

# Chesil Bank Neighbourhood Plan

Site Options and Assessment

Chesil Bank Parish Council Group

April 2021

## Quality information

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## Revision History

Revision	Revision date	Details	Authorized	Name	Position
V1	03/03/2021	Draft report for group review	UM	Una McGaughrin	Associate Director
V2	22/03/2021	Amended report following Neighbourhood Plan group comments (Michele Harding, Clerk)	UM	Una McGaughrin	Associate Director
V3	29/04/2021	Amended report following Neighbourhood Plan group comments (Michele Harding, Clerk)	UM	Una McGaughrin	Associate Director
V4	14/05/2021	Amended report following comments from Locality	UM	Una McGaughrin	Associate Director

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### Disclaimer

This document is intended to aid the preparation of the Neighbourhood Development Plan (NP) and can be used to guide decision making, and, if the Qualifying body chooses, as evidence to support draft Neighbourhood Plan policies. It is not a neighbourhood plan policy document. It is a ‘snapshot’ in time and may become superseded by more recent information. The QB is not bound to accept its conclusions. If landowners or any other party can demonstrate that any of the evidence presented herein is inaccurate or out of date, such evidence can be presented to the QB at the consultation stage. Where evidence is presented that conflicts with this report, the QB should seek advice from the Local Planning Authority in deciding how to take new information into account in the draft Neighbourhood Plan. An explanation and justification for all decision making should be documented and submitted with the draft Neighbourhood Plan, together with supporting evidence.

# Executive Summary

AECOM has been commissioned to undertake an independent site appraisal for Chesil Bank Neighbourhood Plan on behalf of Chesil Bank Parish Council Group (CBPCG). CBPCG is made up of the parishes of Abbotsbury, Fleet, Langton Herring and Portesham. The work undertaken was agreed with CBPCG and the Ministry of Housing, Communities and Local Government (MHCLG) in October 2020.

The parishes of Abbotsbury, Fleet, Langton Herring and Portesham are located in West Dorset, approximately 11km to the West of Portland and 8km to the west of Weymouth. The neighbourhood area is rural in nature with a number of small villages and hamlets, including Abbotsbury, Fleet, Langton Herring and Portesham, as well as more isolated farms.

The neighbourhood area falls within the Dorset Area of Outstanding Natural Beauty (AONB) and Chesil Beach itself has a number of important safeguarding designations, including forming part of the Jurassic Coast World Heritage Site, being designated as both a Site of National and International Importance for Nature Conservation and as a RAMSAR and Site of Special Scientific Interest.

The Chesil Bank neighbourhood area falls within the administrative area of Dorset Council. Dorset Council is a new unitary authority created in April 2019 which replaced the former administrative areas of Weymouth and Portland, West Dorset, North Dorset, Purbeck and East Dorset. The neighbourhood area is located within the former administrative area of West Dorset and the relevant adopted Local Plan is the West Dorset, Weymouth and Portland Local Plan (adopted 2015). Dorset Council are also progressing a new Local Plan which was published for Regulation 18 consultation in mid-January 2021.

In total, 18 sites were identified to be considered through this site appraisal. 11 sites were identified through the Chesil Bank Neighbourhood Plan Call for Sites and a further seven sites were identified through the 2018 and 2019 West Dorset and Weymouth & Portland SHELAA. The majority of the sites were put forward for residential development; however, three sites put forward through the Chesil Bank Neighbourhood Plan Call for Sites are existing campsites which were put forward to be considered for further tourist development.

The site assessment concluded that of the 18 sites, three sites were no longer available and as such have been given a red rating. These sites were: Land west of Malthouse Meadow (WD/PORT/002) (now built out), Land off Bramdon Lane (WD/PORT/004) and Land of Helston Close (WD/PORT/005) from the 2018 West Dorset, Weymouth & Portland SHELAA.

Of the remaining 15 sites, there are no sites which are entirely free of constraints and suitable for development.

Six sites were found to be potentially suitable and available but have constraints which would need to be resolved or mitigated before the sites could be established as suitable for development. Together, these sites have an indicative capacity of 15-28 dwellings. These sites are: Land at Trafalgar House (WD/PORT/001), Little Orchard (WD/ABBO/001), Higher Farmhouse (LH01), 4 Court Close (LH02), Land to the east of North Mead Farm (PO03) and Stone Cottage (FL05). For all these sites, it would be important that an appropriate density was established to reflect the existing density and character of the settlements.

The remaining nine sites are not considered suitable or available for residential or further tourist development and therefore are not considered appropriate for allocation in the Neighbourhood Plan. These are: North Mead Farm (LA/PORS/001), Land at North Mead Farm (WD/PORT/003), Land between Shop Lane and Rose's Lane (LH04), Field North of Road at Junction to Lower Farm (LH06), Paddock opposite Higher Farmhouse (LH07), Langton Hill (LH08), West Fleet Farm (FL09), Seabarn Farm (FL10) and Bagwell Farm (FL11).

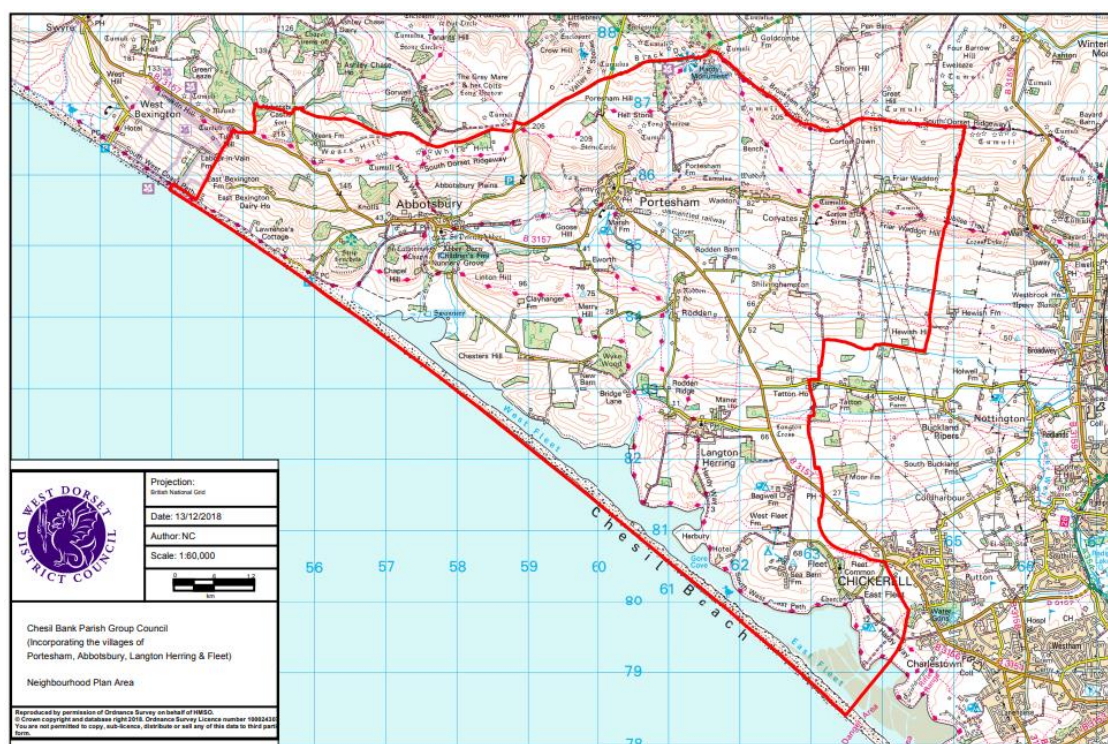
The next steps will be for the Parish Council to select the sites for allocation in the Neighbourhood Plan, in consultation with the community, landowners and Dorset Council. Selected sites should also have evidence of economic viability before they are allocated.

# 1. Introduction

## Background

- 1.1 AECOM has been commissioned to undertake an independent site appraisal for Chesil Bank Neighbourhood Plan on behalf of Chesil Bank Parish Council Group (CBPCG). CBPCG is made up of the parishes of Abbotsbury, Fleet, Langton Herring and Portesham. The work undertaken was agreed with CBPCG and the Ministry of Housing, Communities and Local Government (MHCLG) in October 2020.
- 1.2 The parishes of Abbotsbury, Fleet, Langton Herring and Portesham are located in West Dorset, approximately 11km to the West of Portland and 8km to the west of Weymouth. The neighbourhood area is rural in nature with a number of small villages and hamlets, including Abbotsbury, Fleet, Langton Herring and Portesham, as well as more isolated farms. The eastern end of the NA is in proximity to the built-up areas of Chickerell and the suburbs of Weymouth. The neighbourhood area is intersected by one main road, the B3157, with a number of smaller lanes connecting the villages and leading to hamlets and individual farms. The neighbourhood area incorporates the famous Chesil Beach which is part of the Jurassic Coast World Heritage Site.

Figure 1.1 – Chesil Bank Neighbourhood Area



Source: Dorset Council

- 1.3 Portesham is the largest settlement in the area with a population of 685 (2011 Census) and has a defined development boundary. The other villages within the area are smaller and do not have defined development boundaries. The villages are historic and contain a number of listed buildings, as does the surrounding rural area, and Langton Herring, Abbotsbury and Portesham all have conservation areas.
- 1.4 The neighbourhood area falls within the Dorset Area of Outstanding Natural Beauty (AONB) and Chesil Beach itself has a number of important safeguarding designations, including forming part of the Jurassic Coast World Heritage Site, being designated as both a Site of National and International Importance for Nature Conservation and as a RAMSAR and Site of Special Scientific Interest.
- 1.5 Fleet and Langton Herring are small hamlets with limited facilities. Portesham is slightly larger and has a few amenities including a primary school and surgery. Abbotsbury has a number of pubs and cafes and a

village store with post office, as well as a number of bed and breakfasts given its popularity as a tourist destination. Throughout the neighbourhood area, there are numerous bed and breakfasts and campsites as the area is a popular tourist destination.

- 1.6 Chesil Bank Parish Council Group are seeking to allocate sites to guide future development in their area and meet the indicative housing requirement of 33 dwellings for their neighbourhood area which is set out in the emerging Regulation 18 Dorset Local Plan consultation document.

## Policy Context

- 1.7 The Chesil Bank neighbourhood area falls within the administrative area of Dorset Council. Dorset Council is a new unitary authority created in April 2019 which replaced the former administrative areas of Weymouth and Portland, West Dorset, North Dorset, Purbeck and East Dorset. The neighbourhood area is located within the former administrative area of West Dorset and the relevant adopted Local Plan is the West Dorset, Weymouth and Portland Local Plan (adopted 2015). The adopted Local Plan is important in setting the framework for the development of neighbourhood development plans, which are required to be in general conformity with the strategic policies of the adopted development plan. Neighbourhood development plans add value to the development plan by developing policies and proposals to address local place-based issues. The Chesil Bank Neighbourhood Plan (CBNP), when made, will also become part of the development plan.
- 1.8 The CBNP is being prepared in the context of the adopted West Dorset, Weymouth and Portland Local Plan (adopted 2015). Dorset Council are also progressing a new Local Plan which went out for Regulation 18 consultation in January 2021. These documents are commented on in further detail in **Section 3 Planning Policy and Evidence Base**.

## 2. Methodology

- 2.1 The approach undertaken in the site appraisal is based on the Government's National Planning Policy Framework<sup>1</sup> (2019) and associated National Planning Practice Guidance<sup>2</sup> published in 2014 with ongoing updates, which includes guidance on the assessment of land availability and the production of Neighbourhood Plans.
- 2.2 Although a Neighbourhood Plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are still appropriate. This includes an assessment of whether a site is suitable, available and achievable.
- 2.3 In this context, the methodology for carrying out the site appraisal is presented below.

### Task 1: Identify Sites to be included in the Assessment

- 2.4 The first task is to identify which sites should be considered as part of the assessment. This includes:
  - All identified SHELAA sites;
  - Other sites identified by the Neighbourhood Plan Group through a Call for Sites;
  - Any relevant recent planning applications.

### Task 2: Gathering Information for Site Assessments

- 2.5 A site appraisal pro-forma has been developed by AECOM to assess potential sites for allocation in the Neighbourhood Plan. It has been developed based on the Government's National Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015)<sup>3</sup> and the knowledge and experience gained through previous Neighbourhood Planning site assessments. The purpose of the pro-forma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.6 The pro-forma utilised for the assessment enabled a range of information to be recorded, including the following:
  - General information:
    - Site location and use; and
    - Site context and planning history.
  - Context:
    - Type of site (greenfield, brownfield etc.); and
    - Planning history.
  - Suitability:
    - Site characteristics;
    - Environmental considerations;
    - Heritage considerations;
    - Community facilities and services; and
    - Other key considerations (e.g. flood risk, agricultural land, tree preservation orders).
  - Availability

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<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> <https://www.gov.uk/government/collections/planning-practice-guidance>

<sup>3</sup> <https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

## Task 3: Site Assessment

- 2.7 The next task was to complete the site pro-formas. This was done through a combination of desk top assessment and site visits. The desk top assessment involved a review of the conclusions of the existing evidence and using other sources including Google Maps/ Streetview and MAGIC maps in order to judge whether a site is suitable for the use proposed. The site visits allowed the team to consider aspects of the site assessment that could only be done visually. It was also an opportunity to gain a better understanding of the context and nature of the neighbourhood area.

## Task 4: Consolidation of Results

- 2.8 Following the site visit, the desk top assessment was revisited to finalise the assessment and compare the sites to judge which were the most suitable to meet the housing requirement.
- 2.9 A 'traffic light' rating of all sites has been given based on whether the site is an appropriate candidate to be considered for allocation in the Neighbourhood Plan. The traffic light rating indicates 'green' for sites that show no constraints and are appropriate as site allocations, 'amber' for sites which are potentially suitable if issues can be resolved and 'red' for sites which are not currently suitable. The judgement on each site is based on the three 'tests' of whether a site is appropriate for allocation – i.e. the site is suitable, available and achievable.
- 2.10 The conclusions of the SHELAA were revisited to consider whether the conclusions would change as a result of more detailed assessment based on the most recent available information.

## Task 5: Indicative Housing Capacity

- 2.11 Where sites were previously included in the SHELAA, the indicative housing capacity used in the SHELAA has been used as a starting point. If landowners/developers have put forward a housing figure, this has been used if appropriate. If a site has been granted planning permission but the site has not yet been started or completed, then this capacity figure has been used.
- 2.12 Where no indicative housing capacity figure has been provided either through the SHELAA or by the landowner, AECOM have used their own methodology to calculate an indicative capacity. This calculation uses gross to net ratios to calculate an indicative net developable area and a housing density figures, as set out in **Table 2.1** below. The adopted Local Plan does not identify a housing density figure for the area. Instead, AECOM have looked at recent housing applications (see **Table 2.2** below) and at the existing settlement patterns to calculate an appropriate density. A density of 15dph -20dph (density per hectare) is considered appropriate within Portesham while, within the smaller hamlets, including Langton Herring, a lower density of 10-15dph may be more appropriate in the context of the existing development pattern.

**Table 2.1 - AECOM Net Housing Density**

Area	Gross to net ratio standards	Net Housing Density (dph)
Up to 0.4 ha	90%	10 - 20
0.4 ha to 2 ha	80%	10 - 20
2 ha to 10 ha	75%	10 - 20
Over 10 ha	50%	10 - 20



**Table 2.2 – Recent Housing Development Capacity**

<b>Application Reference</b>	<b>Name</b>	<b>Site area (ha)</b>	<b>No. of dwellings</b>	<b>Density per hectare (dph) (gross)</b>
WD/D/14/002517	Land adjacent to Malthouse Meadow	0.9	22	20
WD/D/19/001849	North Mead Farm	0.32	5	15

Source: AECOM, West Dorset Planning Application Search

- 2.13 Different densities than suggested in this report may be appropriate to apply to the sites in the Neighbourhood Development Plan (resulting in different capacities) given site specific circumstances. As a starting point, it is recommended that number of houses allocated per site is consistent with the existing density of the village's built up area and appropriate for the context and setting of the site, considering the site-specific characteristic and constraints.

## 3. Policy Context

- 3.1 The Neighbourhood Development Plan policies and allocations must be in general conformity with the strategic policies of the adopted development plan, but it is also pragmatic to take into account the direction of travel of the emerging development plan so that policies are not immediately superseded by a newly adopted plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies (adopted and emerging Local Plan policies) and relevant evidence base documents and mapping resources. The key relevant documents are outlined below. The most up-to-date local plan for the area is the West Dorset, Weymouth and Portland Local Plan (WDWPLP) adopted in 2015 and this remains the current development plan document for the Chesil Bank Neighbourhood Area, until the emerging Dorset Council Local Plan is adopted.

### Policy

- National Planning Policy Framework (NPPF)
- Adopted West Dorset, Weymouth and Portland Local Plan (adopted 2015)

### Evidence Base

- West Dorset, Weymouth and Portland Strategic Land Availability Assessment 'live database' 2018 and 2019
- Dorset Area of Outstanding Natural Beauty: A Framework for the Future. AONB Management Plan 2014-2019
- Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal (2007)<sup>4</sup>;
- West Dorset Landscape Character Assessment (2009)<sup>5</sup>;
- West Dorset Landscape Character Assessment Map<sup>6</sup>;
- West Dorset Landscape and Heritage Study (2018)<sup>7</sup>;

### Mapping

- DEFRA Magic Map<sup>8</sup>;
- Flood Map for planning<sup>9</sup>;
- Google Earth Pro, Google Maps and Google Street View.
- Historic England Listed Building Search<sup>10</sup>;
- Natural England Agricultural Land Classification map<sup>11</sup>;
- West Dorset Landscape Character Assessment Map<sup>12</sup>;

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<sup>4</sup> Available at <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/planning-constraints/conservation-areas/west-dorset/conservation-areas-west-dorset.aspx>

<sup>5</sup> Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/other-planning-documents/pdfs/sg/landscape-character-assessment-february-2009.pdf>

<sup>6</sup> Available at <https://www.dorsetforyou.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map.aspx>

<sup>7</sup> Available at <https://www.dorsetforyou.gov.uk/planning-buildings-land/planning-policy/west-dorset-and-weymouth-portland/local-plan-review/evidence/landscape-and-heritage-study.aspx>

<sup>8</sup> Available at: <https://magic.defra.gov.uk/MagicMap.aspx>

<sup>9</sup> Available at: <https://flood-map-for-planning.service.gov.uk/>

<sup>10</sup> Available at: <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true>

<sup>11</sup> Available at: <http://publications.naturalengland.org.uk/category/5954148537204736>

<sup>12</sup> Available at <https://www.dorsetforyou.gov.uk/countryside-coast-parks/the-dorset-landscape/landscape-character-assessment-map.aspx>

## National Planning Policy Framework (NPPF)

- 1.1 National planning policy is contained in the National Planning Policy Framework (NPPF) (2019) and is supported by the Planning Practice Guidance<sup>13</sup> (PPG). Only those policies of relevance are stated below, but this report has regard to all other aspects of national planning policy as appropriate.
- 1.2 Paragraph 77 sets out that, in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs.
- 1.3 Paragraph 78 adds that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services.
- 1.4 Paragraph 79 of the NPPF (2019) states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
  - There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - The development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - The development would re-use redundant or disused buildings and enhance its immediate setting;
  - The development would involve the subdivision of an existing residential dwelling; or
  - The design is of exceptional quality, in that it:
    - Is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
    - Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area
- 1.5 Paragraph 83 of the NPPF planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside.
- 1.6 Paragraph 84 further sets out that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlement, and in locations that are not well served by public transport. In these circumstances, it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable.
- 1.7 Paragraph 171 of the NPPF (2019) states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 53 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.

## Adopted Development Plan

- 1.8 The most recent local plan for the area is the West Dorset, Weymouth and Portland Local Plan adopted in 2015 and this remains the current development plan document for the Chesil Bank Neighbourhood Area, until the emerging Dorset Council Local Plan is adopted.

## West Dorset, Weymouth and Portland Local Plan (2015)

- 3.3 The most relevant policies from the West Dorset, Weymouth and Portland Local Plan are included below:

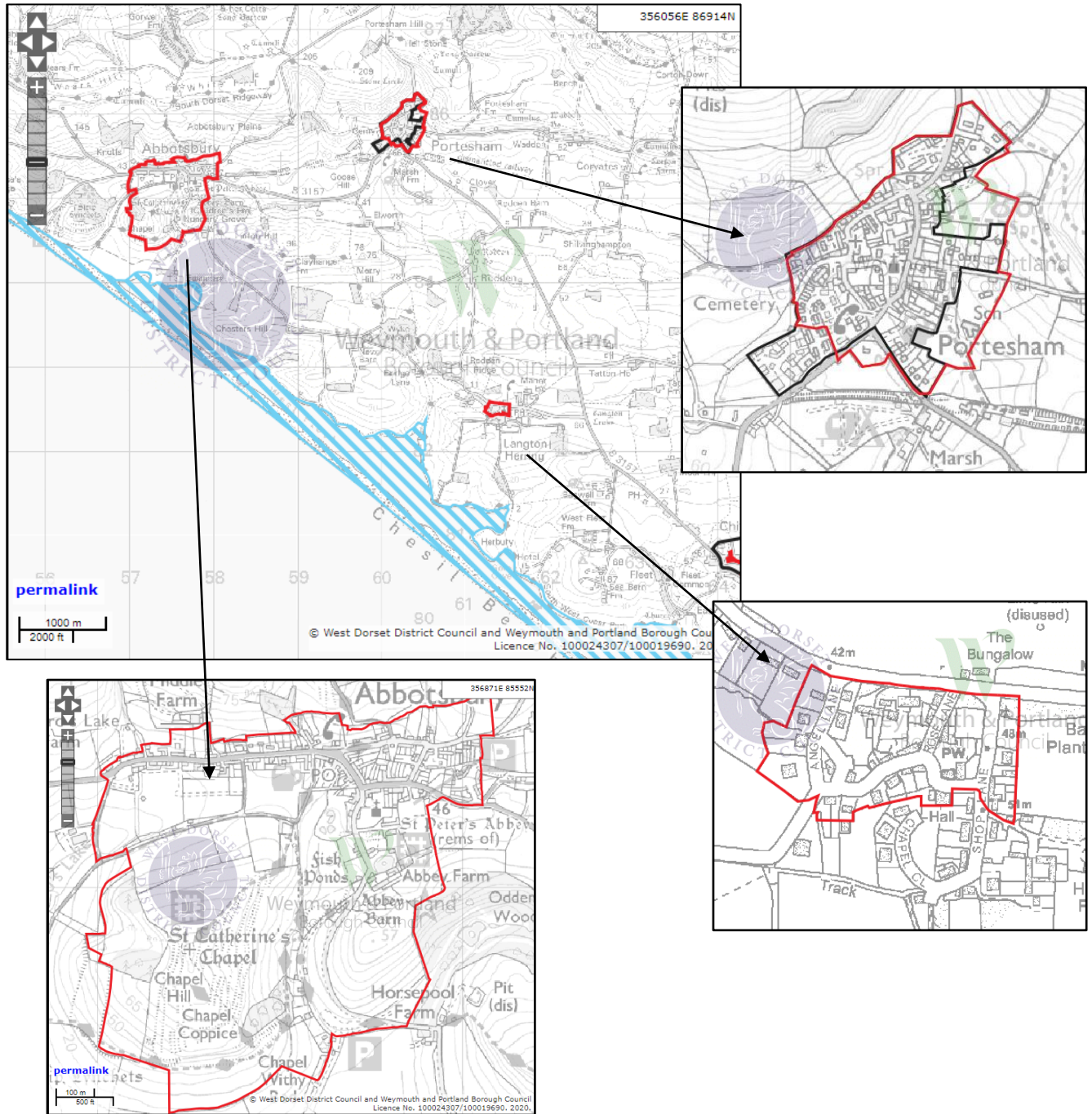
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<sup>13</sup> Available at: <https://www.gov.uk/government/collections/planning-practice-guidance>

- 3.4 **Policy ENV1 Landscape, Seascape and Site of Geological Interest.** Development should not harm the character, special qualities or natural beauty of the Dorset Area of Outstanding Natural Beauty or Heritage Coast, including their characteristic landscape quality and diversity, uninterrupted panoramic views, individual landmarks, and sense of tranquillity and remoteness. Development that significantly adversely affects the character or visual quality of the local landscape or seascape will not be permitted.
- 3.5 **Policy ENV2 Wildlife and Habitats.** Internationally designated wildlife sites will be safeguarded from development that could adversely affect them unless there are reasons of overriding public interest why the development should proceed and there is no alternative acceptable solution. Development that is likely to have an adverse effect upon nationally designated wildlife sites will not be permitted unless the benefits outweigh the impacts. Proposals that would result in the loss or deterioration of irreplaceable habitats, such as ancient woodlands and veteran trees, will be refused unless the need for and public benefits of the development clearly outweigh the loss.
- 3.6 **Policy ENV4 Heritage Assets.** The impact of development on a designated or non-designated heritage asset and its setting must be thoroughly assessed against the significance of the asset. Development should conserve and where appropriate enhance the significance. Applications affecting the significance of a heritage asset or its setting will be required to provide sufficient information to demonstrate how the proposals would positively contribute to the asset's conservation. Any harm to the significance of a designated or non-designated heritage asset must be justified.
- 3.7 **Policy ENV5 Flood Risk.** New development of the intensification of existing uses should be planned to avoid risk of flooding (from surface water run-off, groundwater, fluvial and coastal sources) where possible. The risk of flooding will be minimised by: steering development towards the areas of lowest risk and avoiding inappropriate development in the higher flood risk zones; ensuring development will not generate flooding through surface water run-off and/ or exacerbate flooding elsewhere.
- 3.8 **Policy ENV9 Pollution and Contaminated Land.** Planning permission for development on or adjoining land that is suspected to be contaminated will not be granted unless it can be demonstrated that there is no unacceptable risk to future occupiers of the development, neighbouring uses and the environment from the contamination.
- 3.9 **ENV10 The Landscape and Townscape Setting.** All development proposals should contribute positively to the maintenance and enhancement of local identity and distinctiveness.
- 3.10 **Policy ENV15 Efficient and Appropriate Use of Land.** Development should optimise the potential of the site and make efficient use of land, subject to the limitations inherent in the site and impact on local character.
- 3.11 **Policy SUS1 Economic and Housing Growth** sets out that, in the period 2011-2031, provision will be made for a deliverable supply of housing land to accommodate in the region of 15,500 dwellings (775 dwellings a year) across the whole of West Dorset, Weymouth and Portland and around 43ha of employment land in West Dorset.
- 3.12 **Policy SUS2 Distribution of Development** indicates that development will be distributed according to the settlement hierarchy, with a greater proportion of development at the larger and more sustainable settlements. In rural areas, development will be directed to settlements with defined development boundaries and will take place at an appropriate scale to the size of the settlement. Settlements with no defined development boundary may also have some growth to meet their local needs. Within the defined development boundaries residential, employment and other development to meet the needs of the local area will normally be permitted. Outside defined development boundaries, development will be strictly controlled, having particular regard to the need for the protection of the countryside and environmental constraints and will be restricted to a number of uses set out in the policy. These include farm diversification, new employment or tourism development, affordable housing, rural workers' housing, open-market housing through the re-use of existing rural buildings and specific allocations in a development plan document. Portesham has a defined development boundary, but the other settlements in the neighbourhood area do not. Supporting text related to the plan's strategic approach (p.56) sets out that neighbourhood development plans may allocate additional sites or extend an existing (or add a new) development boundary to help deliver growth.

- 3.13 **HOUS1 Affordable Housing** sets out that where open market housing is proposed affordable will be sought and that in Weymouth and West Dorset, 35% of housing provision should be affordable, reflecting local viability of development land. Within any affordable housing provision, the councils will seek the inclusion of a minimum of 70% social/ affordable rent and a maximum of 30% intermediate affordable housing, unless identified local needs indicate that alternative provision would be appropriate. The type, size and mix of affordable housing will be expected to address the identified and prioritised housing needs of the area.
- 3.14 **HOUS2 Affordable Housing Exception Sites** explains that small scale sites for affordable housing adjoining settlements may be permitted provided that the council is satisfied that the proposal is capable of meeting an identified, current, local need; the scheme is of a character, scale and design appropriate to the location; there are secure arrangements to ensure affordability in perpetuity.
- 3.15 **SUS5 Neighbourhood Development Plans** explains that neighbourhood plans should show how they are contributing towards the strategic objectives of this plan and be in general conformity with its strategic approach; clearly set out how they will promote sustainable development in their area at the same level or over and above that which would otherwise be delivered through the local plan; have due regard to information on local need for new homes, jobs and facilities; demonstrate that they are credible, justifiable and achievable.
- 3.16 **ECON6 Built Tourist Accommodation.** New built tourist accommodation will be supported within an established settlement of more than 200 population or through the replacement, intensification, or extension of existing premises where the expansion would improve the quality and appearance of the accommodation and site.
- 3.17 **ECON7 Caravan and Camping Sites** sets out that proposals for the expansion, intensification or reorganisation of existing sites must clearly demonstrate that development forms part of a long-term management plan to improve the quality and appearance of the accommodation and site. All development (including the change of use from touring to state units) must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the areas landscape, heritage or built environment. Proposals in the Heritage Coast are unlikely to be supported.
- 3.18 **COM7 Creating A Safe and Efficient Transport Network** sets out that development that generates significant movement should be located where the need to travel will be minimised and the use of sustainable transport modes including, public transport, walking and cycling can be maximised. Development should be located where the volume of traffic likely to be generated can be accommodated on the local highway network without exacerbating community severance. Development will not be permitted where the residual cumulative impacts on the efficiency of the transport network would likely be severe or if it would have a severe detrimental effect on road safety, unless measures could be introduced which reasonably mitigated potentially dangerous conditions.
- 3.19 **COM10 The Provision of Utilities Service Infrastructure** explains that development will not be permitted where problems associated with the lack of necessary utilities service infrastructure, including energy supplies, drainage, sewerage, sewage treatment and water supply, cannot be overcome.

**Figure 3.1: Defined Development Boundaries (black), Conservation Areas (red) and World Heritage Site Designation (striped blue)**



Source: Dorset Council, West Dorset Policies Map

## Emerging Dorset Council Local Plan

- 3.20 Dorset Council are currently progressing a new Local Plan for the whole of the new Dorset Council area. In January, they launched a consultation on their emerging plan (regulation 18) which runs until the 15 March 2021<sup>14</sup>. The consultation sets out draft policies to guide development for the period to 2038.
- 3.21 **Draft policy DEV1: The housing requirement and the need for employment land in Dorset** proposes that, in the period of 2021 to 2038, provision should be made for a minimum of 30,481 dwellings across the Dorset Council area which will be delivered at a minimum average annual rate on 1,793 dwellings per annum.
- 3.22 The plan divides the district into four functional housing and economic areas. Chesil Bank neighbourhood area is located within the Central Dorset functional area. **Draft policy Dev 3: Growth in the central Dorset functional area** indicates that, within the central Dorset functional area, housing growth will be delivered at Dorchester, Poundbury, and Weymouth, through regeneration at Portland and through significant expansion of the town of Chickereil. Some growth will also be met through windfall and infill within existing settlements defined by local plan or neighbourhood plan development boundaries.
- 3.23 **Draft policy Dev6: Development at villages with development boundaries in rural Dorset** indicates that, within rural Dorset, at 'larger villages' residential, employment and other development will normally be permitted provided it accords with any site-specific policies, contributes to meeting the needs of the local area and is at an appropriate scale to the size of the settlement. Within neighbourhood plan development boundaries, residential, employment and other development will only be permitted if it accords with the relevant policies in a neighbourhood plan. Supporting text sets out that Neighbourhood Plans can establish a neighbourhood plan development boundary through their plan (p.36).
- 3.24 **Draft policy Dev7: Development outside local plan and neighbourhood plan development boundaries in rural Dorset** sets out that in rural Dorset and outside any local plan or neighbourhood plan development boundary, development will be strictly controlled, having particular regard to environmental constraints and to the need for the protection of the countryside. Only limited types of development may be permissible, including new employment, tourism or recreational development or landscape and/or green infrastructure requirements associated with specific allocations in a development plan document.
- 3.25 **Draft policy Dev9: Neighbourhood plans** explains that neighbourhood plans should meet, and where possible, exceed the housing requirement figure set out in appendix 2 of the draft consultation plan. For the Chesil Bank Neighbourhood Area this figure is 33. There are no adopted or emerging allocations within the neighbourhood area. Planning permission WD/D/14/002517 granted permission for 22 dwellings at Land adjacent to Malthouse Meadow in 2017 (these have now been built out), while planning permission was granted for 5 dwellings at North Mead Farm in 2019 (WD/D/19/001849). It is not clear whether these are expected to count towards the requirement for 33 dwellings, but it may be worth discussing this with the local planning authority to understand what is required to meet the indicative housing figure.
- 3.26 In terms of environmental considerations, **draft policy ENV2: Habitats and species** sets out that proposals for development must not adversely affect the integrity of International or European sites. Where adverse impacts are identified measures must be put in place to avoid, mitigate or compensate these impacts. For the Chesil and the Fleet SAC, SPA/ Ramsar mitigation measures would include contributions towards the effective management of the site to reduce recreational pressure or contributions towards the provision of suitable alternative natural greenspace. **Draft policy ENV4: Landscapes** sets out that development should conserve and enhance the landscape and seascape. Within an AONB, major development will be refused unless there are exceptional circumstances and minor development will only be permitted if, it does not harm the landscape and scenic beauty of the AONB and its setting and does not conflict with and contributes to the aims of the relevant AONB Management Plan.

<sup>14</sup> <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning-policy/dorset-council-local-plan.aspx>

- 3.27 In terms of heritage, **draft policy ENV5: Heritage assets** indicates that development proposals should avoid or minimise harm to the significance of heritage assets, taking into account the contribution of their setting.
- 3.28 In terms of affordable housing provision, **draft policy HOUS2: Affordable housing** indicates an affordable housing requirement of 35% of the total number of dwellings for this area of Dorset (zone 2). **Draft policy HOUS3: Affordable exception sites** sets out that affordable exception schemes will be permitted if it is adjoining an existing settlement, the proposal will meet local need for affordable housing, the character and scale is appropriate and their arrangements for the homes to remain affordable in perpetuity.
- 3.29 In terms of caravan and camping sites, **draft policy ECON8: Caravan and Camping Sites** indicates that farm diversification projects for new caravan and camping sites will be supported, but that proposals for the expansion, intensification or reorganisation of existing sites must clearly demonstrate that development forms part of a long term management plan to improve the quality and appearance of the accommodation and site. All development must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the area's landscape, habitat, heritage or built environment. It further indicates that proposals in the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area.
- 3.30 The draft plan also indicates that Chickerell which lies to the east of the neighbourhood area will expect the development of 518 dwellings to 2038. However, development is expected to be focused to the north of Chickerell.

## Evidence Base

### West Dorset and Weymouth & Portland Strategic Housing and Economic Land Availability Assessment

- 3.31 West Dorset and Weymouth & Portland have a 'live database' and GIS interactive map of strategic housing sites with a July 2018 and October 2019 version available on their website. The sites that were identified through this process are discussed in more detail in **Chapter 4**.

### Landscape Character Assessment for West Dorset (2009)

- 3.32 The Dorset Council Landscape Character Assessment map<sup>15</sup> characterises the landscape of the neighbourhood area as Ridge and Vale. The Council's Landscape Character Type website page uses information taken from the Landscape Character Assessment for West Dorset (2009) which sets out the key characteristics of this landscape type. It sets out that it is characterised by broad evenly spaced limestone ridges and valleys following a west-east orientation. Traditional use of the land for mixed farming has resulted in a patchwork of fields divided by straight hedges which are larger on open ridge tops and in the flatter valleys. The area is enclosed to the north by chalk escarpment and there are open views along the coast from the ridges. It becomes more intimate to the west of the area towards Abbotsbury. Towards Weymouth the landscape is broader in scale and the shingle bank and saline lagoon of the Fleet has a particularly exposed and wild character with little evidence of development. Settlements are focused along the valley floor and at the foot of the escarpment with most of the wooded areas focused on the valley side slopes.
- 3.33 The Council's Landscape Character Type website page includes the key management objectives for the overall management of the area. It explains that the focus should be on restoring the characteristic features of grasslands and field boundaries along the coast and on improving the urban fringe landscapes with new planting, greenspace provision and reduce the impact of the urban fringe. It further sets out that views to the coast should be identified, protected and conserved and that the visual impact of caravan parks should be reduced as far as possible through planting and habitat enhancement, while the further expansion of caravan parks in open and sensitive locations should be avoided. The tight knit patterns of nucleated villages should also be conserved.

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<sup>15</sup> Available at: <https://www.dorsetcouncil.gov.uk/countryside-coast-parks/the-dorset-landscape/the-dorset-landscape.aspx>



## Future AONB Management Plan 2019-2024

- 3.34 The Dorset AONB Management Plan sets out a policy framework for the conservation and enhancement of the AONB for everyone involved in the activities which have implications for the area's natural beauty.
- 3.35 The plan sets out its commitment to key concepts including the UN's sustainable development goals; natural capital and ecosystem approaches; and the conservation and enhancement of the character and quality of the AONB's landscape founded on an understanding of the AONB's landscape character areas.
- 3.36 The plan identifies a number of key objectives which, of relevance to the neighbourhood plan, include:
- Conserving and enhancing natural heritage, natural assets, ecosystem flows and the services they provide;
  - Conserving and enhancing the historic environment;
  - Supporting natural processes and allowing evolution with environmental change;
  - Supporting and developing opportunities to experience and access the landscape for health and wellbeing benefits;
  - Developing and supporting high quality sustainable tourism and access;
  - Supporting and encouraging opportunities to be engaged in conserving and enhancing the natural beauty of the AONB;
  - Supporting development that conserves and enhances the AONB, ensuring sensitive siting and design;
  - Supporting necessary development, including appropriate farm diversification schemes.

## Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal (2007)

- 3.37 The Long Bredy, Portesham, Chickerell, Abbotsbury & Langton Herring Conservation Area Appraisal provides information on the character and importance of the relevant Conservation Areas to ensure that their characteristics are conserved. It sets out that Portesham, Langton Herring and Abbotsbury all have a distinct setting and historic character. All three have medieval churches and Abbotsbury is home to the site of a Saxon abbey. Further detail from the Conservation Appraisal about the three villages is set out below:
- 3.38 This explains that Portesham is a large nucleated village set within a combe. The Conservation Area centres on Front Street and the area around the Parish Church; however, it covers the majority of the village. Within Portesham, the particular qualities of the Conservation Area are:
- Areas of good quality landscape adjacent to or within the Conservation Area, particularly the south side of Goose Hill, the springhead and the upper slopes of Portesham Hill, and the grounds of Manor Farm;
  - Important hedges and trees that enhance the setting of buildings, particularly around the larger houses, churchyard, Front St. and Goose Hill;
  - 21 Listed Building entries, including a Grade I Parish Church and Grade II\* Manor House and Stables and 14 unlisted buildings of character and group value;
  - Coherent groups of buildings around Portesham House and parts of Front St; and the lower part of Portesham Hill;
  - A rich palette of building materials and details and a range of architectural detail.
- 3.39 However, it also sets out some additions over the years that have had a detrimental effect on the conservation area, in particular insensitive modifications to unlisted buildings, a car park that would benefit from landscaping and an unused former village hall.
- 3.40 In Abbotsbury, the Conservation Area covers the majority of the village as well as the site of the former Abbey. Abbotsbury is set along the foot of an escarpment slope and has linear characteristics, but a

nonetheless coherent nature. It has one focus around the Market Square with another focal point on Church Lane near the Parish Church. Particular qualities of the Conservation area are:

- An exceptional landscape setting, within the Dorset AONB and adjacent to the Jurassic Coast World Heritage Site, with dramatic topography, woodland, glimpses of the sea and important trees and hedges;
- Strong gateways into the Conservation Area, marked by a clean transition between countryside and village, trees and hedges and, apart from one exception, well-defined boundaries;
- Groups of and individual trees providing a termination to views, visual incident in townscape progressions and a foil to groups of buildings;
- A variety of fine views into, across and out of the village;
- Important Prehistoric and medieval archaeology, including the site and remains of St Peter's Benedictine Abbey; two large Scheduled Monument sites around St Catherine's Chapel and the slopes of Chapel Hill; and the whole of the approximate area of the Abbey precinct;
- The survival of the historic village plan, with small areas of modern development that are, on the whole, well considered;
- 82 Listed Building entries, including six Grade I and five Grade II\* buildings and 27 unlisted buildings of quality and group and townscape character;
- Large coherent groups of consistently good buildings, walls, trees, spaces and many other details:
- Characteristic local building materials that define much of the village's character and colour, local vernacular and C19 building traditions that have continued to produce well designed buildings;
- Some examples of sensitive infill and development that reflect local traditions.

3.41 However, it also highlights some issues that have led to the degradation of the Conservation Area, including: the effects of traffic and parking; several historic buildings in poor repair or underused; street clutter and loss of trees due to disease.

3.42 In Langton Herring the village and the Conservation Area are focused around the small Parish Church, Hall and village pub. The key qualities of the Conservation Area include:

- An attractive setting, off the main route, set around a rectangle of lanes, with changing levels and a small focal point by the Church and The Square;
- Major contributions made by a variety of mature trees, green lanes and shrubs;
- 4 Listed Building entries, with particularly attractive Gothic details on the Parish Church and Village Hall and 7 important local buildings of quality and character;
- Attractive building materials and details such as dry-stone walling and decorative features.

3.43 Problems that face the Langton Herring Conservation Area include the loss of details on unlisted buildings of quality and character; some examples of unsympathetic modern infill development and poles and wires in the centre of the village.

3.44 The Conservation Area Appraisal also sets out a number of issues that are identified as of concern for all the conservation areas. These include:

- Pressure for infill housing development leading to the loss of green wedges, gardens, boundaries and views;
- Importance of making sure that new buildings use appropriate and sensitive materials;
- Recognising the importance of trees, green wedges and gaps and the wider landscape setting of the conservation areas.

## 4. Site Assessment

- 4.1 The sites to be considered through this site appraisal have been identified through:
- Chesil Bank Neighbourhood Plan Call for Sites 2020
  - West Dorset and Weymouth & Portland SHELAA 2019
  - West Dorset and Weymouth & Portland SHELAA 2018
  - A planning application search for recent planning applications in the neighbourhood area.

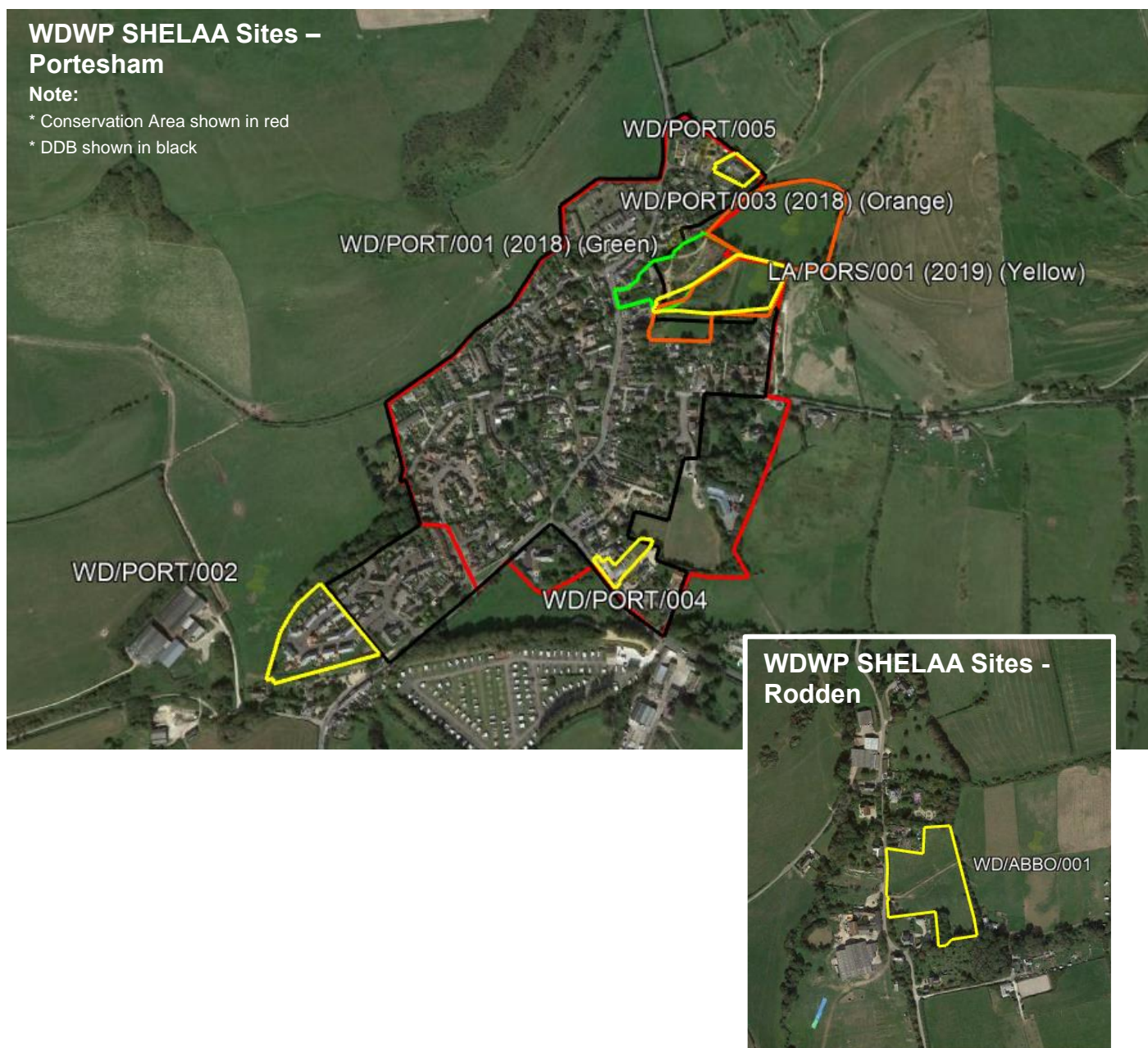
### SHELAA Sites

- 4.2 The 2018 and 2019 versions of the West Dorset and Weymouth & Portland SHELAA identified seven sites within the neighbourhood area in total: one through the 2019 SHELAA, and six through the 2018 SHELAA. These are shown in **Figure 4.1** below.
- 4.3 The process of selecting sites for allocation in the neighbourhood plan should be clearly documented in the neighbourhood plan supporting evidence base. This documentation should show how all known sites for development in the Neighbourhood Area have been assessed to establish whether they are suitable, available and achievable for development, and how sites have been selected for allocation to meet an identified development need. This is in line with the Government's National Planning Practice Guidance on Neighbourhood Planning (PPG16). It is important that the site assessment process includes all known sites as a starting point including sites that have come forward through a neighbourhood plan call for sites, sites that have been assessed in a SHLAA/HELAA and any other potential development site known to the community.
- 4.4 The sites that have come forward through the SHELAA have previously been assessed through the Local Planning Authority's SHELAA process. To avoid duplicating work that has already been undertaken, AECOM do not usually re-assess the sites that have already been assessed through the SHELAA. Instead, a review of the suitability criteria used by the local planning authority, as well as the conclusions is undertaken. The aim of revisiting the SHELAA sites through this report is to consider the sites within the neighbourhood planning context and to understand whether the SHELAA conclusions still apply within this context.
- 4.5 **Table 4.1** sets out a summary of AECOM's review of the SHELAA conclusions, considering them within the neighbourhood planning context. The full review can be found in **Appendix A**.

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<sup>16</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2>

Figure 4.1 – West Dorset & Weymouth Portland SHELAA Sites



**Table 4.1 – West Dorset and Weymouth & Portland SHELAA (2018 & 2019) Summary Table**

Site Ref	SHELAA Year	Area	Proposed Use	SHELAA Conclusion	NP AECOM Site Assessment Conclusion
LA/PORS/001 North Mead Farm	2019	0.9	Housing	Not suitable	<b>Unsuitable</b> as whole site given elevated nature of easternmost section. However, a smaller section of the site of the site has been put forward through the NP Call for Sites (PO03) and has been assessed separately. The SHELAA conclusions will be considered when assessing the smaller site.
WD/PORT/001 Land at Trafalgar House	2018	0.68	Housing	Suitable, deliverable, achievable	<b>Potentially suitable.</b> Within conservation area and partly within DDB. Development of full site would have substantial effect on development pattern of Portesham, increasing development in the north of the village and may set precedent for development on other adjacent sites. However, sensitively designed, limited development of 3-5 dwellings (within the DDB) could be achieved with minimal impact and therefore is it is a potentially suitable site, subject to confirmation from Highways Officer that the identified issues are surmountable.
WD/PORT/002 Land west of Malthouse Meadow	2018	0.85	Housing	Suitable, deliverable, achievable	<b>Unavailable.</b> This site has now been built out and is therefore no longer available.
WD/PORT/003 Land at North Mead Farm	2018	2.85	Housing	Not suitable	<b>Unsuitable.</b> A smaller section of the site has been put forward through the NP Call for Sites (PO03) and has been assessed separately. The wider 2.85-hectare site is not considered suitable for development. The northernmost part of the site adjoins open countryside and development on this part of the site would have significant impact on views from surrounding hills. The southern part of the site is more enclosed and less visible from the open countryside; however, development would likely have adverse effect on setting of Grade II listed Trafalgar House.
WD/PORT/004 Land off Bramdon Lane	2018	0.17	Housing	Suitable, deliverable, achievable	<b>No evidence of availability.</b> Development of this site would lead to the loss of community farm shop and café. Outline application granted permission in June 2016 for single dwelling on this site (Reference: WD/D/15/002654). Status unclear, unless there is evidence the site is available for development, it is not appropriate for allocation in the Neighbourhood Plan.
WD/PORT/005 - Land off Helston Close	2018	0.19	Housing	Suitable, deliverable, achievable	<b>No evidence of availability.</b> Unless there is evidence the site is available for development, it is not appropriate for allocation in the Neighbourhood Plan.
WD/ABBO/001 Little Orchard, Rodden	2018	1.1	Housing	Not suitable	Small section of site <b>potentially suitable.</b> While a small number of dwellings could be suitable along the roadside (3-6 maximum) to reflect the existing linear development of the village, this would only be possible with very high design and quality standards given the historic nature of the hamlet and the impact that introducing any new development would have on its character.

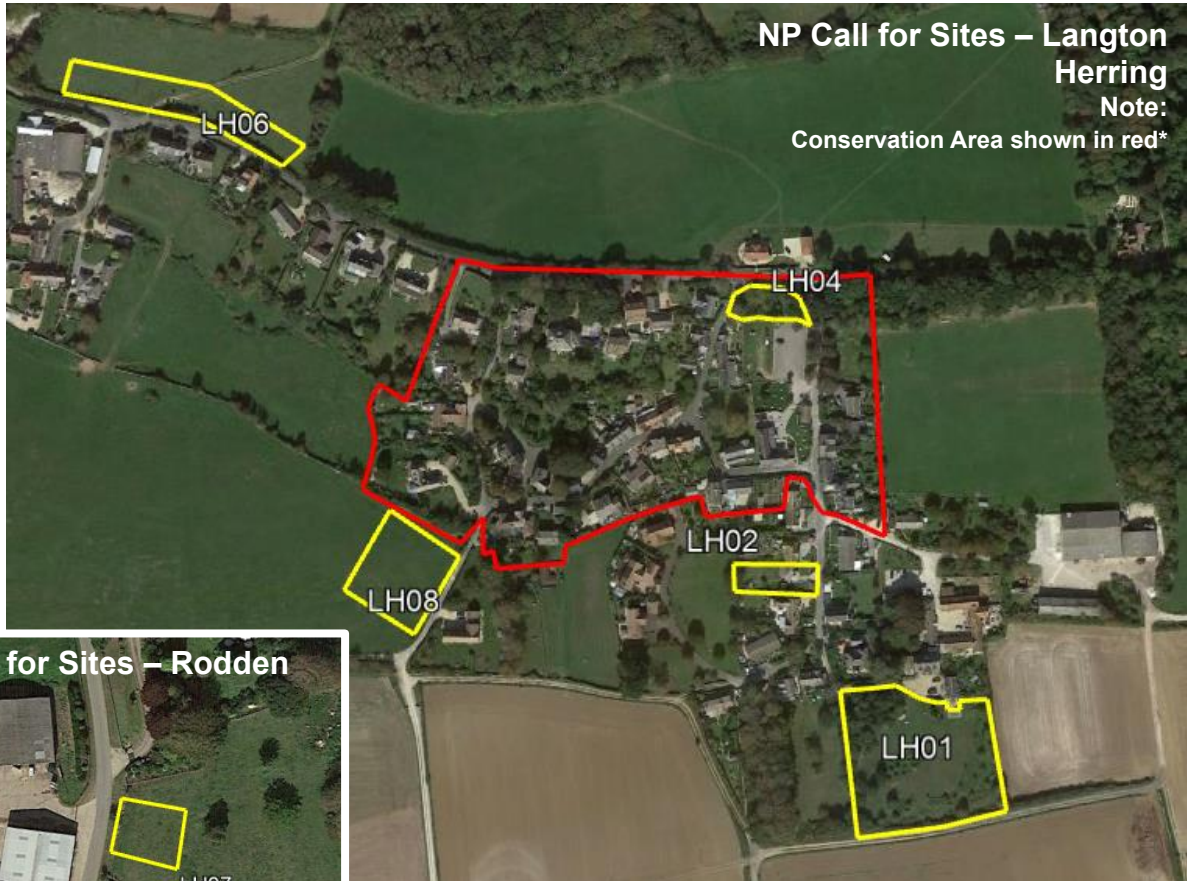
## Chesil Bank Neighbourhood Plan Call for Sites

4.6 The Chesil Bank Neighbourhood Plan Call for Sites was undertaken in 2020 and identified 11 sites. These are shown in **Figure 4.2** below and summarised in **Table 4.2**. Of these 11 sites, two sites (FL09 and FL10) were put forward for tourist development rather than housing and have been assessed separately for this purpose in the following section, while one site (FL11) was put forward for both tourism and housing and has been assessed for both purposes.

**Table 4.2– Summary of sites submitted through Chesil Bank Neighbourhood Plan Call for Sites**

Site Ref	Site Name	Site Area (ha)	Proposed Use	Proposed Capacity	Site in SHELAA? (reference where applicable)	SHELAA conclusion
LH01	Higher Farmhouse, Langton Herring	0.56	Housing	4-9 dwellings	No	n/a
LH02	4 Court Close, Langton Herring	0.07	Housing	1 dwelling	No	n/a
PO03	Land to the east of North Mead Farm, Portesham	0.34	Affordable Housing	3-6 dwellings	Yes, LA/PORS/001 WD/PORT/003	Unsuitable
LH04	Land between Shop Lane and Rose's Lane	0.07	Housing	1 dwelling	No	n/a
FL05	Stone Cottage, Fleet	1.6	Housing	1 dwelling	No	n/a
LH06	Field North of Road at Junction to Lower Farm, Langton Herring	0.3	Housing	3-5 dwellings	No	n/a
LH07	Paddock opposite Higher Farmhouse, Rodden	0.03	Housing	1 dwelling	No	n/a
LH08	Langton Hill, Langton Herring	0.23	Housing	2-4 dwellings	No	n/a
FL09	West Fleet Farm	Unknown	Tourism	n/a	No	n/a
FL10	Seabarn Farm	Unknown	Tourism	n/a	No	n/a
FL11	Bagwell Farm Touring Park	Unknown	Tourism Housing	Unknown	No	n/a

Figure 4.2 Map showing sites submitted through the Chesil Bank Call for Sites



## Site Assessment Summary

- 4.7 **Table 4.3** below sets out a summary of the site assessments of the sites submitted through the Call for Sites for residential development, which should be read alongside the full assessments available in the proformas in **Appendix B**. The sites submitted for potential further tourist expansion are considered in the following section.
- 4.8 The final column within the table is a traffic light' rating for each site, indicating whether the site is appropriate for allocation. **Red** indicates the site is not appropriate for allocation through the Neighbourhood Plan and **Green** indicates the site is appropriate for allocation. **Amber** indicates the site is less sustainable or may be appropriate for allocation through the Neighbourhood Plan if certain issues can be resolved or constraints mitigated.
- 4.9 A plan showing all of the sites assessed for residential purposes and their traffic light rating is shown in **Figure 4.3**.



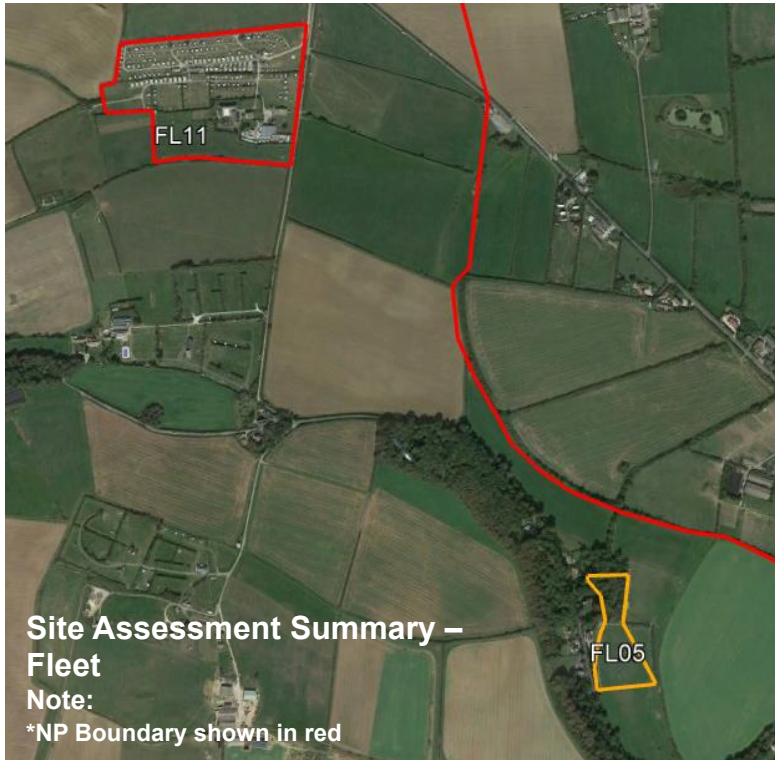
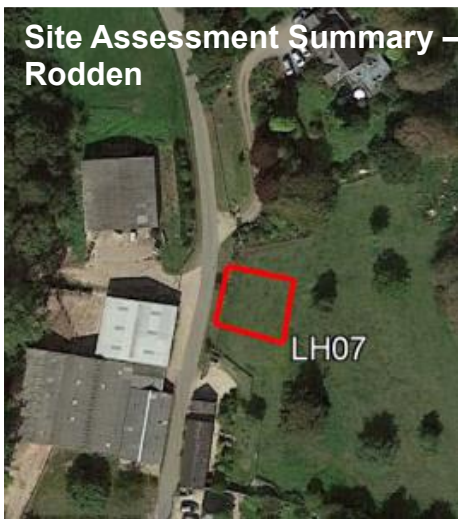
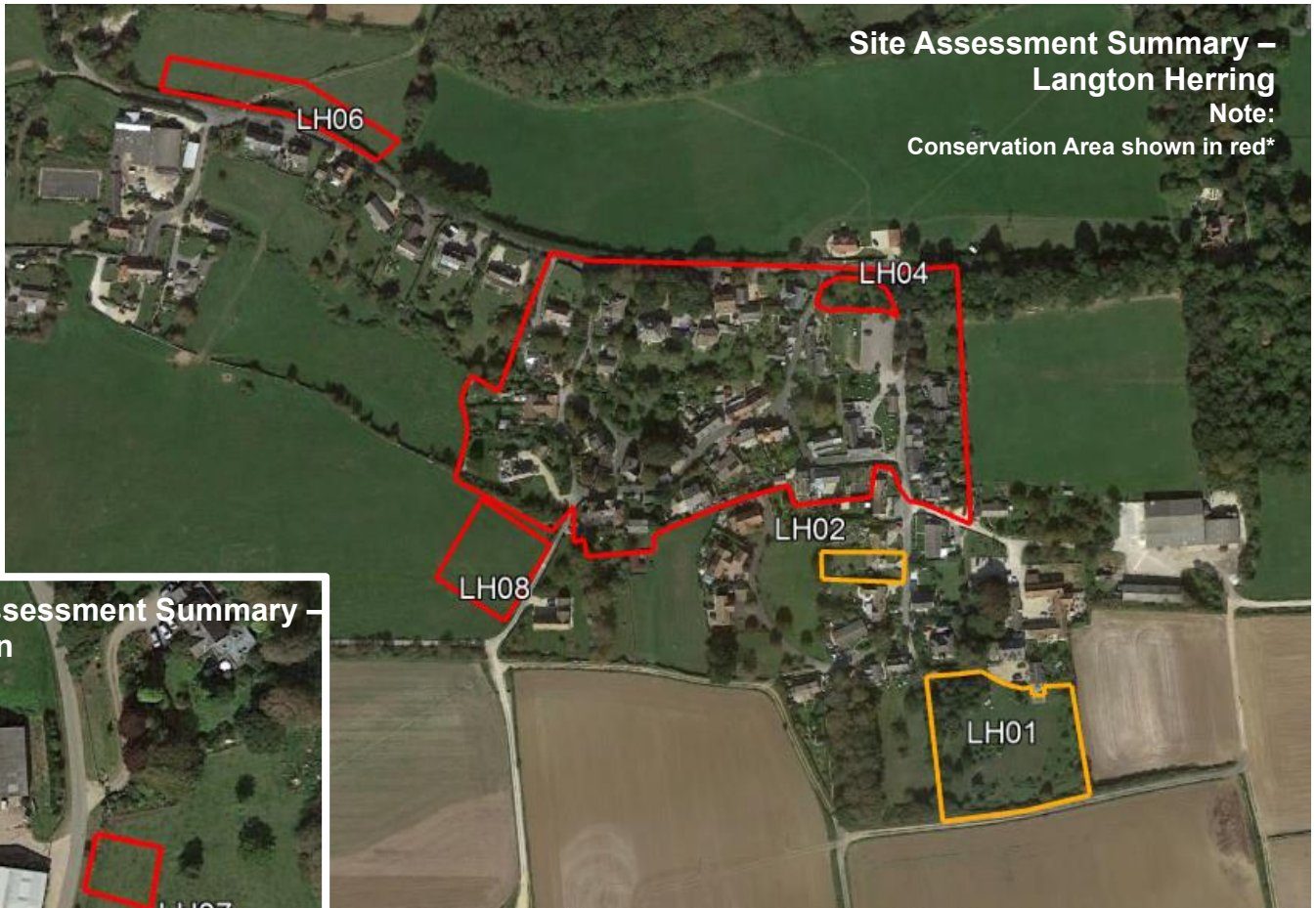
Table 4.3 - Site Assessment Summary Table

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity <sup>17</sup>	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
LH01	NP Call for Sites	Higher Farmhouse, Langton Herring	Garden	0.56	4-9 dwellings	<ul style="list-style-type: none"> <li>Langton Herring does not have a settlement boundary.</li> <li>The site is well related to the existing settlement, well enclosed and a limited number of dwellings designed sympathetically could limit the impact on the setting of the conservation area.</li> <li>However, access would be via a narrow, single lane track to the existing dwelling which, could not easily be widened due to existing properties. Shop Lane is also narrow and could not accommodate traffic from a significant number of additional dwellings. It is advised that the neighbourhood group speak with a highways officer to understand whether access to the site could be achieved.</li> </ul>	
LH02	NP Call for Sites	4 Court Close, Langton Herring	Garden	0.07	1 dwelling	<ul style="list-style-type: none"> <li>Langton Herring does not have a settlement boundary.</li> <li>This site lies within the built-up area and as a result its development would not encroach on the surrounding area.</li> <li>The plot is small and high-quality design would be necessary to ensure that a further dwelling was in keeping with the existing development and was not interruptive, particularly given visibility from the open space behind the site. Infill to the side of the existing dwelling, rather than behind may be less visually intrusive and reduce the landscape and visual impact.</li> <li>Impacts on neighbourhood properties including privacy/ overlooking and loss of daylight would also need to be considered.</li> </ul>	
PO03	NP Call for Sites	Land to the east of North Mead Farm, Portesham	Agricultural	0.34	3-6 dwellings	<ul style="list-style-type: none"> <li>The site falls outside Portesham's defined development boundary.</li> <li>The site is located within the conservation area and forms an important component of the open perspective of this part of the conservation area. In terms of topography, the site has a moderate to steep slope which may limit development.</li> <li>Given this, a small amount of development may be suitable on the western part of the site leading from the recent housing development on the bordering site to the south. However, any development would need to be sensitively designed to reduce any impact on the conservation area.</li> </ul>	
LH04	NP Call for Sites	Land between Shop Lane and Rose's Lane	Woodland/ scrubland area	0.07	-	<ul style="list-style-type: none"> <li>Langton Herring does not have a settlement boundary.</li> <li>The site is located within the built-up area of Langton Herring and as a result it would not encroach on the surrounding countryside.</li> <li>The site is enclosed; however, it has a prominent position in the village and is a key component of one of the main entrance points to the village. It is also within the Conservation Area and visible to Grade II listed Village Pound.</li> <li>The entire site is subject to a group TPO (238A8) and therefore it is unlikely that this site will be considered suitable for housing as any proposal would require the clearing of trees.</li> </ul>	
FL05	NP Call for Sites	Stone Cottage, Fleet	Single dwelling and	1.6	1 dwelling	<ul style="list-style-type: none"> <li>Fleet does not have a settlement boundary.</li> <li>In terms of topography, the site is steep, though the western side of the site is less steeply sloping due to the presence of a stream. However, there is a risk of flooding from this stream.</li> </ul>	

<sup>17</sup> Based on AECOM ratios (see Indicative Housing Capacity in section 3) and areas measured taken from Google Earth polygons.

Site Ref.	Site Source	Site Address	Site Type	Gross Site Area (Ha)	Indicative Capacity <sup>17</sup>	Neighbourhood Plan Site Assessment Summary	Traffic Light Rating
			roadside curtilage			<ul style="list-style-type: none"> <li>Development on the northern part of the site would be inappropriate given proximity to the Grade I listed Church of the Holy Trinity and group TPO on the area of woodland on this part of the site.</li> <li>However, development on the southern section of the site would have limited views to the church, given the presence of the woodland and existing dwelling.</li> <li>The site has been put forward for one dwelling and could be suitable for this, dependent on a flood risk assessment to assess the risk of fluvial and surface water flooding. However, it would not be suitable for more than one dwelling.</li> </ul>	
LH06	NP Call for Sites	Field North of Road at Junction to Lower Farm, Langton Herring	Agricultural	0.3	-	<ul style="list-style-type: none"> <li>Langton Herring does not have a settlement boundary.</li> <li>While the site is not far from the centre of the village, it does not lie within the main built up area and would continue to extend linear development along Rodden Lane with no defensible boundary.</li> <li>The site slopes to NNW with long views out and is open to the landscape. There are also potential access issues. Impacts on landscape (including views into the site from the NNW) would be significant and the site would be visible from footpath across fields approx. 450m north of site.</li> <li>Given the openness of the site and long views over to the next ridge, it is not considered that development would be suitable on this site.</li> </ul>	
LH07	NP Call for Sites	Paddock opposite Higher Farmhouse, Rodden	Agricultural	0.03	-	<ul style="list-style-type: none"> <li>Rodden does not have a settlement boundary.</li> <li>The site is significantly constrained by topography and impact on Grade II listed building.</li> <li>As a result, development on the site would not be appropriate.</li> </ul>	
LH08	NP Call for Sites	Langton Hill, Langton Herring	Agricultural	0.23	-	<ul style="list-style-type: none"> <li>Langton Herring does not have a settlement boundary.</li> <li>The site is very open to the landscape, with long views to and from the NW. Development at top of site (i.e. southern side) is likely to be very prominent in the landscape, with significant effects on landscape character.</li> <li>The site (particularly the eastern part of the site) is very open to the rest of the village, and the southern end of the conservation area and it is considered that any development would have an adverse impact on the conservation area. Landscape and visual impact are therefore significant constraints.</li> <li>While a small number (e.g. 2) dwellings at the northern end of the site closest to the existing settlement to avoid visibility could be suitable, access is only available from the southern end of the site which would have an adverse impact on landscape and setting.</li> </ul>	
FL11	NP Call for Sites	Bagwell Farm Touring Park, Chickerell	Camping and caravan touring; farming	Unknown	-	<ul style="list-style-type: none"> <li>The site lies outside any defined development boundary in an isolated position.</li> <li>Despite the valley location, it is considered that development would harm the special character of the area and that, given the site's location in proximity to Chesil Bank and the Fleet, housing development here would not be considered suitable.</li> </ul>	

Figure 4.3 – Site Assessment Summary Map



## Sites put forward through Chesil Bank Neighbourhood Plan Call for Sites for tourism expansion

- 4.10 Three sites put forward through the Chesil Bank Neighbourhood Plan Call for Sites were put forward to be assessed for tourist purposes to enhance existing camping facilities and infrastructure to improve the camping offer all year round. Proposed improvements suggested by the landowner include additional camping space, eco lodges, improving roads, providing additional staff accommodation units and recreation units, as well as further improvements to farm facilities. The landowner has also suggested that one of these sites, FL11 (Bagwell Farm), also has the potential to provide housing and this site has also been assessed in the previous section for that purpose.
- 4.11 Paragraph 83 of the NPPF explains that planning policies and decisions should enable the development and diversification of agricultural and other land-based rural businesses; and sustainable rural tourism and leisure developments which respect the character of the countryside. Policy SUS2 (Distribution of Development) of the adopted local plan sets out that, in general, development outside defined development boundaries will be strictly controlled and will be restricted to a number of uses set out in policy. These include farm diversification and new employment or tourist development. Policy ECON7 sets out that proposals for the expansion, intensification or reorganisation of existing sites must demonstrate that development forms part of a long-term management plan and that all development must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the areas landscape, heritage or built environment. It further states that proposals in the Heritage Coast are unlikely to be supported.
- 4.12 The draft emerging Local Plan regulation 18 consultation document does not suggest any particular change in terms of policy in this area. Draft policy ECON8: Caravan and Camping Sites indicates that farm diversification projects for new caravan and camping sites will be supported, but that proposals for the expansion, intensification or reorganisation of existing sites must clearly demonstrate that development forms part of a long term management plan to improve the quality and appearance of the accommodation and site. All development (including the change of use from touring to static units) must not, individually or cumulatively, have a significant adverse impact on the distinctive characteristics of the area's landscape, habitat, heritage or built environment. It further indicates that proposals in the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area.
- 4.13 The sites that are being put forward for further tourist development fall within the Heritage Coast designation and the Dorset AONB. As a result, policy indicates that further development of these sites may not be supported in this area and will only be permissible where it will not harm the special character of the area. More widely, draft policy ENV4 (Landscape) indicates that within AONBs, major development will be refused unless there are exceptional circumstances and that minor development within an AONB will only be permitted if it does not harm the landscape and scenic beauty of the AONB and does not conflict with, and contributes towards, the aims of the AONB Management Plan.
- 4.14 The sites are assessed in more detail in **Table 4.5** on the following page.

Table 4.4 – Tourist Sites Assessment Table

Site Ref	Site Name	Site Area (ha)	Proposed Use	Statutory Environmental Constraints	Policy Support/ Constraints	Comments	Conclusions
FL09	West Fleet Farm, DT3 4ED	Unknown how much of site is being put forward.	Enhance facilities and infrastructure to improve camping offer year round. E.g. - addition of camping, eco lodges, improving roads, additional staff accommodation units and recreation units. Improvements to farm facilities.	Located in AONB. Approx. 1km north of Chesil Bank and The Fleet Area designation, which is an SSSI, Ramsar, and SPA. Within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England. Flood Zone 1 with low risk of surface water flooding.	Adopted policy SU2 sets out that development may be allowed outside defined development boundaries for new employment or tourist facilities. Adopted policy ECON7 provides some support for tourist development provided it does not have a significant adverse impact on landscape, heritage or built environment. It sets out that proposals in the Heritage Coast are unlikely to be supported.	This site has been put forward for improvements to the existing camping offer including the potential addition of lodges and additional staff accommodation. The landscape is open with views down to Chesil Bank and the sea. Further development would impact on the surrounding landscape and AONB; in particular it is unlikely that permanent development such as lodges or tourist accommodation would be considered acceptable given the sensitivity of the landscape. There are some long-distance views to the sea and visibility within the wider countryside, though the shallow valley location provides some enclosure. There are long distance views to the World Heritage Site; however, these are not significant. The existing area of the caravan site also has a significant influence on local character.	<b>Unsuitable.</b> Further development of this tourist site is unlikely to be accepted due to its location in the Heritage Coast policy designation and Dorset AONB and the impact it would have on the surrounding landscape and AONB. Emerging policy ECON8 sets out that proposals within the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area. It is considered that any development at this site would have adverse effects on the special character of the area given landscape sensitivity. It is advised that the site should not be allocated in the neighbourhood plan unless it was discussed with the LPA and they confirmed it would be supported. Alternatively, the decision could be made through the planning system outside the Neighbourhood Plan if the proposal was submitted as a planning application.
FL10	Seabarn Farm, DT3 4ED	Unknown how much of site is being put forward.	Enhance facilities and infrastructure to improve camping offer year round. E.g. - addition of camping, eco lodges, improving roads, additional	Located in AONB. Approx. 450m north of Chesil Bank and The Fleet Area designation, which is an SSSI, Ramsar, and SPA. Within the SSSI Impact Zone for Chesil and The Fleet SSSI and any	Adopted policy SU2 sets out that development may be allowed outside defined development boundaries for new employment or tourist facilities. Adopted policy ECON7 provides some	This site has been put forward for improvements to the existing camping offer including the potential addition of lodges and additional staff accommodation. The site is in close proximity to the SSSI and Ramsar and located on the top of a hill.	<b>Unsuitable</b> Further development of this tourist site is unlikely to be accepted due to its location in the Heritage Coast policy designation and Dorset AONB and the impact it would have on the surrounding landscape and AONB. Emerging policy ECON8 sets out that proposals within the Heritage Coast

Site Ref	Site Name	Site Area (ha)	Proposed Use	Statutory Environmental Constraints	Policy Support/ Constraints	Comments	Conclusions
			staff accommodation units and recreation units. Improvements to farm facilities.	application should be referred to Natural England for consultation. New residential/tourist accommodation in this area requires a Habitats Regulations Assessment to assess the potential impacts of recreational disturbance on Chesil & The Fleet SAC and Chesil Beach & The Fleet SPA. Flood Zone 1 with low risk of surface water flooding.	support for tourist development provided it does not have a significant adverse impact on landscape, heritage or built environment. It sets out that proposals in the Heritage Coast are unlikely to be supported.	There are significant views in and out of the site to the east, south and west, including long distance views towards Portland to the east, Fleet Lagoon/ the sea to the south and along Chesil Beach and West Dorset Heritage Coast to the west. The site affects views from the World Heritage Site (including Fleet Lagoon). The impact of the site on landscape character is significant - however views to the site should be seen in the context of the existing caravan site and associated buildings.	and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area. Further development would impact on the surrounding landscape and AONB, particularly given the site's hilltop location. It is advised that the site should not be allocated in the neighbourhood plan unless it was discussed with the LPA and they confirmed it would be supported. Alternatively, the decision could be made through the planning system outside the Neighbourhood Plan if the proposal was submitted as a planning application.
FL11	Bagwell Farm Touring Park, DT3 4EA	Unknown how much of site is being put forward.	Enhance facilities and infrastructure to improve camping offer year-round. E.g. - addition of camping, eco lodges, improving roads, additional staff accommodation units and recreation units. Improvements to farm facilities. The site has also been put forward for a small amount of housing and has been assessed for this in the previous chapter.	Located in AONB. Approx. 1.5km north of Chesil Bank and The Fleet Area designation, which is an SSSI, Ramsar, and SPA. Within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England. Flood Zone 1 with low risk of surface water flooding.	Adopted policy SU2 sets out that development may be allowed outside defined development boundaries for new employment or tourist facilities. Adopted policy ECON7 provides some support for tourist development provided it does not have a significant adverse impact on landscape, heritage or built environment. It sets out that proposals in the Heritage Coast are unlikely to be supported.	This site has been put forward for improvements to the existing camping offer including the potential addition of lodges and additional staff accommodation. The site is within a valley setting which gives some enclosure; however, there are views towards the Fleet Lagoon, Chesil Beach and the sea. The site is not visible from other designated historic environment assets.	<b>Unsuitable</b> Further development of this tourist site is unlikely to be accepted due to its location in the Heritage Coast policy designation and Dorset AONB and the impact it would have on the surrounding landscape and AONB. Emerging policy ECON8 sets out that proposals within the Heritage Coast and AONBs are unlikely to be supported and will only be permitted where they do not harm the special character of the area. Despite the valley location, it is considered that development would harm the special character of the area. It is advised that the site should not be allocated in the neighbourhood plan unless it was discussed with the LPA and they confirmed it would be supported. Alternatively, the decision could be made through the planning system outside the Neighbourhood Plan if the proposal was submitted as a planning application.

## 5. Conclusions

- 1.1 A total of 18 sites were identified to be assessed for their suitability for allocation for either housing or further tourist expansion within the Chesil Bank Neighbourhood Area. These were identified through the 2018 and 2019 SHELAA's and the Call for Sites undertaken by the Chesil Bank Neighbourhood Plan group.
2. The site assessment concluded that of the 18 sites, three sites were no longer available and as such have been given a red rating. These were sites: Land west of Malthouse Meadow (WD/PORT/002) (now built out), Land off Bramdon Lane (WD/PORT/004) and Land of Helston Close (WD/PORT/005) from the 2018 West Dorset, Weymouth & Portland SHELAA.
3. Of the 18 sites, there are no sites which are entirely free of constraints and suitable for development (green rating).
- 3.1 Six sites were found to be potentially suitable and available but have constraints which would need to be resolved or mitigated before the sites could be established as suitable for development. Together, these sites have an indicative capacity of 15-28 dwellings. For all these sites, it would be important that an appropriate density was established to reflect the existing density and character of the settlements. These sites are:
  - Land at Trafalgar House (WD/PORT/001): This site could be potentially suitable for a small amount of development with the DDB subject to confirmation from the Highway Officer that access issues can be overcome. Density would need to reflect the existing density and development pattern of Portesham.
  - Little Orchard (WD/ABBO/001): This site could be potentially suitable for a small amount of high quality, linear development reflecting the existing settlement and being highly sensitive to the historic nature of Rodden.
  - Higher Farmhouse (LH01): This site is potential suitable; however, access is a considerable constraint and advice would be needed from a highways officer to understand whether this site could be made suitable.
  - 4 Court Close (LH02): This site is potentially suitable for one dwelling with high quality design and appropriate location within the plot.
  - Land to the east of North Mead Farm (PO03): This site is potentially suitable for a small amount of development to integrate with recent development on adjoining site to south (WD/D/19/001849).
  - Stone Cottage (FL05): The site is potentially suitable for one dwelling on the southern half of the site subject to flood risk assessment.
- 3.2 It is recommended that, where necessary, conversations are undertaken with the relevant officer at the local planning authority (e.g. the local highway officer) to understand whether any issues can be overcome.
- 3.3 The remaining nine sites are not considered suitable or available for residential or further tourist development and therefore are not considered appropriate for allocation in the Neighbourhood Plan. These are:
  - North Mead Farm (LA/PORS/001): This site as a whole is considered unsuitable for development due to landscape impact. It should be noted that Site PO03 above is smaller section of this site and that this is considered to be potentially suitable for a small amount of development.
  - Land at North Mead Farm (WD/PORT/003): This site is considered unsuitable for development given its size, location and landscape and visual impact.
  - Land between Shop Lane and Rose's Lane (LH04): The site is considered to be unsuitable for development due to the fact that it is covered by a group TPO.
  - Field North of Road at Junction to Lower Farm (LH06): This site is considered to be unsuitable for development due to its exposed location and impact on long-distance views.
  - Paddock opposite Higher Farmhouse (LH07): This site is considered to be unsuitable for development due to topographic, access and heritage constraints.
  - Langton Hill (LH08): This site is considered to be unsuitable for development due to impact on the conservation area and long views.

- West Fleet Farm (FL09): This site is considered to be unsuitable for further tourist expansion due to its location within the Heritage Coast designation and landscape and visual impacts.
- Seabarn Farm (FL10): This site is considered to be unsuitable for further tourist expansion due to its location within the Heritage Coast designation and landscape and visual impacts.
- Bagwell Farm (FL11): This site is considered to be unsuitable for both further tourist expansion or housing development due to its location within the Heritage Coast designation, landscape and visual impacts and, in terms of residential development, its isolated location outside any defined development boundary.

### Next Steps

- 3.4 The next steps will be for Chesil Bank Neighbourhood Plan group to select the sites for allocation in the Neighbourhood Plan, based on the findings of this report; an assessment of viability; the Neighbourhood Plan vision and objectives; community consultation and discussion with Dorset Council.
- 3.5 The site selection process should be based on the following:
- The findings of this site assessment;
  - Discussions with Dorset Council;
  - Local criteria that can be applied to differentiate between the suitable sites, in particular the extent to which the sites support the vision and objectives for the Neighbourhood Plan;
  - Other considerations such as the appropriate density of the proposed sites to reflect local character; and
  - Strategic Environmental Assessment (SEA).
- 3.6 When undertaking site selection, the Neighbourhood Plan group can, in discussion with their local planning authority, take into account existing housing commitments within the neighbourhood plan area in order to reach a conclusion on the number of houses that should be allocated through the plan.
- 3.7 Sites in the amber category may need further advice or assessment which it is not possible to address through this high-level assessment. Such advice could be commissioned through specialist consultants or in conjunction with relevant officers at Dorset Council (e.g. highways, heritage education, waste, and infrastructure).

### Viability

- 3.8 As part of the site selection process, it is recommended that the Steering Group discusses site viability with Dorset Council and with landowners/site developers. The emerging Dorset Local Plan evidence base may contain evidence of the viability of certain types of sites or locations which can be used to support the Neighbourhood Plan site allocations.

### Affordable Housing

- 3.9 As set out in the conclusions, six sites were found to be potentially suitable and available for housing subject to constraints being resolved or mitigated. However, none of the six sites considered suitable or potentially suitable for housing in this assessment have the potential to accommodate 10 or more dwellings.
- 3.10 NPPF paragraph 63 sets out that provision of affordable housing should not be sought for residential developments that are not major developments (i.e. over 10 dwellings), but that lower thresholds of 5 units or fewer may be set in designated rural areas through policy. The West Dorset, Weymouth and Portland Local Plan does not indicate a lower threshold for affordable housing provision therefore it would not be required to include a proportion of affordable housing on these sites.<sup>18</sup>
- 3.11 However, the requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually your neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

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<sup>18</sup> see NPPF para 62-64



# Appendix A - West Dorset and Weymouth & Portland SHELAA Review Table (2018 & 2019)

## 2019 SHELAA

Site Reference: LA/PORS/001 - North Mead Farm

Gross area (ha)	0.9
Net site area (ha)	0.72
Proposed land use	Housing
Site capacity	6 -12 (AECOM calculation)

### SHELAA conclusions

*Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?*

**Is site suitable for development?** Yes  No  Possibly

**Is site likely to be achievable?** Yes  No  Possibly

**Is the site likely to be deliverable?** Yes  No  Possibly

Development would be outside of existing pattern of development and DDB and have heritage and landscape implications. An unsuitable site. Existing access to west of front street. Area of pollution and contaminated land begins just to the north of the site, but site lies outside boundary. Bordering residential partially to the west. Located within walking distance of shops, a school and employment. Within conservation area and adjacent to listed building. A substantial area with potential for landscape and visual impacts upon the AONB landscape. Residential development would represent an uncharacteristic extension beyond the well-defined settlement boundary. Village is primarily characterised by traditional linear development. Near to listed building and within conservation area. Site is highly sensitive on heritage and landscape grounds, development would be out of pattern of development, which is generally linear development within the village, and outside of the DDB. Development would potentially be viable in this location.

**How can these conclusions be applied to the Neighbourhood Planning Site Assessment?** Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?

No

Does more recent or additional information now exist which could change the SHELAA findings?

Planning permission was granted in Sept 2020 for 5 dwellings on the rectangle of land directly to the south of the site (WD/D/19/001849) which lies outside the DDB. The officer's report concluded that development on this site was not out of character with the existing development pattern. This site being built out would make development on LA/PORS/001 more coherent with the existing development pattern.

Are there any concerns that the SHELAA conclusion is reasonable and defensible?

No

**Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?**

Yes, however the recent planning permission on the bordering site means this site would now be a natural extension and access could be provided to the site through the new housing development; Access to the eastern section of the site would however require a longer access point. The easternmost section of the site is sloping and more visible from the village and as a result is likely to have additional landscape impacts. Development would likely have adverse effect on Grade II listed Trafalgar House. The site remains outside the existing DDB and within the conservation area.

**AECOM Neighbourhood Plan Site Assessment conclusion**

**Unsuitable** as whole site given elevated nature of easternmost section. However, a smaller section of the site of the site has been put forward through the NP Call for Sites (PO03) and has been assessed separately. The SHELAA conclusions will be considered when assessing the smaller site.

**2018 SHELAA**

**Site Reference: WD/PORT/001 - Land at Trafalgar House**

**Gross area (ha)** 0.68

**Net site area (ha)** 0.68

**Proposed land use** Housing

**Site Capacity** 20

**SHELAA conclusions**

*Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?*

**Is site suitable for development?** Yes  No  Possibly

**Is site likely to be achievable?** Yes  No  Possibly

**Is the site likely to be deliverable?** Yes  No  Possibly

A developable site. Site would be suitable subject to design and viable in this location. Partially within the DDB. Low flood risk. Highways authority have no objection in principle. There is concern about the impact of any highway improvements on the setting of Trafalgar House and the character and appearance of the conservation area. Greenfield site therefore infrastructure would be needed. The site associates well with existing development and is nestled in a fold in the valley, so visual impact is not a major issue. The mature hedgerows provide a suitable village edge and the site would read visually as being an integral part of the village. In AONB. Within Conservation Area Trafalgar House is a grade 2 listed building. Concerns that development would be detrimental to the setting of two listed buildings and the traditional form, character and amenity of the conservation area, including its setting. It is important to retain as much of the surrounding vegetation as possible, and ideally some of the larger trees within the site too. Sensitive design. Land around pond to be excluded.

**How can these conclusions be applied to the Neighbourhood Planning Site Assessment?** Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?

No

Does more recent or additional information now exist which could change the SHELAA findings?

No

Are there any concerns that the SHELAA conclusion is reasonable and defensible?

No

**Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?**

Further points were raised through AECOM site visit, namely: Access could be possible from two points; from the north (off narrow lane/track) or from Front Street. While Front Street is more likely as an access, the site entrance is located next to a sharp bend with poor visibility. As a result, access is a serious constraint and these issues should be discussed with a Highways Officer, despite the SHELAA noting no objections on the principle of development from highways officers. While the site is within the conservation area and forms part of its open perspective, it is relatively enclosed in the wider landscape due to trees, hedges and topography.

**AECOM Neighbourhood Plan Site Assessment conclusion**

**Potentially suitable.** Within conservation area and partly within DDB. Development of full site would have substantial effect on development pattern of Portesham, increasing development in the north of the village and may set precedent for development on other adjacent sites. However, sensitively designed, limited development of 3-5 dwellings (within the DDB) could be achieved with minimal impact and therefore is it is a potentially suitable site, subject to confirmation from Highways Officer that the identified issues are surmountable.

**Site Reference: WD/PORT/002 -Land west of Malthouse Meadow**

**Gross area (ha)** 0.85

**Net site area (ha)** 0.85

**Proposed land use** Housing

**Site Capacity** 20

**SHELAA conclusions**

*Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?*

**Is site suitable for development?** Yes  No  Possibly

**Is site likely to be achievable?** Yes  No  Possibly

**Is the site likely to be deliverable?** Yes  No  Possibly

A developable and suitable site, subject to design. Development would be viable in this location. Low flood risk. Access would need investigation but there is an existing field gateway off Malthouse Meadow. Greenfield site therefore infrastructure would be needed but adjacent to residential in Malthouse Meadow. The site is flat and relates well to the existing development along its eastern edge. It is well defined by the existing vegetation that also provides effective visual screening, along the stream and the dismantled railway. In AONB.

**How can these conclusions be applied to the Neighbourhood Planning Site Assessment?** Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?

No

Does more recent or additional information now exist which could change the SHELAA findings?

Planning permission was granted for this site in 2015 for 22 dwellings. Reference: (WD/D/14/002517). Site has now been built out.

Are there any concerns that the SHELAA conclusion is reasonable and defensible?

No

**Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?**

n/a

**AECOM Neighbourhood Plan Site Assessment conclusion**

**Unavailable.** This site has now been built out and is therefore no longer available.

**Site Reference: WD/PORT/003 - Land at North Mead Farm**

<b>Gross area (ha)</b>	2.85
<b>Net site area (ha)</b>	2.85
<b>Proposed land use</b>	Housing
<b>Site Capacity</b>	21-43 (AECOM calculation)
<b>SHELAA conclusions</b>	<p><b>Is site suitable for development?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Possibly <input type="checkbox"/></p> <p><b>Is site likely to be achievable?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Possibly <input checked="" type="checkbox"/></p> <p><b>Is the site likely to be deliverable?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Possibly <input checked="" type="checkbox"/></p> <p>Residential development of the site would seriously compromise the traditional form of the settlement, the character and the visual amenity of the conservation area and its setting, intruding into the countryside that nestles the northern part of the village. There would also be likely significant impacts on a Key listed building at Trafalgar House, both as a result of the use of the adjacent access, and the countryside setting. Unacceptable impact on landscape and townscape character.</p>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	<p>Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large? No</p> <p>Does more recent or additional information now exist which could change the SHELAA findings? Planning permission for 5 dwellings has been granted on the southernmost section of this site (WD/D/19/001849). A smaller section of this site was put forward through the 2019 SHELAA Call for Sites and is included above (LA/PORS/001). A smaller section again was then put forward through the NP Call for Sites (PO03) and is assessed separately.</p> <p>Are there any concerns that the SHELAA conclusion is reasonable and defensible? No</p>
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>	Yes. In terms of access, access would be possible through the new housing development in the southernmost corner.
<b>AECOM Neighbourhood Plan Site Assessment conclusion</b>	<b>Unsuitable.</b> A smaller section of the site has been put forward through the NP Call for Sites (PO03) and has been assessed separately. The wider 2.85-hectare site is not considered suitable for development. The northernmost part of the site adjoins open countryside and development on this part of the site would have significant impact on views from surrounding hills. The southern part of the site is more enclosed and less visible from the open countryside; however, development would likely have adverse effect on setting of Grade II listed Trafalgar House.
<b>Site Reference: WD/PORT/004 - Land off Bramdon Lane</b>	
<b>Gross area (ha)</b>	0.17
<b>Net site area (ha)</b>	0.17
<b>Proposed land use</b>	Housing

<b>Site Capacity</b>		5
<b>SHELAA conclusions</b> <i>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</i>		<p><b>Is site suitable for development?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p><b>Is site likely to be achievable?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p><b>Is the site likely to be deliverable?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p>A developable and suitable site, subject to the loss of community facilities and addressing contamination issues. Development would be viable in this location. Identified by planning officer. AONB. Within DDB. Within Portesham Conservation Area. Loss of community facilities (shop). Direct vehicular access from B3157 Bramdon Lane. Existing infrastructure onsite. The business has ceased trading. Within DDB and well contained within settlement. Residential uses to either side. A shop could be incorporated within the new development. Retain trees on northern boundary.</p>
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Yes, good access from main road given existing access point for shop and car parking. Site is flat and well enclosed with no significant long-distance views into or out of the site.
<b>AECOM Neighbourhood Plan Site Assessment conclusion</b>		<b>No evidence of availability.</b> Development of this site would lead to the loss of community farm shop and café. No evidence the site is available for development. Outline application granted permission in June 2016 for single dwelling on this site. Reference: WD/D/15/002654 Status unclear, unless there is evidence the site is available for development, it is not appropriate for allocation in the Neighbourhood Plan.
<b>Site Reference: WD/PORT/005 - Land off Helston Close</b>		
<b>Gross area (ha)</b>		0.19
<b>Net site area (ha)</b>		0.19
<b>Proposed land use</b>		Housing
<b>Site Capacity</b>		1
<b>SHELAA conclusions</b> <i>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</i>		<p><b>Is site suitable for development?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p><b>Is site likely to be achievable?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p><b>Is the site likely to be deliverable?</b> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Possibly <input type="checkbox"/></p> <p>A developable and suitable site, subject to retention of trees. Development would be viable in this location. Officer identified. Within DDB. Within Portesham Conservation Area. Within AONB. Direct vehicular access off Helston Close which leads on to Portesham Hill. Low density single storey residential development on south-west facing slope. Sensitive site abutting open countryside, vegetation on boundary important in setting the village into the landscape. Retain boundary trees and vegetation. Density could be increased to two units on the site without compromising local character. However, it would require the demolition of the existing bungalow so only a net gain of 1 unit.</p>

<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	No
	Does more recent or additional information now exist which could change the SHELAA findings?	No
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	No
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions change for the Neighbourhood Plan Site Assessment?</b>		Yes
<b>AECOM Neighbourhood Plan Site Assessment conclusion</b>	<b>No evidence of availability.</b> Unless there is evidence the site is available for development, it is not appropriate for allocation in the Neighbourhood Plan.	
<b>Site Reference: WD/ABBO/001 - Little Orchard, Rodden</b>		
<b>Gross area (ha)</b>	1.1	
<b>Net site area (ha)</b>	-	
<b>Proposed land use</b>	Housing	
<b>Site Capacity</b>	6 (AECOM calculation)	
<b>SHELAA conclusions</b>	<b>Is site suitable for development?</b> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Possibly <input type="checkbox"/> <b>Is site likely to be achievable?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Possibly <input checked="" type="checkbox"/> <b>Is the site likely to be deliverable?</b> Yes <input type="checkbox"/> No <input type="checkbox"/> Possibly <input checked="" type="checkbox"/> Not a developable site, isolated site in a small hamlet.	
<i>Is the site suitable, available and achievable for the development proposed? What is the justification for this conclusion?</i>		
<b>How can these conclusions be applied to the Neighbourhood Planning Site Assessment?</b>	Has the site been excluded or assessed as unsuitable due to size? E.g. too small or too large?	Unknown
	Does more recent or additional information now exist which could change the SHELAA findings?	Additional information from site visit: Footpath, and low voltage power lines cross site. Access from relatively narrow lane. The site is in a prominent position in the centre of the hamlet of Rodden and would have a significant impact on the village-scape. The site sits within a valley setting, limiting impacts on longer distance views. The site has significant historic sensitivity.
	Are there any concerns that the SHELAA conclusion is reasonable and defensible?	Limited information.
<b>Are the SHELAA conclusions reasonable to be carried forward to the Neighbourhood Plan Site Assessment? If not, how would the conclusions</b>	The SHELAA conclusions are reasonable; however, it may be possible that a section of the site might be suitable for a smaller number of dwellings – e.g. along the roadside to reflect existing linear development in the village.	

change for the Neighbourhood Plan Site Assessment?

**AECOM Neighbourhood Plan Site Assessment conclusion**

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Small section of site **potentially suitable**. While a small number of dwellings could be suitable along the roadside (3-6 maximum) to reflect the existing linear development of the village, this would only be possible with very high design and quality standards given the historic nature of the hamlet and the impact that introducing any new development would have on its character.



# Appendix B Individual Site Assessments

# LH01

## 1. Site Details

<i>Site Reference / Name</i>	LH01
<b>Site Address / Location</b>	Higher Farmhouse, Langton Herring
<b>Gross Site Area</b> (Hectares)	0.56
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Garden
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	4-9 dwellings (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Residential dwelling to north. Track and fields to south and east. Further residential garden to west.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located within AONB. Approximately 650m east from small isolated SSSI (Chesil and The Fleet) and about 1km from the main Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: green;">Low risk. Some surface water flooding in field south of site.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <p>UK BAP Priority Habitat;  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);  wildlife corridors (and stepping stones that connect them);  and/or  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No. The Chesil and The Fleet SSSI is a priority habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently sloping to the north. This provides the site some enclosure in the landscape.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Access would be via a narrow, single lane track to the existing dwelling which, could not easily be widened due to existing properties . Shop Lane is also narrow and could not accommodate traffic from a significant number of additional dwellings.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No pavement access. Narrow lane to Higher Farm.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No designated cycle access.</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>PROW passes to west from Chapel Close</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Adjacent to group TPO</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>No significant trees, although a number of less mature trees are present.</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	125m to public house and church. Closest facilities in Portesham approx. 5km from Langton Herring.	No bus stop in Langton Herring. Closest bus stop 2.5km away on B3157	Closest train station in Weymouth approx. 8.5km away	Closest primary school in Portesham approx. 5km from Langton Herring	Closest secondary school in Chickerell approx. 5.5km from Langton Herring	No designated open space/ recreation facilities in Langton Herring	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #FFC000;">Given topography, there is more enclosure within the landscape than would otherwise be expected of an edge of village site.</p>
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

There are limited views into the site from the wider landscape, and no longer distance views. There are some limited views to conservation area from top of site. These are minimal however and not significant.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Falls outside conservation area.  
Whilst Higher Farm Cottage (Grade II listed) is located directly to the north, the vast majority of the site is screened from this heritage feature.  
There are some limited views to conservation area from top of site. These are minimal however and not significant.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Falls within LP Policy ENV1 Heritage Coast area

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent and connected to the existing built up area

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Langton Herring does not have a settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No - the site is relatively large, but would not look out of character.

### 3. Assessment of Availability

<i>Is the site available for development?</i> <b>Yes / No / Unknown</b>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <b>Yes / No / Unknown</b>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	Available now

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <b>Yes / No / Unknown</b>	Unknown
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### 5. Conclusions



<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	<p>4-9 dwellings (using density of 10-20dph)</p>
<p><i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>Available now</p>
<p><i>Other key information</i></p>	
<p><i>Overall rating (Red/Amber/Green)</i></p> <p><b>The site is <i>suitable and available</i></b></p> <p><b>The site is <i>potentially suitable, and available.</i></b></p> <p><b>The site is <i>not currently suitable, and available.</i></b></p> <p><b>Are there any known viability issues?</b> <i>Yes / No</i></p>	<p><b>The site is <i>potentially suitable, available and achievable.</i></b></p>
<p><i>Summary of justification for rating</i></p>	<p>Langton Herring does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>The site is coherent with the existing settlement, well enclosed and it is considered that development would not have a significant impact on the setting of the conservation area.</p> <p>However, access would be via a narrow, single lane track to the existing dwelling which, could not easily be widened due to existing properties . Shop Lane is also narrow and could not accommodate traffic from a significant number of additional dwellings. It is advised that the neighbourhood group speak with a highways officer to understand whether access to the site could be possible.</p> <p>It is considered that the site could be suitable for a small number of dwellings.</p>

# LH02

## 1. Site Details

<i>Site Reference / Name</i>	LH02
<b>Site Address / Location</b>	4 Court Close, Langton Herring, DT3 4HY
<b>Gross Site Area</b> (Hectares)	0.07
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Garden
<b>Land use being considered</b>	Single house or annex
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 dwelling (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Residential dwellings surround site, with larger green space behind site to west.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located within AONB. Approximately 625m east from small isolated SSSI (Chesil and The Fleet) and about 1.25km from the main Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: orange;">Medium Risk</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>                  UK BAP Priority Habitat;                  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);                  wildlife corridors (and stepping stones that connect them);                  and/or                  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No. The Chesil and The Fleet SSSI is a priority habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No issues of access from Shop Lane, though Shop Lane is narrow and could not accommodate traffic from a significant number of additional dwellings. Access to back of the property is possible at side of house.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access. Narrow lane to Higher Farm and Chapel Close.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No. PROW on opposite side of road.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	100m to nearest public house and church. Closest facilities in Portesham approx. 5km from Langton Herring	No bus stop in Langton Herring. Closest bus stop 2.5km away on B3157	Closest train station in Weymouth approx. 8.5km away	Closest primary school in Portesham approx. 5km from Langton Herring	Closest secondary school in Chickerell approx. 5.5km from Langton Herring	No designated open space/ recreation facilities in Langton Herring	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #FFC000;">The development of this garden plot (behind the house) is unlikely to be in keeping with the village scene/villagescape, and the current pattern of development along Shop Lane. However, if the proposal were to infill with an additional dwelling to the side of the existing dwelling, then this may be more appropriate from a landscape and visual perspective.</p>
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The back of the house is very visible from village green to rear and properties on Chapel Close. There are no long views out to the wider landscape, and development is unlikely to affect wider landscape character (note, the site is within the West Dorset Heritage Coast).

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Falls outside conservation area. Unlikely to affect views to conservation area to the north due to screening from existing properties.  
Grade II listed Higher Farm Cottage on opposite side of road approx. 20m away.  
Grade II listed Village Hall approx. 50m to north west.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Falls within LP Policy ENV1 Heritage Coast area

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Mix/ Greenfield- residential garden.

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Within the existing built up area.

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Langton Herring does not have a settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	0-5 years

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <i>Yes / No / Unknown</i>	Unknown
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1 dwelling</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is potentially suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>Langton Herring does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>This site lies within the settlement boundary and as a result its development would not encroach on the surrounding area.</p> <p>The plot is small and high-quality design would be necessary to ensure that a further dwelling was in keeping with the existing development and was not interruptive, particularly given visibility from the open space behind the site.</p> <p>Impacts on neighbourhood properties including privacy/ overlooking and loss of daylight would also need to be considered.</p>

# PO03

## 1. Site Details

<i>Site Reference / Name</i>	PO03
<b>Site Address / Location</b>	Land to the east of North Mead Farm, Portesham, DT3 4FY
<b>Gross Site Area</b> (Hectares)	0.34
<b>SHLAA/SHELAA Reference</b> (if applicable)	LA/PORS/001 WD/PORT/003
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing, affordable housing for local people
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	3-6 dwellings (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	WD/D/16/002527 - Trafalgar Farm, DT3 4ET: Use of land for the stationing of a caravan for residential purposes.
<b>Neighbouring uses</b>	Residential dwellings to south, west and north.



## 2. Assessment of Suitability

### Environmental Constraints

**Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:**

*Yes / No / partly or adjacent*

- Ancient Woodland
- Area of Outstanding Natural Beauty (AONB)
- Biosphere Reserve
- Local Nature Reserve (LNR)
- National Nature Reserve (NNR)
- National Park
- Ramsar Site
- Site of Special Scientific Interest (SSSI)\*
- Special Area of Conservation (SAC)
- Special Protection Area (SPA)

*\*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?*

Located within AONB.  
Approximately 3km from Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA.

**Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:**

*Yes / No / partly or adjacent / Unknown*

Green Infrastructure Corridor  
Local Wildlife Site (LWS)  
Public Open Space  
Site of Importance for Nature Conservation (SINC)  
Nature Improvement Area  
Regionally Important Geological Site  
Other

No

**Site is predominantly, or wholly, within Flood Zones 2 or 3?**

*See guidance notes:*

*Flood Zone 1: Low Risk*

*Flood Zone 2: Medium Risk*

*Flood Zone 3 (less or more vulnerable site use): Medium Risk*

*Flood Zone 3 (highly vulnerable site use): High Risk*

Flood Zone 1

**Site is at risk of surface water flooding?**

*See guidance notes:*

*Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk*

*>15% of the site is affected by medium or high risk of surface water flooding – Medium Risk*

Low Risk

**Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?**

*Yes / No / Unknown*

No

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>                  UK BAP Priority Habitat;                  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);                  wildlife corridors (and stepping stones that connect them);                  and/or                  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No. The Chesil and The Fleet SSSI is a priority habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Slopes upwards to south east. Moderate incline, but steeper in places.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Access is via Front Street through new mini housing estate. Unlikely to be problematic given landowner has ensured that access remains open through this recent development.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access. Narrow curbside allowing for some walking, but not proper pavement.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. PROW on southern edge of site (PROW S37/4).</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	225m to village centre	400m to bus stop on Bramdon Lane	Closest train station in Weymouth approx. 12km away.	425m to primary school	Closest secondary school in Chickerell approx. 9km from Portesham	Portesham playground approx. 400m away	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	Site is quite open and while it does not itself have significant valued features, it has a limited ability to absorb development given its open nature.
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Views from top of site (i.e. south eastern part) across village.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Grade II listed Trafalgar Farm, 75m west of site. Grade II Shepherd's Cottage 90m to north. Within conservation area. Like the other sites in this vicinity, forms an important component of the open perspective of this part of the conservation area.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Mix - mainly greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Within the existing built up area.

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Adjacent to and connected to settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>0-5 years</p>

### 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3-6 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is potentially suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>Portesham has a DDB and the site falls outside the DDB. Adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled and only allowed for specific uses including affordable housing.</p> <p>The site is located within the conservation area and forms an important component of the open perspective of this part of the conservation area. In terms of topography, the site has a moderate to steep slope which may limit development.</p> <p>Given this, a small amount of development may be suitable on the western part of the site leading from the recent housing development on the bordering site to the south. However, any development would need to be sensitively designed to reduce any impact on the conservation area. As the site falls outside the DDB, it's development potential may be limited, but it could be pursued for affordable housing development.</p>

# LH04

## 1. Site Details

<i>Site Reference / Name</i>	LH04
<b>Site Address / Location</b>	Land between Shop Lane and Rose's Lane.
<b>Gross Site Area</b> (Hectares)	0.07
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Scrubland/ woodland adjacent to car park
<b>Land use being considered</b>	Housing - low density housing or live-work units with off street parking
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 dwelling (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Car park to south, lanes to north, east and west.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p>Located within AONB. Approximately 725m east from small isolated SSSI (Chesil and The Fleet) and about 1.4km from the main Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> <i>Flood Zone 1: Low Risk</i> <i>Flood Zone 2: Medium Risk</i> <i>Flood Zone 3 (less or more vulnerable site use): Medium Risk</i> <i>Flood Zone 3 (highly vulnerable site use): High Risk</i></p>	<p>Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p>Low Risk.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>          UK BAP Priority Habitat;          a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);          wildlife corridors (and stepping stones that connect them);          and/or          an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No. The Chesil and The Fleet SSSI is a priority habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Flat</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Access would likely need to be through the existing car park to the south.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access.</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes, the site is subject to a group TPO</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i></p>	<p>Potential contamination from disused cesspit.</p>
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i></p>	<p>Disused cesspit.</p>
<p><b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i></p>	<p>Site adjacent to car park. If access were via the car park to the south, then this could lead to some loss of car parking provision within the car park to permanent car parking places for the dwelling.</p>

**Accessibility**  
Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	150m to village centre. 50m to public house.	No bus stop in Langton Herring. Closest bus stop 2.5km away on B3157	Closest train station in Weymouth approx. 8.5km away.	Closest primary school in Portesham approx. 5km from Langton Herring.	Closest secondary school in Chickerell approx. 5.5km from Langton Herring.	No designated open space/recreation facilities in Langton Herring.	n/a

**Landscape and Visual Constraints**  
This section should be answered based on existing evidence or by a qualified landscape consultant.

<p><b>Is the site low, medium or high sensitivity in terms of landscape?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Site does not have significant valued features and could absorb some development.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>Enclosed in landscape. If proposed houses were visible from Rodden Lane then they would form part of one of the visual entrances into Langton Herring and sensitive design would be important.</p>
<b>Heritage Constraints</b>	
<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>Site visible to Grade II listed Village Pound on opposite side of street to NE. Within conservation area. Site forms an important open perspective for the setting of the conservation area, and is a key component of one of the main entrance points to the village.</p>
<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>None</p>
<b>Planning Policy Constraints</b>	
<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Falls within LP Policy ENV1 Heritage Coast area</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within the existing built up area</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Langton Herring does not have a settlement boundary</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	0-5 years

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <i>Yes / No / Unknown</i>	Unknown
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1-2 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is potentially suitable, available and achievable.</p>
<p>Summary of justification for rating</p>	<p>Langton Herring does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>The site is located within the built-up area of Langton Herring and as a result it would not encroach on the surrounding countryside.</p> <p>The site is enclosed; however, it has a prominent position in the village and is a key component of one of the main entrance points to the village. It is also within the Conservation Area and visible to Grade II listed Village Pound.</p> <p>The site is subject to a group TPO (238A8) and therefore it is unlikely that this site will be considered suitable for housing as any proposal would require the clearing of the majority of these trees.</p>

# FL05

## 1. Site Details

<i>Site Reference / Name</i>	FL05
<b>Site Address / Location</b>	Stone Cottage, Fleet
<b>Gross Site Area</b> (Hectares)	1.60
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Single dwelling and roadside/ residential curtilage
<b>Land use being considered</b>	Housing (single dwelling)
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	1 dwelling
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	WD/D/14/000476   Ground and lower ground floor side extension. Stone Cottage, Fleet Road, DT3 4EB. Approved. April 2014 1/D/12/000819   Provision of a hay store, tractor/implement store, and animal feed store. Create track for agricultural and domestic use. Stone Cottage, Fleet Road, DT3 4EB. Approved. Aug 2012
<b>Neighbouring uses</b>	Residential property linked to proposed site. Fields to north, east, south. Fleet Rd to west with a few residential properties



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located within AONB. Approximately 700m north of the main Chesil and The Fleet SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> <i>Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk</i> <i>&gt;15% of the site is affected by medium or high risk of surface water flooding – Medium Risk</i></p>	<p style="color: green;">Whilst the western part of the site is less sloping, this is due to the presence of a stream. This western part of the site is likely to be constrained by surface water flooding. Surface water map shows some surface water flooding in western part of site</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b></p> <p>UK BAP Priority Habitat;  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);  wildlife corridors (and stepping stones that connect them);  and/or  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>The northern part of the site is a priority habitat (deciduous woodland). The Chesil and The Fleet SSSI is a priority habitat.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b></p> <p><i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The site slopes up from Fleet Road. The western part of the site closer to Fleet Road is less sloping with the gradient increasing further from Fleet Road.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Access is via an existing driveway off Fleet Road. No issues.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No pavement access</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No. PROW to north of proposed site</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>Grouped TPO on northern section of site.</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b></p> <p><i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	Fleet is a very small hamlet with no facilities. Closest facilities are in Chickerell approximately 1.5km away	No bus stop in Fleet.	Closest train station in Weymouth approx. 8km away.	Closest primary school in Chickerell approx. 2km from Langton Herring.	Closest secondary school in Chickerell approx. 3km from Langton Herring.	No designated open space/ recreation facilities in Fleet.	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #FFC000;">The western side of the site is less sensitive; however, the northern part of the site has significant landscape sensitivity with proximity to Grade I listed church and TPO.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p>The northern part of the site is woodland. The higher up the slope, the greater the landscape impacts. The bottom of the site is less sensitive in landscape terms; however the whole site is sensitive given this is a small hamlet in a location close to the East Fleet.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>The Parish Church of the Holy Trinity (Grade I listed) and railings (Grade II listed) are in direct proximity and have direct views to the northern part of the site. Any development on this part of the site would be likely to have unacceptable impacts on the setting of these important heritage assets.</p> <p>Development elsewhere on the site has limited visibility to the church, given woodland and the presence of the existing dwelling.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>None</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Falls within LP Policy ENV1 Heritage Coast area</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Within small hamlet of Fleet.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Fleet does not have a settlement boundary</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No, only one dwelling proposed

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	No
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	0-5 years

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <i>Yes / No / Unknown</i>	Unknown
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1 dwelling</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is potentially suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>Fleet does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>In terms of topography, the site is steep, though the western side of the site is less steeply sloping due to the presence of a stream. However, there is a risk of flooding from this stream.</p> <p>Development on the northern part of the site would be inappropriate given proximity to the Grade I listed Church of the Holy Trinity and group TPO on the area of woodland on this part of the site.</p> <p>However, development on the southern section of the site would have limited views to the church, given the presence of the woodland and existing dwelling.</p> <p>The site has been put forward for one dwelling and could be suitable for this, dependent on a flood risk assessment to assess the risk of fluvial and surface water flooding. However, it would not be suitable for more than one dwelling.</p>

# LH06

## 1. Site Details

<i>Site Reference / Name</i>	LH06
<b>Site Address / Location</b>	Field North of Road at Junction to Lower Farm, Langton Herring
<b>Gross Site Area</b> (Hectares)	0.30
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	3-5 dwellings (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Open fields to north, east and west. Road to south and partly to west. Farm and residential properties on other side of road.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located within AONB. Approximately 650m north of small isolated SSSI (Chesil and The Fleet) and about 950m from the main Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: green;">Low Risk. Some surface water flooding to north of site.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>          UK BAP Priority Habitat;          a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);          wildlife corridors (and stepping stones that connect them);          and/or          an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No. Site adjacent to an area of Priority Habitat Inventory (Deciduous Woodland).</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Slopes to NNW and is quite steep sloping.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Access is possible via existing gate. However, the site has very poor visibility from the road, and the likely access point at this gate is downhill from a bend in the road. This would lead to road safety issues.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes. PROW on western side of site heading north.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Proximity to sewage works to east of site
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Low voltage power line crosses the western edge of the site.
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	500m to village centre.	No bus stop in Langton Herring. Closest bus stop 2.5km away on B3157	Closest train station in Weymouth approx. 9.5km away.	Closest primary school in Portesham approx. 4.3km from Langton Herring.	Closest secondary school in Chickerell approx. 6km from Langton Herring.	No designated open space/ recreation facilities in Langton Herring.	n/a

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: red;">Open landscape - would be visible from distance and site would have limited ability to absorb further development.</p>
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## 2. Assessment of Suitability

<p><b>Is the site low, medium or high sensitivity in terms of visual amenity?</b></p> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.</i></li> <li>• <i>Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.</i></li> <li>• <i>High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.</i></li> </ul>	<p style="color: red;">Site slopes to NNW with long views out, and site is open to the landscape. Impacts on landscape (including views into the site from the NNW) may however be limited by ridgeline/hedgerow behind the site and existing properties on the opposite side of the road.</p>
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### Heritage Constraints

<p><b>Would the development of the site cause harm to a designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>No. No visual impact on Grade II listed Lower Farmhouse approx 100m to south at Lower Farm and Grade II listed Ivy Cottage. Outside Conservation area.</p>
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<p><b>Would the development of the site cause harm to a non-designated heritage asset or its setting?</b></p> <p><i>Directly impact and/or mitigation not possible / Some impact, and/or mitigation possible / Limited or no impact or no requirement for mitigation</i></p>	<p>None</p>
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### Planning Policy Constraints

<p><b>Is the site in the Green Belt?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?</b></p> <p><b>Yes / No / Unknown</b></p>	<p>No</p>
<p><i>Are there any other relevant planning policies relating to the site?</i></p>	<p>Falls within LP Policy ENV1 Heritage Coast area</p>
<p><b>Is the site:</b></p> <p><i>Greenfield / A mix of greenfield and previously developed land / Previously developed land</i></p>	<p>Greenfield</p>
<p><b>Is the site within, adjacent to or outside the existing built up area?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>On edge of built up area opposite farm and residential dwellings.</p>
<p><b>Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?</b></p> <p><i>Within / Adjacent to and connected to / Outside and not connected to</i></p>	<p>Langton Herring does not have a settlement boundary</p>

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	Might include covenants or other legal restrictions
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	0-5 years 6-10 years

### 4. Assessment of Viability

<i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i> <i>Yes / No / Unknown</i>	Unknown
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>3-5 dwellings</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>0-5 years 6-10 years</p>
<p>Other key information</p>	<p>Recent planning application approved for conversion of farm buildings on opposite side of road to 3 dwellings. WD/D/19/002759. April 2020.</p>
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>Langton Herring does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>While the site is not far from the centre of the village, it does not lie within the main built up area and would continue to extend linear development along Rodden Lane with no defensible boundary.</p> <p>The site slopes to NNW with long views out and is open to the landscape. There are also potential access issues. Impacts on landscape (including views into the site from the NNW) would be significant and the site would be visible from footpath across fields approx. 450m north of site.</p> <p>Given the openness of the site and long views over to the next ridge, it is not considered that development would be suitable on this site.</p>

# LH07

## 1. Site Details

<i>Site Reference / Name</i>	LH07
<b>Site Address / Location</b>	Paddock opposite Higher Farmhouse, Rodden
<b>Gross Site Area</b> (Hectares)	0.03
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	Using density of 10-20dph 1 dwelling
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	Planning application relating to building to south in same ownership to convert barn to holiday cottage. 1/W/04/000698. Approved June 2004.
<b>Neighbouring uses</b>	Residential property to north and south. Garden to east. Road to west with farmhouse on opposite side of road



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located in AONB. Site falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor          Local Wildlife Site (LWS)          Public Open Space          Site of Importance for Nature Conservation (SINC)          Nature Improvement Area          Regionally Important Geological Site          Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i>          Flood Zone 1: <i>Low Risk</i>          Flood Zone 2: <i>Medium Risk</i>          Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i>          Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i>          Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i>          &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: green;">Low Risk. Some surface water flooding on the other side of the road.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>                  UK BAP Priority Habitat;                  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);                  wildlife corridors (and stepping stones that connect them);                  and/or                  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The site is steeply sloping. This is likely to be a significant constraint.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>There is currently no access point to the site from the road. Likely access point is from the northern part of the site, given this land seems to be in the ownership of the property to the north.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Orchard/parkland might have some biodiversity value (although not significant).</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
<b>Distance (metres)</b>	Fleet is a very small hamlet with no facilities. Closest facilities are in Portesham approximately 2.3km away	No bus stop in Rodden. Closest bus stop in Portesham approx. 2.3km away	Closest train station in Weymouth approx. 11km away.	Closest primary school in Portesham approx. 2.7m from Rodden	Closest secondary school in Chickerell approx. 7.8km from Langton Herring.	No designated open space/ recreation facilities in Langton Herring.	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: green;">Site does not have significant landscape sensitivity and does not have wide views given location in valley.</p>
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## 2. Assessment of Suitability

Is the site low, medium or high sensitivity in terms of visual amenity?

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

Wider landscape impacts are likely to be limited by the valley setting of the site. The top of the site is more sensitive.

### Heritage Constraints

Would the development of the site cause harm to a designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Direct views to the Grade II\* listed Rodden House to south. Significant constraint in historic environment terms.

Would the development of the site cause harm to a non-designated heritage asset or its setting?

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

Is the site in the Green Belt?

*Yes / No / Unknown*

No

Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?

**Yes / No / Unknown**

No

Are there any other relevant planning policies relating to the site?

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

Is the site within, adjacent to or outside the existing built up area?

*Within / Adjacent to and connected to /  
Outside and not connected to*

Within small hamlet of Rodden.

Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?

*Within / Adjacent to and connected to /  
Outside and not connected to*

Rodden does not have a settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>Might include covenants or other legal restrictions</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>6-10 years</p>

### 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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### 5. Conclusions



<p>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</p>	<p>1 dwelling</p>
<p>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</p>	<p>6-10 years</p>
<p>Other key information</p>	
<p>Overall rating (Red/Amber/Green)</p> <p>The site is <b>suitable and available</b></p> <p>The site is <b>potentially suitable, and available.</b></p> <p>The site is <b>not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, available and achievable</p>
<p>Summary of justification for rating</p>	<p>Rodden does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>The site is significantly constrained by topography and impact on Grade II* listed building.</p> <p>As a result, development on the site would not be appropriate.</p>

# LH08

## 1. Site Details

<i>Site Reference / Name</i>	LH08
<b>Site Address / Location</b>	Langton Hill, Langton Herring
<b>Gross Site Area</b> (Hectares)	0.23
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Agriculture
<b>Land use being considered</b>	Housing
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	2-4 dwelling (using density of 10-20dph)
<b>Site identification method / source</b>	Neighbourhood Plan Call for Sites
<b>Planning history</b>	n/a
<b>Neighbouring uses</b>	Residential dwellings to north. Open fields to west. Lane and open fields to south. Lane to east with residential property on the other side of the road



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located in AONB. Approximately 450m north east from small isolated SSSI (Chesil and The Fleet) and about 1km from the main Chesil and The Fleet Area designation which is SSSI, Ramsar, SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor          Local Wildlife Site (LWS)          Public Open Space          Site of Importance for Nature Conservation (SINC)          Nature Improvement Area          Regionally Important Geological Site          Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i>          Flood Zone 1: <i>Low Risk</i>          Flood Zone 2: <i>Medium Risk</i>          Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i>          Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i>          Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i>          &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: green;">Low Risk.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>          UK BAP Priority Habitat;          a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);          wildlife corridors (and stepping stones that connect them);          and/or          an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Physical Constraints</b></p>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>Gently to steeply sloping to the NW. North eastern section of site is more steeply sloping, and may be more problematic for development</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Access is OK, and is possible/exists from top of Coastguard Road (towards the south of the site)</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>PROW along northern edge of site. Public bridleway along lane to east and south</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>No</p>

## 2. Assessment of Suitability

<b>Is the site likely to be affected by ground contamination?</b> <i>Yes / No / Unknown</i>	Unknown
<b>Is there any utilities infrastructure crossing the site i.e. power lines/pipelines, or is the site in close proximity to hazardous installations?</b> <i>Yes / No / Unknown</i>	No
<b>Would development of the site result in a loss of social, amenity or community value?</b> <i>Yes / No / Unknown</i>	No

**Accessibility**  
 Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	300m to village centre	No bus stop in Langton Herring. Closest bus stop 2.5km away on B3157	Closest train station in Weymouth approx. 9.5km away	Closest primary school in Portesham approx. 4.3km from Langton Herring	Closest secondary school in Chickerell approx. 6km from Langton Herring	No designated open space/ recreation facilities in Langton Herring	n/a

**Landscape and Visual Constraints**  
 This section should be answered based on existing evidence or by a qualified landscape consultant.

<b>Is the site low, medium or high sensitivity in terms of landscape?</b> <ul style="list-style-type: none"> <li>• <i>Low sensitivity: the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.</i></li> <li>• <i>Medium sensitivity: the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.</i></li> <li>• <i>High sensitivity: the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.</i></li> </ul>	<p style="color: #FFC000;">Site is very open and while it does not itself have significant valued features, it has a limited ability to absorb development given its open nature.</p>
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## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- **Low sensitivity:** the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.
- **Medium sensitivity:** the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.
- **High sensitivity:** the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.

The site is very open to the landscape, with long views to and from the NW. Development at top of site (i.e. southern side) is likely to be very prominent in the landscape, with significant effects on landscape character. The site is also very open to the rest of the village (particularly eastern part of the site) and has high visibility from c.15 properties, most of which are within the conservation area. Landscape and visual impact is likely to be a significant constraint therefore.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Falls within LP Policy ENV1 Heritage Coast area

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Greenfield

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

On edge of built up area opposite residential dwelling

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Langton Herring does not have a settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

Would need to be sensitively designed to not appear out of character with existing development

### 3. Assessment of Availability

<p><i>Is the site available for development?</i>  <i>Yes / No / Unknown</i></p>	<p>Yes</p>
<p><i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i>  <i>Yes / No / Unknown</i></p>	<p>Might include covenants or other legal restrictions</p>
<p><i>Is there a known time frame for availability?</i>  <b>Available now / 0-5 years / 6-10 years / 11-15 years</b></p>	<p>0-5 years          6-10 years</p>

### 4. Assessment of Viability

<p><i>Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?</i>  <i>Yes / No / Unknown</i></p>	<p>Unknown</p>
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## 5. Conclusions

<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	<p>2-4 dwellings</p>
<p><i>What is the likely timeframe for development (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5 years 6-10 years</p>
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p><b>The site is suitable and available</b></p> <p><b>The site is potentially suitable, and available.</b></p> <p><b>The site is not currently suitable, and available.</b></p> <p>Are there any known viability issues? Yes / No</p>	<p>The site is not currently suitable, available and achievable</p>
<p><i>Summary of justification for rating</i></p>	<p>Langton Herring does not have a settlement boundary and adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled. However, adopted policy also sets out that settlements with no defined development boundary may also have some growth to meet their local needs.</p> <p>The site is very open to the landscape, with long views to and from the NW. Development at top of site (i.e. southern side) is likely to be very prominent in the landscape, with significant effects on landscape character.</p> <p>The site is also very open to the rest of the village (particularly eastern part of the site) and has high visibility from c.15 properties, most of which are within the conservation area. Landscape and visual impact are therefore significant constraints.</p> <p>While a small number (e.g. 2) dwellings at the bottom of the site to avoid visibility could be suitable, access is only available from the top of the site and it is unlikely that this would be a practicable solution.</p>

# FL11

## 1. Site Details

<i>Site Reference / Name</i>	FL11
<b>Site Address / Location</b>	Bagwell Farm Touring Park, Chickerell, Weymouth DT3 4EA
<b>Gross Site Area</b> (Hectares)	Unknown
<b>SHLAA/SHELAA Reference</b> (if applicable)	n/a
<b>Existing land use</b>	Camping and caravan touring; farming
<b>Land use being considered</b>	Enhance facilities and infrastructure to improve camping offer year round. E.g. - addition of camping, eco lodges, improving roads, additional staff accomodation units and recreation units. Improvements to farm facilities. An area might be suitable for housing, possibly with restrictions for local people only.
<b>Development Capacity</b> (Proposed by Landowner or SHLAA/HELAA)	n/a
<b>Site identification method / source</b>	Neighborhood Plan Call for Sites
<b>Planning history</b>	/W/04/001245   Make alterations to convert barns and workshops into 4No units of holiday accommodation. Approved. Ct 2004 Oct 2004. 1/W/03/001186   Demolish existing shower block & games room & erect new shower block & games room. Approved. Aug 2003. 1/E/99/000251   Erect single storey extension to restaurant/bar. Approved. June 1999.
<b>Neighbouring uses</b>	Open countryside. Campsite to south.



## 2. Assessment of Suitability

### Environmental Constraints

<p><b>Site is predominantly, or wholly, within or adjacent to the following statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent</i></p> <ul style="list-style-type: none"> <li>• Ancient Woodland</li> <li>• Area of Outstanding Natural Beauty (AONB)</li> <li>• Biosphere Reserve</li> <li>• Local Nature Reserve (LNR)</li> <li>• National Nature Reserve (NNR)</li> <li>• National Park</li> <li>• Ramsar Site</li> <li>• Site of Special Scientific Interest (SSSI)*</li> <li>• Special Area of Conservation (SAC)</li> <li>• Special Protection Area (SPA)</li> </ul> <p><i>*Does the site fall within a SSSI Impact Risk Zone and would the proposed use/development trigger the requirement to consult Natural England?</i></p>	<p style="color: red;">Located in AONB. Approximately 1.5km north of Chesil Bank and The Fleet Area designation which is a SSSI, Ramsar, and SPA. It falls within the SSSI Impact Zone for Chesil and The Fleet SSSI and any application for 50 units or more, or 10 outside existing settlement should be referred to Natural England for consultation. Two areas of ancient woodland lie approximately 650m to south west and 700m to south east.</p>
<p><b>Site is predominantly, or wholly, within or adjacent to the following non statutory environmental designations:</b></p> <p><i>Yes / No / partly or adjacent / Unknown</i></p> <p>Green Infrastructure Corridor Local Wildlife Site (LWS) Public Open Space Site of Importance for Nature Conservation (SINC) Nature Improvement Area Regionally Important Geological Site Other</p>	<p style="color: green;">No</p>
<p><b>Site is predominantly, or wholly, within Flood Zones 2 or 3?</b></p> <p><i>See guidance notes:</i> Flood Zone 1: <i>Low Risk</i> Flood Zone 2: <i>Medium Risk</i> Flood Zone 3 (less or more vulnerable site use): <i>Medium Risk</i> Flood Zone 3 (highly vulnerable site use): <i>High Risk</i></p>	<p style="color: green;">Flood Zone 1</p>
<p><b>Site is at risk of surface water flooding?</b></p> <p><i>See guidance notes:</i> Less than 15% of the site is affected by medium or high risk of surface water flooding – <i>Low Risk</i> &gt;15% of the site is affected by medium or high risk of surface water flooding – <i>Medium Risk</i></p>	<p style="color: green;">Low Risk. Small amount of surface water flooding to north of site.</p>
<p><b>Is the land classified as the best and most versatile agricultural land (Grades 1, 2 or 3a)?</b></p> <p><i>Yes / No / Unknown</i></p>	<p>3, unknown whether 3a or b.</p>

## 2. Assessment of Suitability

<p><b>Site contains habitats with the potential to support priority species? Does the site contain local wildlife-rich habitats? Is the site part of:</b>                  UK BAP Priority Habitat;                  a wider ecological network (including the hierarchy of international, national and locally designated sites of importance for biodiversity);                  wildlife corridors (and stepping stones that connect them);                  and/or                  an area identified by national and local partnerships for habitat management, enhancement, restoration or creation?  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Site is predominantly, or wholly, within or adjacent to an Air Quality Management Area (AQMA)?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<b>Physical Constraints</b>	
<p><b>Is the site:</b>  <i>Flat or relatively flat / Gently sloping or uneven / Steeply sloping</i></p>	<p>The site is within a valley setting; the land is mostly gently sloping.</p>
<p><b>Is there existing vehicle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>Access is not an issue given existing access to the caravan park.</p>
<p><b>Is there existing pedestrian access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No pavement access</p>
<p><b>Is there existing cycle access to the site, or potential to create suitable access?</b>  <i>Yes / No / Unknown</i></p>	<p>No designated cycle access</p>
<p><b>Are there any Public Rights of Way (PRoW) crossing the site?</b>  <i>Yes / No / Unknown</i></p>	<p>Yes PROW leads through existing site from west and joins another footpath on the other side of the lane which leads east and then north. A public bridleway also follows the lane past Bagwell Farm and then to the west through Tan Acre Plantation.</p>
<p><b>Are there any known Tree Preservation Orders on the site?</b>  <i>Yes / No / Unknown</i></p>	<p>No</p>
<p><b>Are there veteran/ancient trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>
<p><b>Are there other significant trees within or adjacent to the site?</b>  <i>Within / Adjacent / No / Unknown</i></p>	<p>Unknown</p>

## 2. Assessment of Suitability

<p><b>Is the site likely to be affected by ground contamination?</b>  <i>Yes / No / Unknown</i></p>	Unknown
<p><b>Is there any utilities infrastructure crossing the site i.e. power lines/pipe lines, or is the site in close proximity to hazardous installations?</b>  <i>Yes / No / Unknown</i></p>	No - just infrastructure associated with the caravan park and former coastguard building.
<p><b>Would development of the site result in a loss of social, amenity or community value?</b>  <i>Yes / No / Unknown</i></p>	Not if current use continued

### Accessibility

Distances to community facilities and services should be measured using walking routes from the centre of each site to each facility. The distances are based on the assumption that 400m is equal to approximately 5 minutes' walk and are measured from the edge of the site.

Facilities	Town / local centre / shop	Bus / Tram Stop	Train station	Primary School	Secondary School	Open Space / recreation facilities	Cycle Route
Distance (metres)	In rural location, though the campsite has a small shop. Closest shops and Chickerell approx. 2.5km away.	Closest bus stop 750m away on B3157	Closest train station in Weymouth approx. 8.3km away.	Closest primary school in Chickerell approx. 3km away	Closest secondary school in Chickerell approx. 4.5km away	Some recreational facilities as part of the campsite	Cyclists are able to use bridleway adjacent to campsite on lane

### Landscape and Visual Constraints

This section should be answered based on existing evidence or by a qualified landscape consultant.

**Is the site low, medium or high sensitivity in terms of landscape?**

- Low sensitivity:** the site has few or no valued features, and/or valued features that are less susceptible to development and can accommodate change.
- Medium sensitivity:** the site has many valued features, and/or valued features that are susceptible to development but could potentially accommodate some change with appropriate mitigation.
- High sensitivity:** the site has highly valued features, and/or valued features that are highly susceptible to development. The site can accommodate minimal change.

Given the site's proximity to Fleet Lagoon, Chesil Beach and the sea, the site has high landscape sensitivity.

## 2. Assessment of Suitability

**Is the site low, medium or high sensitivity in terms of visual amenity?**

- *Low sensitivity: the site is visually enclosed and has low intervisibility with the surrounding landscape, and/or it would not adversely impact any identified views.*
- *Medium sensitivity: the site is somewhat enclosed and has some intervisibility with the surrounding landscape, and/or it may adversely impact any identified views.*
- *High sensitivity: the site is visually open and has high intervisibility with the surrounding landscape, and/or it would adversely impact any recognised views.*

The site is within a valley setting which gives some enclosure in the wider landscape.  
There are views towards the Fleet Lagoon, Chesil Beach and the sea. Views are not expansive though.  
Potential landscape impacts should be seen in the context of the impact of the existing caravan site.  
The site is within the West Dorset Heritage Coast.

### Heritage Constraints

**Would the development of the site cause harm to a designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

Views to West Fleet (Fleet Lagoon) which is part of the World Heritage Site.  
The site is not visible from other designated historic environment assets.

**Would the development of the site cause harm to a non-designated heritage asset or its setting?**

*Directly impact and/or mitigation not possible /  
Some impact, and/or mitigation possible /  
Limited or no impact or no requirement for mitigation*

None

### Planning Policy Constraints

**Is the site in the Green Belt?**

*Yes / No / Unknown*

No

**Is the site allocated for a particular use (e.g. housing / employment) or designated as open space in the adopted and / or emerging Local Plan?**

**Yes / No / Unknown**

No

*Are there any other relevant planning policies relating to the site?*

Adopted local plan policy ECON7, emerging local plan policy ECON8.

**Is the site:**

*Greenfield / A mix of greenfield and previously developed land / Previously developed land*

Mix

**Is the site within, adjacent to or outside the existing built up area?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

No

**Is the site within, adjacent to or outside the existing settlement boundary (if one exists)?**

*Within / Adjacent to and connected to /  
Outside and not connected to*

Outside settlement boundary

## 2. Assessment of Suitability

**Would development of the site result in neighbouring settlements merging into one another?**

*Yes / No / Unknown*

No

**Is the size of the site large enough to significantly change the size and character of the existing settlement?**

*Yes / No / Unknown*

No

### 3. Assessment of Availability

<i>Is the site available for development?</i> <i>Yes / No / Unknown</i>	Yes
<i>Are there any known legal or ownership problems such as unresolved multiple ownerships, ransom strips, tenancies, or operational requirements of landowners?</i> <i>Yes / No / Unknown</i>	Unknown
<i>Is there a known time frame for availability?</i> <b>Available now / 0-5 years / 6-10 years / 11-15 years</b>	0-5 years



#### 4. Assessment of Viability

*Is the site subject to any abnormal costs that could affect viability, such as demolition, land remediation or relocating utilities? What evidence is available to support this judgement?*

Yes / No / Unknown

Unknown

## 5. Conclusions

<p><i>What is the expected development capacity of the site? (either as proposed by site promoter or estimated through SHLAA/HELAA or Neighbourhood Plan Site Assessment)</i></p>	<p>Unknown site area</p>
<p><i>What is the likely timeframe for development? (0-5 / 6-10 / 11-15 / 15+ years)</i></p>	<p>0-5 years</p>
<p><i>Other key information</i></p>	
<p>Overall rating (Red/Amber/Green)</p> <p><b>The site is <i>suitable and available</i></b></p> <p><b>The site is <i>potentially suitable, and available.</i></b></p> <p><b>The site is <i>not currently suitable, and available.</i></b></p> <p><b>Are there any known viability issues?</b> Yes / No</p>	<p><b>The site is not currently suitable, available and achievable</b></p>
<p><i>Summary of justification for rating</i></p>	<p>The site lies outside any defined development boundary. Adopted and emerging policy sets out that, outside defined development boundaries, development will be strictly controlled and only allowed for specific (this includes affordable housing).</p> <p>Despite the valley location, it is considered that development would harm the special character of the area and that, given the site's location in proximity to Chesil Bank and the Fleet, housing development here would not be considered suitable.</p>

