shaftesbury Football Club and playing fields located approximately 2km to the north west of the site. Melbury Beacon located approximately 2km to the south west of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 2km to the north west of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 3.5km to the west of the site.
Footpath	<400m	Right of Way N59/20 located to the north of the site and Right of Way N59/24 located to the south of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	medium	Hedgerows located along the northern, north western and eastern site boundaries contribute to local ecological network and should be retained through development proposals.  The existing buildings on the site could support populations of protected species.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Powerlines located alongside the eastern site boundary but not directly within the site.

**Characteristics**

Characteristics which may affect development on the site:	Comments
<b>Topography:</b> Flat/ plateau/ steep gradient	Flat in the northern half of the site but gently slopes downwards to the south west.
<b>Coalescence</b> Development would result in neighbouring settlements merging into one another.	No
<b>Scale and nature of development</b> would be large enough to significantly change size and character of settlement	No
<b>Other</b> (provide details)	The existing buildings / outbuildings on the site are derelict and some are in a poor state of repair.

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This northern section of the site has minor constraints	<input checked="" type="checkbox"/>
The southern section of the site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	22
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The northern section of the site is potentially suitable to take forward for a residential allocation through the Neighbourhood Plan. This area of the site benefits from good access and connectivity to Cann Common. Likewise, as most of this area of the site is occupied by vacant or underutilised buildings, regeneration presents an opportunity to incorporate high-quality design which is sensitive to the setting of the AONB and nearby heritage assets.</p> <p>Comparatively, the southern section of the site is less suitable to take forward for a residential allocation through the Neighbourhood Plan. This area of the site is largely open in character and is likely to be underlain by Grade 2 agricultural land (i.e. the best and most versatile land for agricultural purposes), the loss of which cannot be mitigated.</p>

## Site 7: Land south of Melbury Motors



### General information

<b>Site Reference / name</b>	Site 7: Land south of Melbury Motors
<b>Site Address (or brief description of broad location)</b>	Grid reference: ST882210 Nearest postcode: SP7 0DQ
<b>Current use</b>	Agricultural
<b>Proposed use (in Neighbourhood Plan)</b>	Housing
<b>Gross area (Ha)</b> Total area of the site in hectares	0.21 ha (approximately)
<b>SHLAA site reference (if applicable)</b>	North Dorset SHLAA (2012) reference: 2-08-0500 The SHLAA boundary extends into the field located directly to the east).
<b>Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)</b>	SHLAA
<b>Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)</b>	Proposed site plan prepared for the site by 'Brimble Lea Chartered Architects' in March 2018. Site plan shows an indicative layout for 8 dwellings on the site with associated parking, open space and landscaping.

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Existing access into the north western corner of the site is possible via a turning from the B3081. However, there are potential safety issues due to poor visibility / sight lines associated with this turning.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<b>Yes (AONB)</b>	<p>The whole of the site is within Flood Zone 1. There is an area of land within the southern section of the site which has a medium surface water flood risk potential. The rest of the site has a very low surface water flood risk potential.</p> <p>The site is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>There are long views to the east and south east of the site. However, the site is relatively screened from view from the road.</p> <p>There are some short and direct views into the site from neighbouring properties.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	<p>A detailed agricultural land classification assessment has not been undertaken for the site. Natural England's regional agricultural land classification map for South West England indicates that the whole site is underlain by Grade 2 (very good) agricultural land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site does not contain and is not within the setting of any heritage designations or assets.

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.
Bus Stop	<400m	Located to the south of the site along the B3081.
Primary School	>1200m	The Abbey C of E Primary School located approximately 3.5km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 2km to the north west of the site.
Open Space / recreation facilities	>800m	Shaftesbury Football Club and playing fields located approximately 2km to the north west of the site. Melbury Beacon located approximately 2km to the south west of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 2km to the north west of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 3.5km to the west of the site.
Footpath	<400m	Right of Way N59/20 located to the north of the site and Right of Way N59/24 located to the south of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Semi-mature tree located at the south western corner of the site.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines located adjacent to the western site boundary but not directly within the site.

**Characteristics**

Characteristics which may affect development on the site:	Comments
Topography: Flat/ plateau/ steep gradient	Flat
Coalescence Development would result in neighbouring settlements merging into one another.	No
Scale and nature of development would be large enough to significantly change size and character of settlement	No
Other (provide details)	Noise from the B3081.

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Landowner(s) supportive 'in principle' of a residential allocation being taken forward at this location through the Neighbourhood Plan.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	5
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The main constraints to development at this location concern the safety issues associated with the turning from the B3081, the quality of the agricultural land (the loss of which cannot be mitigated), and the setting of the site within a nationally protected landscape. Nonetheless, the site sits within the existing built-up area around Cann Common and is relatively screened from view.</p> <p>As such, the site is potentially suitable to take forward for a residential allocation through the of Neighbourhood Plan providing that the design appropriately considers its setting within the AONB, the issues concerning highways safety can be resolved, and the surface water flood risk issues are alleviated.</p>

## Site 8: Land behind Melbury Motors



### General information

Site Reference / name	Site 8: Land behind Melbury Motors
Site Address (or brief description of broad location)	Grid reference: ST882211 Postcode unit: SP7 0EB
Current use	Commercial
Proposed use (in Neighbourhood Plan)	Housing / community centre and a new village hall
Gross area (Ha) Total area of the site in hectares	0.35 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input type="checkbox"/>	<b>Brownfield</b>  <input checked="" type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input checked="" type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access is suitable, via a turning from the B3081.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• <b>Area of Outstanding Natural Beauty (AONB)</b></li> <li>• <b>European nature site (Special Area of Conservation or Special Protection Area)</b></li> <li>• <b>SSSI Impact Risk Zone</b></li> <li>• <b>Ancient Woodland</b></li> <li>• <b>Site of Importance for Nature Conservation</b></li> <li>• <b>Site of Geological Importance</b></li> <li>• <b>Flood Zones 2 or 3</b></li> </ul>	<b>Yes (AONB)</b>	<p>The whole of the site is within Flood Zone 1. There is an area of land within the eastern section of the site which has a medium to high surface water flood risk potential. Most of the site has a low to very low surface water flood risk potential.</p> <p>The site is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with an SSSI IRZ for the type of development likely to be taken forward through the Neighbourhood Plan (i.e. residential, rural residential, rural non-residential).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>Although the site is within the AONB, re-development at this location presents an opportunity to enhance the special qualities of the AONB through sensitive design and landscaping.</p> <p>The site is relatively screened from view from the surrounding landscape due to its location behind existing buildings (associated with Melbury Motors) and the hedgerows / trees located alongside its boundaries.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>No loss</b>	The site is not currently used for agricultural purposes.

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Limited or no impact or no requirement for mitigation	The site does not contain and is not within the setting of any heritage designations or assets.

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.
Bus Stop	<400m	Located to the south of the site along the B3081.
Primary School	>1200m	The Abbey C of E Primary School located approximately 3.5km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 2km to the north west of the site.
Open Space / recreation facilities	>800m	Shaftesbury Football Club and playing fields located approximately 2km to the north west of the site. Melbury Beacon located approximately 2km to the south west of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 2km to the north west of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 3.5km to the west of the site.
Footpath	<400m	Right of Way N59/20 located to the north of the site and Right of Way N59/24 located to the south of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 2.5km to the north west of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Potentially due to current and former land uses.
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

**Characteristics**

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

## Availability

Availability			
	Yes	No	Comments
Is the site available for sale or development (if known)? Please provide supporting evidence.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – no response from land owner(s) after being contacted by the NP group.
Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?	<input type="checkbox"/>	<input type="checkbox"/>	Unknown – however, the site is currently used for commercial purposes and there might be a tenancy agreement in place.
Is there a known time frame for availability? 0-5 /6-10 / 11-15 years.	<input type="checkbox"/>	<input type="checkbox"/>	Unknown
Any other comments?			

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	9
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The main constraints to development at this location concern the potential land ownership issues, its setting within the AONB, surface water flood risk concerns and possible contamination issues. Nonetheless, the site benefits from good connectivity to the existing road network and is within the built-up area at Cann Common.</p> <p>On the basis that development proposals incorporates a high-quality and sensitive design which respects its setting within the AONB, alleviates potential surface water flood risk issues and demonstrates that the existing use of the site is no longer viable, the site is potentially suitable for a residential-led or mixed-use development which would meet a locally identifiable housing requirement or community need (i.e. village hall or community centre).</p>

## Site 9: Land south of Pitts Lane



### General information

Site Reference / name	Site 9: Land south of Pitts Lane
Site Address (or brief description of broad location)	Grid reference: ST867203 Postcode unit: SP7 0BU
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing
Gross area (Ha) Total area of the site in hectares	1.82 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group following call for sites process in October 2018.
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input type="checkbox"/>	<b>Outside</b>  <input checked="" type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Existing access into the north western section of the site is perhaps problematic due to its location at an existing crossroads between Pitts Lane and FrenchMill Lane. Access into the northern section of the site via Pitts Lane is potentially challenging due to the width of the road.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<p><b>Yes (SSSI IRZs)</b></p> <p><b>Adjacent/nearby (SAC &amp; SSSI)</b></p>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>The site is not within or adjacent to the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site overlaps with SSSI IRZs for the type of development likely to be proposed through the Neighbourhood Plan, specifically: residential and rural residential development.</p> <p>The Fontmell &amp; Melbury Downs SAC and SSSI is located approximately 450m to the south east of the site (at its nearest point).</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high-quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<p><b>Medium sensitivity to development</b></p>	<p>Long views to the south and to the south east of the site, including views of Melbury Beacon. Site is visible from the top of Melbury Beacon which is a locally important destination for visitors and residents and managed by the National Trust.</p> <p>There are long views to the north from the southern half of the site.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<p><b>Some loss</b></p>	<p>Natural England's regional agricultural land classification map for South West England indicates that the whole site is underlain by Grade 3 (good to moderate) agricultural land. In this absence of a detailed agricultural land classification assessment it is not currently possible to determine whether the site is underlain by Grade 3a land (i.e. best and most versatile) or Grade 3b land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>The site does not contain any heritage designations or assets.</p> <p>The Grade II listed 'Cornhill Cottage' is located directly to the west of the site.</p>

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.
Bus Stop	<400m	Located to the east of the site.
Primary School	>1200m	The Abbey C of E Primary School located approximately 4km to the north west of the site.
Secondary School	1600-3900m	Shaftesbury School located approximately 3km to the north of the site.
Open Space / recreation facilities	>800m	Melbury Beacon located approximately 1km to the south east of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 3km to the north of the site.
Cycle route	>800m	National Cycle Route 253 located approximately 1.5km to the west of the site.
Footpath	<400m	Right of Way N68/12 located to the east of the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	There is a veteran tulip tree located directly to the west of the site.
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	Along with the hedgerows located along the northern and southern site boundaries, the corridor of trees located along the eastern and western site boundaries contribute to local ecological networks and should be retained through development proposals.
Public Right of Way	No	
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines located alongside the northern site boundary do not directly overlap with the site.

**Characteristics**

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

## Availability

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

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input type="checkbox"/>
The site has significant constraints	<input checked="" type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	43
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	The main constraints to development at this location relate to the access issues and connectivity concerns, the visibility of the site from within the AONB, the quality of agricultural land and the potential impact to the setting of a nearby heritage designation. In this regard, the site is considered less suitable to take forward for a residential allocation through the Neighbourhood Plan.

## Site 10: Land at the junction of Long Lane and the A350



### General information

Site Reference / name	Site 10: Land at the junction of Long Lane and the A350
Site Address (or brief description of broad location)	Grid reference: ST872212 Nearest postcode: SP7 0BJ
Current use	Agricultural
Proposed use (in Neighbourhood Plan)	Housing / mixed-use development
Gross area (Ha) Total area of the site in hectares	0.29 ha (approximately)
SHLAA site reference (if applicable)	N/A
Method of site identification (e.g. proposed by NP group/ SHLAA/Call for Sites etc)	Proposed by NP group
Is the site being actively promoted for development by a landowner/developer/agent? If so, provide details here (land use/amount)	No

**Context**

<b>Is the site:</b> Greenfield: land (farmland, or open space) that has not previously been developed  Brownfield: Previously developed land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated infrastructure.	<b>Greenfield</b>  <input checked="" type="checkbox"/>	<b>Brownfield</b>  <input type="checkbox"/>	<b>Mixture</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Site planning history</b> Have there been any previous applications for development on this land? What was the outcome? Does the site have an extant planning permission?	No			

**Suitability****Suitability**

<b>Is the site:</b> <ul style="list-style-type: none"> <li>- Within the existing built up area</li> <li>- Adjacent to and connected with the existing built up area</li> <li>- Outside the existing built up area</li> </ul>	<b>Within</b>  <input type="checkbox"/>	<b>Adjacent</b>  <input checked="" type="checkbox"/>	<b>Outside</b>  <input type="checkbox"/>	<b>Unknown</b>  <input type="checkbox"/>
<b>Does the site have suitable access, or could a suitable access be provided? (Y/N)</b> (provide details of any constraints)	Access into the north eastern section of the site is possible via a turning from Long Lane. The site entrance is approximately 25m to the east of the A350 (Bozley Hill).  As a single lane track which is relatively narrow, Long Lane is unsuitable for frequent vehicular use. Also, the extent of the sight lines onto the A350 are limited by the hedgerows on either side of Long Lane, which is a safety concern.			
<b>Is the site allocated for a particular use (e.g. housing/employment/open space) in the adopted and/ or emerging Local Plan? (Y/N/)</b> (provide details)	No			

**Environmental Considerations**

Questions	Assessment guidelines	Observations and comments
<p><b>Is the site within or adjacent to the following policy or environmental designations:</b></p> <ul style="list-style-type: none"> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• European nature site (Special Area of Conservation or Special Protection Area)</li> <li>• SSSI Impact Risk Zone</li> <li>• Ancient Woodland</li> <li>• Site of Importance for Nature Conservation</li> <li>• Site of Geological Importance</li> <li>• Flood Zones 2 or 3</li> </ul>	<b>No</b>	<p>The whole of the site is within Flood Zone 1 and has a very low surface water flood risk.</p> <p>The site is not within or adjacent to the Cranborne Chase &amp; West Wiltshire Downs AONB.</p> <p>The site does not overlap with SSSI IRZs for the type of development likely to be proposed through the Neighbourhood Plan, specifically: residential and rural residential development.</p>
<p><b>Landscape</b></p> <p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <p>Low sensitivity: site not visible or less visible from surrounding locations, existing landscape or townscape character is poor quality, existing features could be retained.</p> <p>Medium sensitivity: development of the site would lead to a moderate impact on landscape or townscape character due to visibility from surrounding locations and/or impacts on the character of the location (e.g. in built up area).</p> <p>High sensitivity: Development would be within an area of high quality landscape or townscape character, and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness- without the possibility of mitigation.</p>	<b>Medium sensitivity to development</b>	<p>Views into the site from neighbouring residential properties located directly to the east and west of the site.</p> <p>Long views to the south and to the west, including views of Melbury Beacon which is within the Cranborne Chase &amp; West Wiltshire Downs AONB.</p>
<p><b>Agricultural Land</b></p> <p>Land classified as the best and most versatile agricultural land (Grades 1,2 or 3a)</p>	<b>Some loss</b>	<p>Natural England's regional agricultural land classification map for South West England indicates that the whole site is underlain by Grade 4 (poor) agricultural land. Nonetheless, the site is currently used for agricultural purposes and would result in the loss of an area of greenfield land.</p>

**Heritage considerations**

Question	Assessment guidelines	Comments
<p>Is the site within or adjacent to one or more of the following heritage designations or assets?</p> <ul style="list-style-type: none"> <li>• Conservation area</li> <li>• Scheduled monument</li> <li>• Registered Park and Garden</li> <li>• Registered Battlefield</li> <li>• Listed building</li> <li>• Known archaeology</li> <li>• Locally listed building</li> </ul>	Some impact, and/or mitigation possible	<p>The Grade II listed 'Wilkins Farmhouse' is located directly to the north west of the site, on the other side of the A350. There are views into the site from the heritage asset.</p> <p>In terms of heritage assets, the Dorset Historic Environment Record confirms that monument ID MDO28058 'Former Orchard, Bozley Farm, Cann' partly overlaps with the south eastern section of the site.</p>

**Community facilities and services**

What is the distance to the following facilities (measured from the edge of the site)	Distance (metres)	Observations and comments
Town / local centre / shop	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.
Bus Stop	400-800m	Approximately 500m to the north of the site, along the A350.
Primary School	>1200m	The Abbey C of E Primary School located approximately 3km to the north west.
Secondary School	1600-3900m	Shaftesbury School located approximately 3km to the north of the site.
Open Space / recreation facilities	>800m	Melbury Beacon located approximately 1.5km to the south of the site.
GP / Hospital / Pharmacy	>1200m	Abbey View Medical Centre located approximately 3km to the north west.
Cycle route	>800m	National Cycle Route 253 located approximately 1.5km to the west of the site.
Footpath	<400m	Right of way N59/20 passes directly through the site.
Key employment site (if applicable)	>1200m	Shaftesbury town centre located approximately 3km to the north of the site.



**Other key considerations**

Are there any known Tree Preservation Orders on the site?	None	
Could development lead to the loss of key biodiversity habitats with the potential to support protected species, such as, for example, mature trees, woodland, hedgerows and waterbodies?	Low	
Public Right of Way	Yes	Right of way N59/20 passing from the north western corner to the south eastern corner of the site, extending between French Mill Lane (500m to the west of the site) and Cann Common (1km to the east of the site).
Existing social or community value (provide details)	No	

<i>Is the site likely to be affected by any of the following?</i>	<i>Yes</i>	<i>No</i>	<i>Comments</i>
Ground Contamination (Y/N/Unknown)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Significant infrastructure crossing the site i.e. power lines/ pipe lines, or in close proximity to hazardous installations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Power lines passing over the northern and western site boundaries, but not directly over the site.

**Characteristics**

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

## Availability

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

## Summary

Conclusions	
Please tick a box	
The site is suitable and available for development ('accept')	<input type="checkbox"/>
This site has minor constraints	<input checked="" type="checkbox"/>
The site has significant constraints	<input type="checkbox"/>
The site is unsuitable for development / no evidence of availability ('reject')	<input type="checkbox"/>
Potential development capacity	7
Key evidence (3-4 bullet points) to explain why site has been accepted or rejected as suitable/available or unsuitable/unavailable.	<p>The main constraints to development at this location relate to road safety issues and connectivity concerns, the relative distance of the site from local services and facilities, and the potential impact to the setting of a nearby heritage designation.</p> <p>On the basis that development proposals incorporate a high-quality and sensitive design which demonstrates how the setting of the Grade II listed 'Wilkins Farmhouse' will be conserved and enhanced, alleviates potential road safety concerns and retains access to right of way N59/20, the site is potentially suitable for a residential-led or mixed-use development which would meet a locally identifiable housing requirement or community need.</p>